

Client: Property Bank Australia
Address: Level 1, 26-28 Hall Street, Hawthorn
Date: Tuesday, 24 February 2026
Job: 5249 - Workstations and Loose Furniture
Revision: TF10 - 23/02/2026
Floor Area: 287 m2
Description: Indicative budget estimate for fit out works at the above address

\$108,011 Total Excl GST

WORKSTATIONS

- Supply and install desk to quiet room as per drawings (1 No.)
- Supply and install workstations as per drawings inclusive of screens (28 No.)
- Supply and install soft wiring to workstations - includes 4x GPOs per workstation (28 No.)

Note: Budget estimate only - pending client selection

TOTAL \$28,173

LOOSE FURNITURE

- Task chairs to workstations (28 No.) (Allowance: \$313)
- Meeting room table - 6ppl D-shaped (1 No.) (Allowance: \$2456)
- Meeting room chair (6 No.) (Allowance: \$438)
- Boardroom table - 10ppl (1 No.) (Allowance: \$2263)
- Boardroom chair (10 No.) (Allowance: \$438)
- Quiet room chair (2 No.) (Allowance: \$375)
- Quiet room ottoman - rectangular with back (2 No.) (Allowance: \$2766)
- Quiet room table - D-shaped (1 No.) (Allowance: \$970)
- Waiting area armchair (1 No.) (Allowance: \$688)
- Waiting area sofa - 3ppl (1 No.) (Allowance: \$2500)
- Waiting area side table (1 No.) (Allowance: \$500)
- Waiting area coffee table (1 No.) (Allowance: \$688)
- Breakout stool - high (12 No.) (Allowance: \$375)
- Breakout table - counter (large) D-shaped (2 No.) (Allowance: \$2551)
- Pool table (1 No.) (Allowance: \$4938)
- Table tennis table (1 No.) (Allowance: \$2136)
- Games area bench seat - 1600mm Lana (2 No.) (Allowance: \$1350)
- Games area bench seat - 1800mm Lana (2 No.) (Allowance: \$1490)

Note: Includes allowance for assembly and installation

Note: Budget estimate only - pending client selection

TOTAL \$57,174

STORAGE SYSTEMS

- Sliding door storage units 1500mm wide with 1x internal shelf and planter box above - no allowance for plants (6 No.) (Allowance: \$1294)
- Sliding door storage units 1800mm wide with 1x internal shelf and planter box above - no allowance for plants (1 No.) (Allowance: \$1394)

Note: Budget estimate only - pending client selection

TOTAL \$9,156

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 \$3,614

PLANTER UNITS

- Supply and install wall mounted planter unit - 1000mm (5 No.)

Note: Budget estimate only - pending client selection

TOTAL **\$6,875**

PRELIMINARIES

- Preliminaries
- Project coordination
- Site surveying

TOTAL **\$3,019**

GST EXCLUSIVE TOTAL **\$108,011**

GST @ 10% **\$10,801**

GST INCLUSIVE TOTAL **\$118,812**

EXCLUSIONS & CLARIFICATIONS

Intertenant walls, tenancy entry doors, tenancy meters, electrical services, fire services and mechanical services split related works unless otherwise stated

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

Replacement of any ceiling tiles with either existing damage or damaged during the course of work above the specified number included within the budget detail above

Baffle installation above existing plaster partition, glazed partitions and doors

BMS integration - pending basebuild system requirements and contractors

Services alterations are pending further contractor investigation of the existing conditions

Engineering unless mentioned specifically above

Appliances and whitegoods unless mentioned specifically above

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

No allowance has been made for a 'white glove' clean

Liquidated damages or penalty clauses & retentions

Major floor preparation works

This is an indicative budget estimate only - pending further CCI investigation, site survey and design development

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