

Client: CBRE (PAG)
Address: Level 29, 367 Collins Street, Melbourne
Date: Thursday, 12 February 2026
Job: 4952
Revision: TF3 - 05/02/2026
Floor Area: 439 m2
Description: Indicative budget estimate for fit out works at the above address

\$997,825 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. 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 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
- Construction of arched bulkhead where specified
- Construction of bulkhead above glass walls and doors, and to areas where plaster ceiling meets the exposed ceiling
- 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)
- Paint specified walls throughout the tenancy using feature paint
- 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 \$142,928

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 (6 No.)
- Supply and install full height (assume approx. 2700mm) sliding double aluminium framed glazed door with commercial grade non-lockable door hardware which is compliant to the BCA of Australia (1 No.)

TOTAL \$22,820

CEILING

- Construction of new ceiling grid with standard tiles to open area, focus rooms and office
- Construction of new solid plasterboard ceiling to boardroom and meeting rooms
- Includes allowance for access hatches where required
- Construction of new solid plasterboard margin along perimeter windows
- Spray underside of exposed slab where designated on the proposed plan
- Includes allowance for installation of additional plastic protection to surfaces while ceiling spray is undertaken

TOTAL \$55,865

FLOOR COVERINGS

- Floor preparation works prior to installation of new flooring
- Supply and install timber-look vinyl flooring to kitchen, utility, and entry hallway areas as per drawings. Vinyl finish to be specified (146 m2)
- Supply and install standard commercial carpet tiles to open workstation areas as per drawings. Carpet tiles to be specified (168 m2)
- Supply and install feature commercial carpet tiles to boardroom and meeting rooms as per drawings. Feature carpet tiles to be specified (120 m2)

TOTAL **\$63,839**

CURTAINS & WINDOW COVERINGS

- Supply and install new S-fold curtains where drawn - approx. 8lm

Note: Budget estimate only - pending client selection

TOTAL **\$5,992**

WORKSTATIONS

- Supply and install sit/stand workstations to offices as per drawings inclusive modesty panel (1 No.)
- Supply and install sit/stand workstations to open plan areas as per drawings inclusive of screens (36 No.)
- Supply and install soft wiring to workstations - includes 4x GPOs per workstation (2 No.)
- Supply and install soft wiring to sit/stand workstations - includes 4x GPOs per workstation (37 No.)
- Supply and install umbilical cords - delivering power from ceiling to workstations (4 No.)

Note: Budget estimate only - pending client selection

TOTAL **\$69,668**

LOOSE FURNITURE

- Task chairs to workstations (37 No.) (Allowance: \$294)
- Meeting room table - 6ppl round (1 No.) (Allowance: \$884)
- Meeting room table - 6ppl (1 No.) (Allowance: \$1547)
- Meeting room table - 10ppl (1 No.) (Allowance: \$1976)
- Meeting room chair (22 No.) (Allowance: \$455)
- Meeting room ottoman - pill shaped (2 No.) (Allowance: \$1394)
- Boardroom ottoman - pill shaped (1 No.) (Allowance: \$1394)
- Boardroom table - 14ppl (1 No.) (Allowance: \$4342)
- Boardroom chair (14 No.) (Allowance: \$650)
- Focus room chair (2 No.) (Allowance: \$390)
- Office visitor chair (2 No.) (Allowance: \$390)
- Waiting area ottoman - round (2 No.) (Allowance: \$455)
- Waiting area armchair (2 No.) (Allowance: \$715)
- Waiting area coffee table (3 No.) (Allowance: \$715)
- Breakout ottoman - 1800mm rectangular with back (2 No.) (Allowance: \$3063)
- Breakout ottoman - 1500mm rectangular with back (2 No.) (Allowance: \$2856)
- Breakout chair (12 No.) (Allowance: \$455)
- Breakout stool - high (4 No.) (Allowance: \$325)
- Breakout table (6 No.) (Allowance: \$910)
- Workstation area table - D-shaped (2 No.) (Allowance: \$1609)
- Workstation area ottoman - round (4 No.) (Allowance: \$455)

Note: Includes allowance for table boxes to boardroom and meeting room - 3x

Note: Includes allowance for assembly and installation

Note: Budget estimate only - pending client selection

TOTAL **\$86,259**

STORAGE SYSTEMS

- Sliding door storage units 1500mm wide with 1x internal shelf and planter box above - no allowance for plants (5 No.) (Allowance: \$1449)
- Lockers laminate - 4 door bank of 5 (20 No.) (Allowance: \$4172)

Note: Budget estimate only - pending client selection

TOTAL **\$11,417**

JOINERY

- J01: Approx. 9900mm Laminate banquette seat with cushion bottom and back and with integrated planter box - no allowance for plants
- J02: Approx. 5100mm Laminate kitchen carcass with overheads
- J03: Approx. 4300mm Laminate island carcass
- J05: Approx. 1100mm Laminate utility bench with overheads
- J06: Approx. 9400mm Laminate screening with planter box - no allowance for plants
- J07: Approx. 900mm Laminate planter box - no allowance for plants
- J08: Approx. 4800mm Laminate credenza unit to boardroom

- J09a: Approx. 2100mm Laminate focus room desk
- J09b: Approx. 1600mm Laminate focus room desk
- Includes allowance for tiled splashback to kitchen
- Includes allowance to supply and install stone to kitchen bench
- Includes allowance to supply and install stone to the island bench

Note: Budget estimate only - pending client selection

TOTAL \$106,579

ELECTRICAL

- Electrical disconnect and make safe prior to works commencing
- Supply and install double GPO's through-out the floor to suit the proposed layout (40 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 (8 No.)
- Supply and install separate circuits as required for the comms rack and 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 (5 No.) - pending advice from a building surveyor
- Supply and Install New Emergency lights as per building code to suit the proposed new layout (8 No.) - pending advice from a building surveyor
- Supply and install Dynalight lighting control system to tenancy (Provisional Sum)
- Supply and install new light sensors throughout the tenancy (14 No.)
- Supply and install new LED downlights to plaster ceiling - 1:4m2 approx. ratio only pending design (28 No.)
- Supply and install new suspended LED Can downlights to exposed slab area - approx. 1:4m2 ratio only pending design (37 No.)
- Supply and install new LED panels to ceiling grid - approx. 1:6m2 ratio only pending design (32 No.)
- Supply and install new LED strip lighting unit - approx. 4.2lm (1 No.)
- Supply pendant lights - small (5 No.)
- Includes allowance for installation of feature lighting - small
- Supply pendant lights - medium (1 No.)
- Includes allowance for installation of feature lighting - medium
- Supply pendant lights - large (1 No.)
- Includes allowance for installation of feature lighting - large
- Supply wall lights (2 No.)
- Includes allowance for installation of feature lighting - wall lights
- Supply and install surface mounted floor box to meeting rooms and workstation - including under carpet duct work and surface mounted floor box (1 No.)
- Installation of proposed TV unit - includes allowance for wall bracket (4 No.)
- Electrical certification

Note: Includes allowance for as-built drawings

Note: Assumes tenancy lighting is independent and not connected to base building system

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

TOTAL \$118,142

DATA WORKS

- Supply and install Cat 6 outlets throughout the floor to suit the workstations - includes 2x per desk (74 No.)
- Supply and install Cat 6 outlets on the ceiling to suit the proposed new ceiling mounted WAP units (5 No.)
- Supply and install Ubiquiti WAP unit (5 No.)
- Supply and install 24 port Cat 6 patch panels (4 No.)
- Cable management
- Supply and install comms rack - 32RU (1 No.)

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

TOTAL \$22,050

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: Includes allowance for as-built drawings
 Note: This is an indicative estimate only, pending consultant or building surveyor advice and further onsite investigation by contractor

TOTAL **\$18,410**

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: Includes allowance for as-built drawings
 Note: This is an indicative estimate only, pending consultant or building surveyor advice and further onsite investigation by contractor

TOTAL **\$34,870**

MECHANICAL

- Supply and install new duct work and diffusers throughout the tenancy to suit the proposed layout
 - Includes allowance to fit off proposed ductwork and diffusers where the ceiling is plasterboard and ceiling grid and tiles
 - Includes allowance to suspend proposed ductwork where the ceiling is exposed
 - 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.)
- Note: Includes allowance for as-built drawings
 Note: Assumes existing main mechanical units are in position with requirements for new ductwork and diffusers only
 Note: Assumes mechanical base build rebalance is to be completed by the incumbent - no allowance has been made
 Note: This is an indicative estimate only, pending consultant or building surveyor advice and further onsite investigation by contractor

TOTAL **\$96,032**

BMS

- Interface proposed mechanical system with existing building BMS
- Note: This is an indicative estimate only, pending consultant or building surveyor advice and further onsite investigation by contractor

TOTAL **\$21,000**

AV SYSTEM

- Supply and install new AV system to suit the proposed meeting rooms - 6-10ppl (3 No.)
 - Supply and install new AV system to suit the proposed boardroom - 14ppl (1 No.)
- Note: This is an indicative estimate only, pending consultant or building surveyor advice and further onsite investigation by contractor

TOTAL **\$40,953**

APPLIANCES

- Refrigerator (1 No.)
 - Dishwasher (1 No.)
 - Microwave (1 No.)
 - TV - 65" (4 No.)
- Note: Includes allowance for installation and rubbish removal
 Note: Budget estimate only - pending client selection

TOTAL **\$9,491**

ENGINEERING

- Consultants Fees - Electrical engineering
 - Consultants Fees - Mechanical engineering
 - Consultants Fees - Fire engineering
 - Consultants Fees - Hydraulic engineering
 - Consultants Fees - Slab scan
- Note: Budget estimate only - pending consultants proposal

TOTAL **\$23,356**

PRELIMINARIES

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

TOTAL **\$36,756**

BUILDING PERMIT

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

TOTAL **\$11,399**

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|----------------------------|--------------------|
| GST EXCLUSIVE TOTAL | \$997,825 |
| GST @ 10% | \$99,782 |
| GST INCLUSIVE TOTAL | \$1,097,607 |

EXCLUSIONS & CLARIFICATIONS

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

All finishes are pending final design documentation, schedules, client selection and approval

Services alterations are pending further contractor investigation of the existing conditions

Lighting integration with base building systems - tenancy lighting is assumed to be independent and not connected to base building system

Monitored system and programming for emergency exit signs - assumed to be a standalone system

Mechanical base building rebalance - assumed to be completed by the incumbent

Louvres for supplementary outside air

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

Consultants

- Engineering - Update of base build services plans and documentation **\$7,000**
 - Asbestos Review - Review of fit out documentation and asbestos register update **\$3,500**
- Note: Consultant allowances above are PC sums pending consultant advice

Security

- Entrance door access control installation, includes: **\$5,586**
 - Supply and installation of electric strike plate (1 No.)
 - Supply and installation security card readers (1 No.)
 - Supply and installation of switches (1 No.)
 - Integration with base build security system
 - Programming and commissioning of system
- Note: Security allowances above is a PC sum pending integration requirements

Partitions / Buildworks

- Reeded film to glass walls, includes: **\$5,635**
 - Supply and install vinyl frosting band - 900mm reeded film

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