

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

\$100,010 Total Excl GST

DEMOLITION WORKS

DEMOLITION

- Demolish and remove plaster and glass partitions
- Demolish and remove doors
- Demolish and remove fixed joinery
- Demolish and remove carpet where required throughout tenancy
- Demolish and remove vinyl flooring where required throughout tenancy
- Demolish and remove the plaster ceiling

Note: This is an indicative estimate only, pending further onsite investigation by contractor

TOTAL \$9,950

GENERAL FIT OUT WORKS

PARTITIONS / BUILDWORKS

- Patch and paint existing basebuild walls impacted by demolition works only throughout the tenancy

TOTAL \$3,539

CEILINGS

- Construction of new ceiling grid with standard tiles to boardroom and meeting room
- Spray underside of exposed slab to where the plaster ceiling is removed
- Includes allowance for installation of additional plastic protection to surfaces while ceiling spray is undertaken

TOTAL \$5,856

FLOOR COVERINGS

- Floor preparation prior to installation of new flooring - includes installation of 5mm prime and ardit to vinyl flooring areas
- Supply and install timber-look vinyl flooring to areas as per drawings. Vinyl finish to be specified (95 m2)
- Supply and install rubber tiles flooring to areas as per drawings. Rubber flooring finish to be specified (34 m2)
- Supply and install standard commercial carpet tiles to areas as per drawings. Carpet tiles to be specified (15 m2)
- Patch and repair carpet after removal of walls - includes allowance for patching using basebuild supplied carpet

TOTAL \$22,844

ELECTRICAL

- Electrical disconnect and make safe prior to works commencing
- Includes allowance for removal existing lights where the ceiling is to be removed
- Relocation of existing suspend lighting units to suit proposed new tenancy layout (25 No.)
- Supply and install new LED panels to ceiling grid - approx. 1:6 m2 ratio only pending design (7 No.)
- Supply and install new LED suspended linear light - approx. 1.2lm (4 No.)
- Electrical certification

Note: This is an indicative estimate only, pending consultant or building surveyor advice and further onsite investigation by contractor

TOTAL \$18,425

HYDRAULICS

- Plumbing disconnect and make safe prior to works commencing

Note: This is an indicative estimate only, pending consultant or building surveyor advice and further onsite investigation by contractor

TOTAL \$1,188

FIRE PROTECTION

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

Note: This is an indicative estimate only, pending consultant or building surveyor advice and further onsite investigation by contractor

TOTAL \$8,406

MECHANICAL

- Connection from existing rigid duct and installation of flex-duct, diffusers etc as required to suit tenancy changes.
- Includes allowance to suspend existing duct works and diffusers where the ceiling is to be exposed
- Supply and installation of new 4-way diffusers to suit new ceiling grid and tile
- Supply and installation of new return air diffusers to suit new ceiling grid and tile

Note: No allowance has been made for supplementary air conditioning units or BMS

Note: This is an indicative estimate only, pending consultant or building surveyor advice and further onsite investigation by contractor

TOTAL \$13,813

ENGINEERING

- Consultants Fees - Mechanical engineering

Note: Budget estimate only - pending consultants proposal

TOTAL \$3,125

PRELIMINARIES

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

TOTAL \$7,820

BUILDING PERMIT

- Building permit drawings
- Building permit surveying fee, application and lodgement
- Council fees and building levy
- Final inspection certification.
- Asset protection insurance

TOTAL \$5,045

GST EXCLUSIVE TOTAL	\$100,010
GST @ 10%	\$10,001
GST INCLUSIVE TOTAL	\$110,011

EXCLUSIONS & CLARIFICATIONS

Intertency 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

OPTIONS

- Plasterboard ceiling in lieu of new ceiling grid and tiles to meeting room and boardroom

\$3,763

Construction of new solid plasterboard ceiling to boardroom and meeting room

Includes allowance for access hatches where required

Supply and install new LED downlights to plaster ceiling - approx. 1:4m2 ratio only pending design (10 No.)

Note: Price difference from above

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