

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

\$174,285 Total Excl GST

GENERAL FIT OUT WORKS

PARTITIONS / BUILDWORKS

- Build out existing basebuild wall with full height (assume approx. 3500mm) plasterboard walls to underside of ceiling, using 64mm metal studs and one layer of 13mm gyprock on one side, including insulation within the plaster wall. Set the wall in plaster and apply a undercoat and two coats of washable acrylic paint to one side of the plaster wall. Supply and install 100mm aluminium skirting to one side of the wall.
- 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. 3500mm) 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 half height (assume approx. 1200mm) plasterboard walls with half height (assume approx. 1500mm) glass walls to underside of ceiling or bulkhead. Plasterboard wall constructed using 64mm metal studs and one layer of 13mm gyprock on either side, including insulation within the plaster wall. Set the wall in plaster in preparation for painting. Supply and install 100mm aluminium skirting to both sides of the wall. Glass walls constructed 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.
- 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.
- Includes allowance for "NYC Glasshouse Look" strapping to all glass walls and doors
- Construction of 800mm high plaster bulkhead above glass walls and doors
- Supply and install 600mm high baffle block in ceiling space above partitions with ceiling
- Allow to strengthen walls where required
- Supply and install acoustic panels to specified walls throughout the tenancy (Provisional cost - pending client selection)
- Supply and install 2100mm high mirror to specified walls throughout the tenancy - approx. 14.2lm
- Caulking where required after build, joinery and flooring installation
- Plastic protection to floor.
- Lift and foyer protection
- Builders clean
- Builders rubbish removal from site.

TOTAL \$71,399

DOORS & HARDWARE

- Supply and install full height (assume approx. 2700mm) single aluminium framed glazed door with commercial grade non-lockable door hardware which is compliant to the BCA of Australia (3 No.)

TOTAL **\$7,875**

CURTAINS & WINDOW COVERINGS

- Supply and install new S-fold curtains where drawn - approx. 16.8lm
- Includes allowance for curtain track to be suspended from the underside of the slab where required

Note: Budget estimate only - pending client selection

TOTAL **\$11,316**

JOINERY

- J01: Approx. 5900mm Laminate kitchen bench with overheads
- J03: Approx. 2800mm Laminate utility bench
- J05: Approx. 3800mm Laminate timber-look feature screen
- Includes allowance for mirror splashback to kitchen

Note: Budget estimate only - pending client selection

TOTAL **\$23,850**

ELECTRICAL

- Supply and install double GPO's through-out the floor to suit the proposed layout (25 No.)
- Supply and install single 15A GPO's through-out the floor to suit the proposed layout (1
- 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 (2 No.)
- Supply and install separate circuits as required for the comms rack (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 (3 No.) - pending advice from a building surveyor
- Supply and Install New Emergency lights as per building code to suit the proposed new layout (3 No.) - pending advice from a building surveyor
- Supply pendant lights - medium (1 No.)
- Includes allowance for installation of feature lighting - medium
- Supply pendant lights - large (3 No.)
- Includes allowance for installation of feature lighting - large
- Supply wall lights (4 No.)
- Includes allowance for installation of feature lighting - wall lights
- Supply and install surface mounted floor box to meeting room/boardroom - including under carpet duct work and surface mounted floor box (2 No.)
- Electrical certification

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

TOTAL **\$25,994**

DATA WORKS

- Supply and install Cat 6 outlets on the ceiling to suit the proposed new ceiling mounted WAP units (3 No.)
- Supply and install Ubiquiti WAP unit (3 No.)
- Supply and install 24 port Cat 6 patch panels (1 No.)
- Cable management
- Supply and install wall mounted comms rack - 18RU (1 No.)

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

TOTAL **\$4,400**

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.)
- Supply and installation of Billi unit - boiling and chilled tap

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

TOTAL **\$13,938**

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
- Supply and install of fire extinguisher to tenancy
- Statement of compliance

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

TOTAL **\$7,844**

MECHANICAL

- Air balance to entire tenancy (1 No)

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

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TOTAL **\$2,798**

PRELIMINARIES

- Preliminaries
- Project coordination
- Site surveying

TOTAL **\$4,871**

GST EXCLUSIVE TOTAL **\$174,285**

GST @ 10% **\$17,428**

GST INCLUSIVE TOTAL **\$191,713**

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

- Supplementary air-conditioning unit to boardroom

\$41,875

Supply and installation of supplementary air conditioning unit to serve the proposed boardroom (1 No.)

Supply and install outside air fan interfaced to serve the proposed supplementary air conditioning system - includes provision to connect to base building connection point located within the tenancy (1 No.)

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