

Client: Comodita Health
Address: Level 5, 633 Springvale Road Mulgrave
Date: Thursday, 5 February 2026
Job: 5393
Revision: TF1 - 17/12/2025
Floor Area: 793 m2
Description: Indicative budget estimate for fit out works at the above address

\$1,309,763 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) plasterboard walls to underside of ceiling, using 64mm metal studs and one layer of 13mm soundchek 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.
- Custom height plasterboard walls with highlight window to underside of ceiling or bulkhead. Plasterboard wall constructed using 64mm metal studs and one layer of 13mm soundchek 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.
- Vinyl frosting - 1800mm band
- Supply and install 600mm high baffle block in ceiling space above partitions
- Allow to strengthen walls where required
- Glass Fins
- 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 \$307,664

DOORS & HARDWARE

- Supply and install full height (assume approx. 2700mm) single hollow 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 (29 No.)
- Includes allowance for lockable hardware to all consult rooms (21 No.)

TOTAL \$42,653

CEILINGS

- Tile replacement after associated works (35 No.)
- Includes allowance to re-instate ceiling tiles removed during the course of the works

TOTAL \$2,560

FLOOR COVERINGS

- Removal of existing floor coverings in preparation for new flooring
- Floor preparation prior to installation of new flooring - includes installation of 5mm prime and ardit to vinyl flooring areas
- Supply and install vinyl flooring to areas as per drawings. Vinyl finish to be specified (66 m2)
- Supply and install timber-look vinyl flooring in herringbone layout to areas as per drawings. Vinyl finish to be specified (246 m2)
- Supply and install standard commercial carpet tiles to areas as per drawings. Carpet tiles to be specified (419 m2)
- Supply and install feature commercial carpet tiles to areas as per drawings. Feature carpet tiles to be specified (63 m2)

TOTAL **\$142,243**

CURTAINS & WINDOW COVERINGS

- Supply and install new S-fold curtains where drawn - approx. 53.4lm
- Note: Budget estimate only - pending client selection

TOTAL **\$30,895**

WORKSTATIONS

- Supply and install desk to phone booth as per drawings (3 No.)
- Supply and install workstations to consult rooms as per drawings (21 No.)
- Supply and install hot desk workstations to open area as per drawings inclusive of screens (15 No.)
- Supply and install soft wiring to workstations - includes 4x GPOs per workstation (36 No.)

Note: Budget estimate only - pending client selection

TOTAL **\$38,826**

LOOSE FURNITURE

- Task chairs to workstations (36 No.) (Allowance: \$333)
- Meeting room table - 10ppl D - shaped (2 No.) (Allowance: \$4302)
- Meeting room chair (20 No.) (Allowance: \$466)
- Phone booth chair (3 No.) (Allowance: \$399)
- Waiting area Lana bench - 2000mm (1 No.) (Allowance: \$2695)
- Waiting area Lana bench - 1600mm (1 No.) (Allowance: \$2276)
- Waiting area chair (4 No.) (Allowance: \$399)
- Waiting area armchair (2 No.) (Allowance: \$732)
- Waiting area feature rug (1 No.) (Allowance: \$1131)
- Breakout stool - low (8 No.) (Allowance: \$333)
- Breakout stool - high (20 No.) (Allowance: \$333)
- Breakout table (2 No.) (Allowance: \$665)
- Reception chair (3 No.) (Allowance: \$333)
- Hallway waiting chair (10 No.) (Allowance: \$399)
- Note: Includes allowance for table boxes to meeting room tables - 2x

Note: Includes allowance for assembly and installation

Note: Budget estimate only - pending client selection

TOTAL **\$61,554**

STORAGE SYSTEMS

- Hinge door storage unit - 900mm (21 No.) (Allowance: \$1572)

Note: Budget estimate only - pending client selection

TOTAL **\$33,008**

JOINERY

- J01: Approx. 4900mm Laminate reception counter
- J02: Approx. 3100mm Laminate bench seating with cushion bottom and with integrated planter box - no allowance for plants
- J03: Approx. 1400mm Laminate water station bench
- J04: Approx. 7200mm Laminate storage unit
- J05: Approx. 4000mm Laminate storage unit
- J06: Approx. 4000mm Laminate storage unit
- J07: Approx. 1600mm Laminate utility bench

- J08: Approx. 3400mm Laminate high bench
- J09: Approx. 5800mm Laminate kitchen bench with overheads
- J10: Approx. 3600mm Laminate island bench
- J11: Approx. 3400mm Laminate high bench
- J12: Approx. 1500mm Laminate planter box to hot desk area - no allowance for plants (3 No.)
- Includes allowance for tiled splashback to kitchen

Note: Budget estimate only - pending client selection

TOTAL \$101,383

ELECTRICAL

- Electrical disconnect and make safe prior to works commencing
- Includes allowance for removal of light from consult rooms
- Supply and install double GPO's through-out the floor to suit the proposed layout (110 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 (24 No.)
- Supply and install separate circuits as required for the comms rack, hot water unit, and billi unit (single phase - dedicated power)
- Supply and install separate circuits as required for the mechanical unit (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 (8 No.) - pending advice from a building surveyor
- Supply and Install New Emergency lights as per building code to suit the proposed new layout (15 No.) - pending advice from a building surveyor
- Relocation of existing lights to suit proposed new tenancy layout (60 No.)
- Supply and install switches to consult rooms (21 No.)
- Supply and install new LED dimmable downlights to consult rooms - approx. 1:4m2 ratio only pending design (84 No.)
- Supply pendant lights - medium (4 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 (19 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 (2 No.)
- Supply and install new AV system to suit the proposed meeting rooms - 10ppl (2 No.) (Provisional Cost - pending client specifications)
- Supply and install new AV system to suit the proposed multi-purpose room (1 No.) (Provisional Cost - pending client specifications)
- Electrical certification

Note: Includes allowance for as built documentation

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

TOTAL \$168,005

DATA WORKS

- Supply and install Cat 6 outlets on the ceiling to suit the proposed new ceiling mounted WAP units (8 No.)
- Supply and install Ubiquiti WAP unit (8 No.)
- Supply and install 24 port Cat 6 patch panels (1 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 \$10,214

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
- Includes allowance to install coffee machine and connect to plumbing point
- Supply of new sink and mixer - chrome (1 No.)
- Supply and installation of Billi unit - boiling and chilled tap

Note: No allowance for plumbing connection to tea bench

Note: Includes allowance for as built documentation

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

TOTAL \$17,490

FIRE PROTECTION

- Wet fire services modifications - includes adjustment of existing sprinkler 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 documentation

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TOTAL \$37,007

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 large meeting room (2 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 (2 No.)

Note: Includes allowance for as built documentation

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

TOTAL \$130,121

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 \$19,950

DESIGN FEE

- Design services including:
- Design Concept and Preliminary Design
- Detailed Design Documentation, including FFE schedules, Joinery Drawings and
- Construction Drawings
- Co-ordination and integration of schedules
- Construction RFI's

TOTAL \$65,485

APPLIANCES

- Refrigerator (2 No.)
- Dishwasher (1 No.)
- Microwave (3 No.)
- Coffee machine (1 No.)

Note: Includes allowance for installation and rubbish removal

Note: Budget estimate only - pending client selection

TOTAL \$7,725

ENGINEERING

- Consultants Fees - Mechanical engineering

Note: Budget estimate only - pending consultants proposal

TOTAL \$5,985

PRELIMINARIES

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

TOTAL **\$71,887**

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 **\$15,108**

GST EXCLUSIVE TOTAL	\$1,309,763
GST @ 10%	\$130,976
GST INCLUSIVE TOTAL	\$1,440,739

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

Electrical

- Upgrade consult room to have body protected GPOs in lieu of standard GPOs, includes:
Supply and install Medilec DGPO's through-out the floor to suit the proposed layout (3 No.)
Supply and install Medilec GPO's LPD's (1 No.)
Supply and install cleaners power point (1 No.)
Supply and install body protected signage (1 No.)
Note: Price difference from total above based on a per room basis

\$2,879

Hydraulics

- New sinks to all consult rooms, includes:
Plumbing works associated with the installation of the proposed new sinks to consult rooms
Includes supply and installation of new undersink waste pump unit
Includes supply and installation of shared hot water unit
Supply of new sink and mixer combined vanity unit - consult room (21 No.)

\$221,732

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

Buildworks

- Acoustic panels to one side of the wall in consult rooms	\$46,337
Supply and install acoustic panels to specified walls throughout the tenancy (Provisional cost - pending client selection)	
- Additional sounchek plaster sheet to one side of the wall in consult rooms	\$7,900
Construct full height (assume approx. 2700mm) plasterboard walls to underside of ceiling, using 64mm metal studs and two layers of 13mm soundchek gyprock on one side and one layer on the other 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.	
Notes: Price difference from above	
Floor coverings	
- Vinyl flooring in lieu of carpet flooring to consult rooms	\$20,231
Supply and install vinyl flooring to areas as per drawings. Vinyl finish to be specified (267 m2)	
Notes: 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