

**Client:** Rathdrum Properties  
**Address:** Level 5, 20 Charles Street, Parramatta, Sydney  
**Date:** Wednesday, 4 March 2026  
**Job:** 5051 - Tenancy 4  
**Revision:** TF1 - 23/10/2025  
**Floor Area:** 180 m2  
**Description:** Indicative budget estimate for fit out works at the above address

**\$273,030 Total Excl GST**

## GENERAL FIT OUT WORKS

### PARTITIONS / BUILDWORKS

- Construct full height (assume approx. 2700mm) plasterboard walls to underside of ceiling, using 64mm metal studs and one layer of 13mm standard gyprock on either side, including insulation within the plaster wall. Set the wall in plaster and apply a undercoat and two coats of washable acrylic paint to both sides of plaster wall. Supply and install 100mm aluminium skirting to both sides of the wall.
- Construct full height (assume approx. 2700mm) glass walls to underside of ceiling or bulkhead, using a standard 100mm aluminium frame or similar approved frame. All glass panels will have a silicone butt joints and will comply with AS1244 from the Australian building code.
- Vinyl frosting - 75mm statutory band
- Supply and install 600mm high baffle block in ceiling space above partitions
- Allow to strengthen walls where required
- Caulking where required after build

**TOTAL \$34,580**

### DOORS & HARDWARE

- Supply and install full height (assume approx. 2700mm) single solid core MDF door with commercial grade non-lockable door hardware which is compliant to the BCA of Australia. All doors will be painted to clients color choice (4 No.)

**TOTAL \$7,168**

### CEILINGS

- Tile replacement after associated works (20 No.)
- Includes allowance to re-instate ceiling tiles removed during the course of the works

**TOTAL \$1,540**

### FLOOR COVERINGS

- Removal of existing floor coverings in preparation for new flooring
- Floor preparation works prior to installation of new flooring - includes allowance to lightly grind existing slab to remove excess glue
- Floor preparation prior to installation of new flooring - includes installation of 5mm prime and ardit to vinyl flooring areas
- Supply and install concrete-look vinyl flooring to areas as per drawings. Vinyl finish to be specified (54 m2)
- Supply and install standard commercial carpet tiles to areas as per drawings. Carpet tiles to be specified (70 m2)
- Supply and install feature commercial carpet tiles to areas as per drawings. Feature carpet tiles to be specified (56 m2)

**TOTAL \$29,936**

## WORKSTATIONS

- Supply and install desk to quiet room as per drawings (1 No.)
- Supply and install workstations as per drawings inclusive of screens (18 No.)
- Supply and install workstations to offices as per drawings inclusive return and modesty panel (1 No.)
- Supply and install soft wiring to workstations - includes 4x GPOs per workstation (19 No.)
- Note: Assumes to connect workstation to power point along perimeter skirting

Note: Budget estimate only - pending client selection

**TOTAL** **\$22,240**

## LOOSE FURNITURE

- Task chairs to workstations (19 No.) (Allowance: \$263)
- Meeting room table - 6ppl - curved ends (1 No.) (Allowance: \$1460)
- Meeting room chair (6 No.) (Allowance: \$315)
- Boardroom table - 10ppl (1 No.) (Allowance: \$1901)
- Boardroom chair (10 No.) (Allowance: \$368)
- Quiet room chair (1 No.) (Allowance: \$315)
- Office visitor chair (2 No.) (Allowance: \$280)
- Waiting area armchair (2 No.) (Allowance: \$578)
- Waiting area side table (1 No.) (Allowance: \$420)
- Waiting area coffee table (1 No.) (Allowance: \$525)
- Breakout stool - high (6 No.) (Allowance: \$263)
- Breakout table - counter (large) (1 No.) (Allowance: \$2014)
- Collaboration area stool - high (6 No.) (Allowance: \$350)
- Note: Includes allowance to supply and install table boxes

Note: Includes allowance for assembly and installation

Note: Budget estimate only - pending client selection

**TOTAL** **\$25,957**

## JOINERY

- J401: Approx. 5100mm Laminate kitchen carcass with overhead
- J402: Approx. 4000mm Laminate utility bench with overhead
- J403: Approx. 2500mm Laminate high table - collab area
- Includes allowance for tiled splashback to kitchen
- Includes allowance to supply and install stone to kitchen bench

Note: Budget estimate only - pending client selection

**TOTAL** **\$27,727**

## ELECTRICAL

- Supply and install double GPO's through-out the floor to suit the proposed layout (20 No.)
- Supply and install single 15A GPO's through-out the floor to suit the proposed layout (1 No.)
- Supply and install starter sockets to either the wall or within the ceiling to enable power to be delivered to the workstations - allows for 4x single power outlets per workstation (4 No.)
- Supply and install separate circuits as required for hot water unit (single phase - dedicated power)
- Upgrade of current switchboard with new RCD's for all new electrical circuits
- Supply and Install New Exit as per the building code to suit the proposed new layout (2 No.) - pending advice from a building surveyor
- Supply and Install New Emergency lights as per building code to suit the proposed new layout (4 No.) - pending advice from a building surveyor
- Relocation of existing lights to suit proposed new tenancy layout (10 No.)
- Supply pendant lights - small (1 No.)
- Includes allowance for installation of feature lighting - small
- Supply pendant lights - medium (4 No.)
- Includes allowance for installation of feature lighting - medium
- Supply wall lights (1 No.)
- Includes allowance for installation of feature lighting - wall lights
- Supply and install surface mounted floor box - including under carpet duct work and surface mounted floor box (1 No.)
- Electrical certification

**TOTAL** **\$23,156**

## HYDRAULICS

- Plumbing works associated with the installation of the proposed new kitchen
- Includes supply and installation of new undersink waste pump unit
- Includes supply and installation of new undersink hot water service
- Includes dishwasher connection point and installation of dishwasher
- Supply of new sink and mixer - chrome (1 No.)

**TOTAL** **\$10,500**

## FIRE PROTECTION

- Dry fire services modifications - includes adjustment of existing EWIS and smoke detection system to suit the proposed new floor layout
- Statement of compliance

**TOTAL** **\$3,640**

## MECHANICAL

- Relocation of existing grilles and flex-duct, etc as required to suit tenancy changes.
- Air balance to entire tenancy (1 No)
- Supply and installation of supplementary air conditioning unit to serve the proposed boardroom (1 No.)

**TOTAL** **\$48,726**

## BMS

- Interface proposed mechanical system with existing building BMS

**TOTAL** **\$10,500**

## APPLIANCES

- Refrigerator (1 No.)
  - Dishwasher (1 No.)
  - Microwave (1 No.)
- Note: Includes allowance for installation and rubbish removal  
Note: Budget estimate only - pending client selection

**TOTAL** **\$4,048**

## PRELIMINARIES

- Preliminaries
- Project coordination
- Site surveying
- Site establishment, set up and management
- Statutory OH&S requirements throughout duration of project
- Insurances

**TOTAL** **\$9,321**

## BUILDING PERMIT

- Issurance of the complying development certificate
- Certificate lodgement fee
- Mandatory inspections and issuance of the occupation certificate
- Long service levy fee
- Note: The estimate for the long service levy fee is based on an estimated job value of \$290000- this will vary depending on the final contract value
- Note: Statutory contribution fees excluded

**TOTAL** **\$13,992**

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<b>GST EXCLUSIVE TOTAL</b>	<b>\$273,030</b>
<b>GST @ 10%</b>	<b>\$27,303</b>
<b>GST INCLUSIVE TOTAL</b>	<b>\$300,333</b>

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## EXCLUSIONS & CLARIFICATIONS

We have assumed that the existing basebuild carpet, basebuild walls and paint, ceiling and window coverings are adequate, as such no allowance has been made for works to these items unless specifically mentioned above  
All finishes are pending final design documentation, schedules, client selection and approval  
BMS integration - pending basebuild system requirements and contractors  
Services alterations are pending further contractor investigation of the existing conditions  
Engineering unless mentioned specifically above  
Section 7.12 contributions fees are excluded. Estimate from Council to be obtained post lodgement of DA or CDC documents to Principal Certifying Authority for Approval.  
Assumes easy access and no make good requirements to tenancy underneath

It is assumed the base build services will be in good working order and in accordance with regulations and Australian standards. No allowance has been made for works to bring within regulations.  
 Basebuild switchboard upgrades - includes upgrades, replacement or maintenance of NHP style switchboards, NHP switchboard RCDS, NHP breakers or the installation of new distribution boards  
 All light switching has been costed to run off existing circuits/existing tenancy switches at main entry with standard sized lighting panels within the existing grid  
 Fire services upgrades and fire seals to any existing core holes  
 Fire services exclusions: monitored exit and emergency light system modifications, fire isolations, fire hose reel and hydrant works, extinguisher  
 Mechanical services upgrades to basebuild plant equipment  
 Structural related works other than any coring and scanning mentioned above  
 Latent and concealed site conditions  
 Removal of redundant services  
 Liquidated damages or penalty clauses & retentions  
 Major floor preparation works

#### OPTIONS

##### Value Management;

##### Baffle;

- No baffle above new partition -\$7,378

##### Floor finishes;

- Retain existing basebuild carpet to workspace area - no demolition, floor preparation and S/I standard commercial carpet (70m2) -\$9,284
- Replace all concrete-look vinyl with timber-look vinyl (54m2) -\$937

##### Table boxes and floor boxes to boardroom;

- No supply and installation of table and floor boxes throughout the tenancy -\$4,039

##### Stone top kitchen;

- No allowance to supply and install stone to kitchen bench -\$5,023

##### No supply and installation of feature lighting

- Pendant lights - small (1 No.) -\$868  
 No allowance for installation of feature lighting - small
- Pendant lights - medium (4 No.) -\$5,880  
 No allowance for installation of feature lighting - medium
- Wall lights (1 No.) -\$728  
 No allowance for installation of feature lighting - wall lights

##### No allowance for appliances;

- Refrigerator (1 No.) -\$1,984
- Dishwasher (1 No.) -\$1,399
- Microwave (1 No.) -\$490

##### Utility bench overhead;

- Remove all overhead cupboard/shelves only -\$2,912

#### NOTES

The above budget estimate is valid for 14 days.

Only items listed above have been allowed for.

All work to be carried out during normal working hours.

This indicative budget makes the assumption that all the base building fire, mechanical, electrical and hydraulic services are adequate. No allowance has been made for demolition unless otherwise stated.

NOTE: Should base build nominated contractors be used (if mandatory) by the building owner a 15% design/construction margin will be applied based on their works cost.

Should building guidelines/ building owners requirements and expectations be different to the above scope that impact scope - adjustments to the above costs will be required