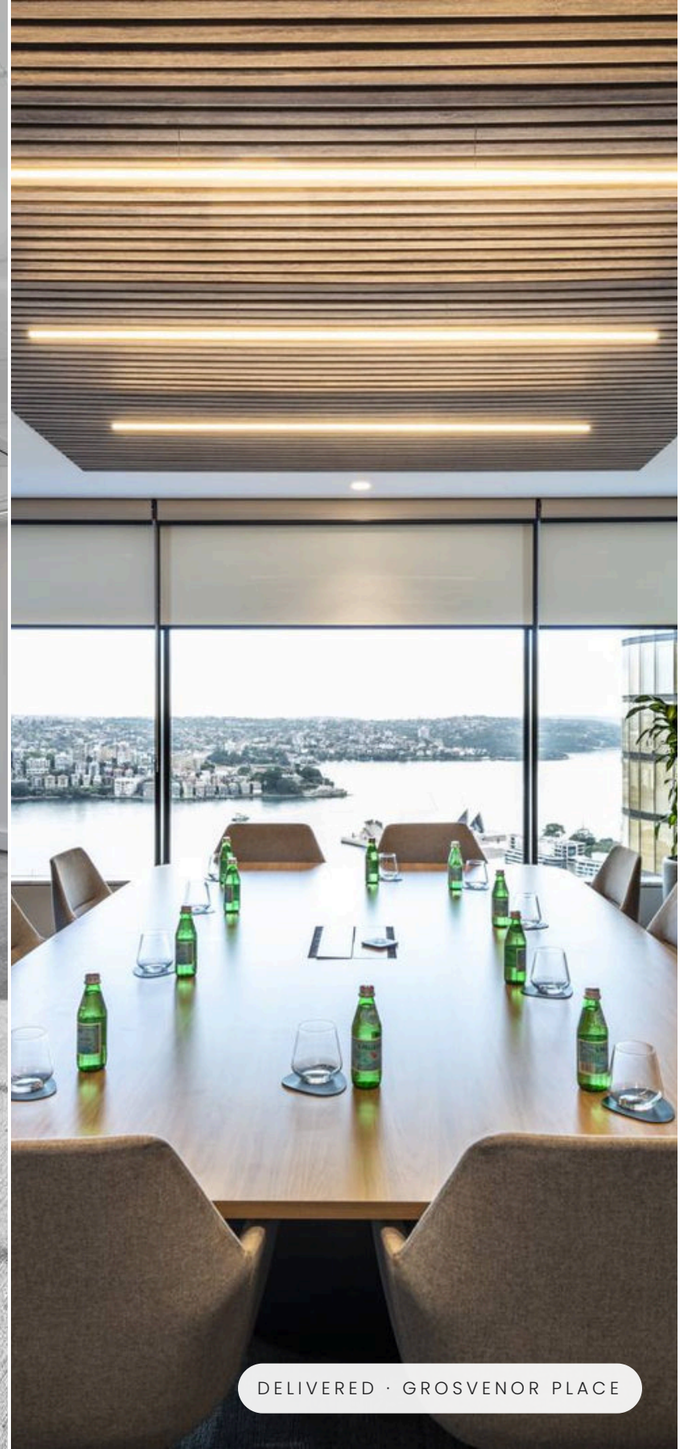




HEXBASE

LEASE-TO-HANDOVER

From inspection to image in 48 hours

Test fits, 3D views, renders and a fitout budget for every building on your shortlist. At no cost to you or your client.

FOR TENANT REPRESENTATIVES · SYDNEY & BRISBANE

01 THE JOURNEY

02 COMPARE THE SHORTLIST

03 OUR TEAM'S PORTFOLIO

04 FOR LANDLORDS

05 HOW IT WORKS

OPEN THE INTERACTIVE VERSION · HEXBASE.COM.AU/LEASE-TO-HANDOVER

What stalls a deal

Every tenant asks the same three questions after an inspection.

HOW WILL IT LOOK?

Test fit options, axo views and renders.

WHAT WILL IT COST?

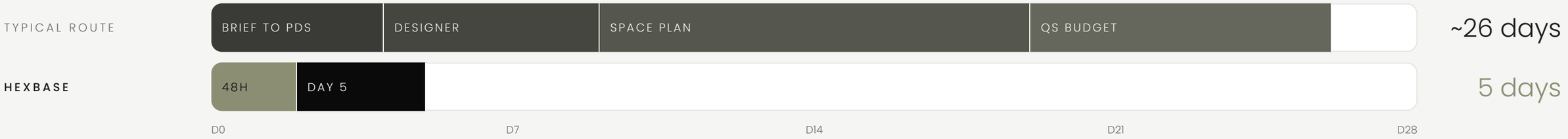
A builder's budget, per building, ready for incentive negotiation.

WHEN CAN WE MOVE IN?

A program worked back from lease commencement.

Plans and numbers in days

One team runs design and cost side by side.



START THE JOURNEY →

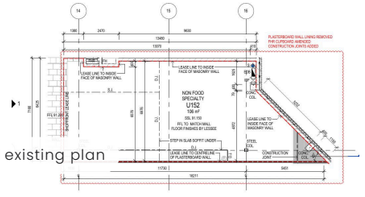
	Day 0	Day 1	48 h	Day 5	Wk 2–4	Wk 5–8	Wk 9+
DESIGN	01 **Walkthrough**	02 Space plans	03 3D views	05 Renders		08 Approvals	10 Handover
COST			04 Budget	06 Cost plan	07 HoA	09 Fixed price	



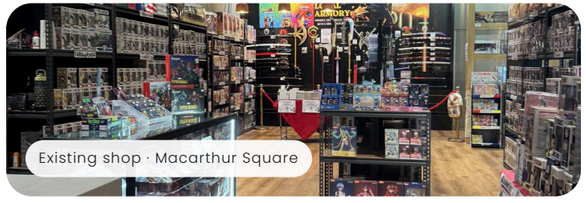
Cold shell · Rosebery



Lease plan · area only



Landlord existing plan



Existing shop · Macarthur Square

01 / 10 · Day 0

DESIGN

Walkthrough & base plans

Cold or warm shell, usually with little more than a lease plan. We walk it, measure it and build the base model.

SITE PHOTOS VERIFIED BASE PLAN

	Day 0	Day 1	48 h	Day 5	Wk 2–4	Wk 5–8	Wk 9+
DESIGN	01 Walkthrough	02 **Space plans**	03 3D views	05 Renders		08 Approvals	10 Handover
COST			04 Budget	06 Cost plan	07 HoA	09 Fixed price	



Option E · presentation plan



Option C · space plan



Office · Gateway L38

02 / 10 · Day 1

DESIGN

Space plan options

Reverse brief, then two or three options drawn to scale with real furniture and clearances.

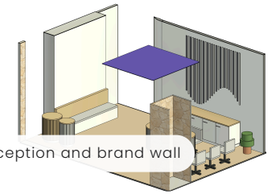
2–3 OPTIONS

AREAS & HEADCOUNT

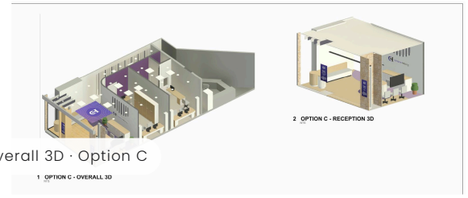
	Day 0	Day 1	48 h	Day 5	Wk 2–4	Wk 5–8	Wk 9+
DESIGN	01 Walkthrough	02 Space plans	03 **3D views**	05 Renders		08 Approvals	10 Handover
COST			04 Budget	06 Cost plan	07 HoA	09 Fixed price	



Axonometric · Option E



Cutaway · reception and brand wall



Overall 3D · Option C



Axo views from four sides

03 / 10 · 48 h

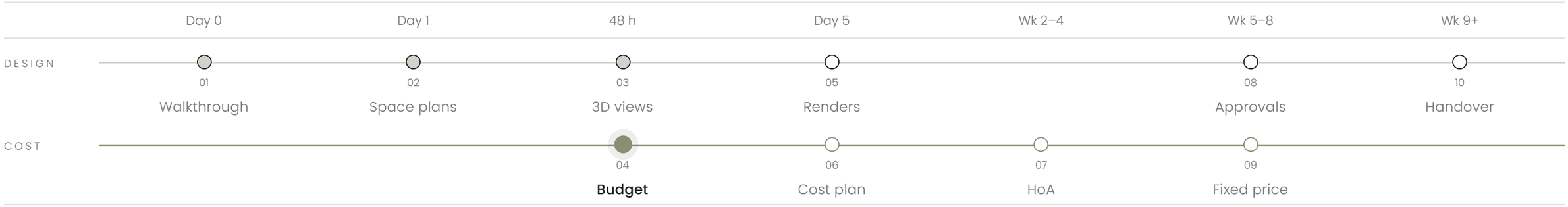
DESIGN

Axonometric views

The whole tenancy in 3D with the roof off. The tenant sees the space before the second inspection.

AXO PER OPTION

CUTAWAY VIEWS



BUDGET RANGE BY OPTION

1,200 M² · EX GST



48 h
FROM WALKTHROUGH

±15%
BUDGET ACCURACY

3
OPTIONS PRICED

Illustrative figures for a 1,200 m² CBD office.

04 / 10 · 48 h

COST

Budget range

A builder's budget for each option, so the rep can talk incentive from day two.

BUDGET PER OPTION

±15% RANGE

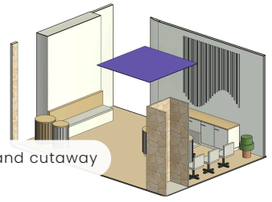
	Day 0	Day 1	48 h	Day 5	Wk 2–4	Wk 5–8	Wk 9+
DESIGN	01 Walkthrough	02 Space plans	03 3D views	05 **Renders**		08 Approvals	10 Handover
COST			04 Budget	06 Cost plan	07 HoA	09 Fixed price	



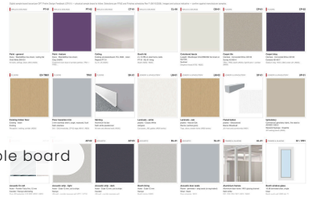
Render · front of house



Render · breakout



Reception · brand cutaway



Digital sample board

05 / 10 · Day 5

DESIGN

Renders & finishes

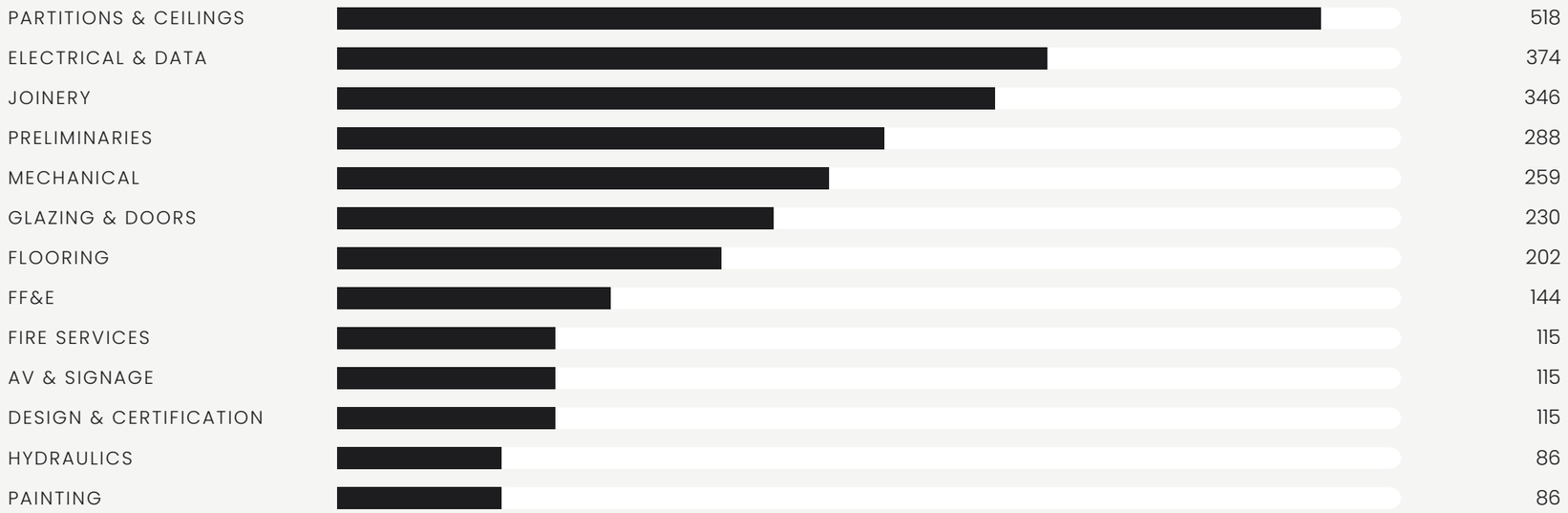
What the tenant will walk into, with the finishes and furniture to back it.

RENDERS SAMPLE BOARD FF&E

	Day 0	Day 1	48 h	Day 5	Wk 2–4	Wk 5–8	Wk 9+
DESIGN	01 Walkthrough	02 Space plans	03 3D views	05 Renders		08 Approvals	10 Handover
COST			04 Budget	06 **Cost plan**	07 HoA	09 Fixed price	

COST PLAN · OPTION B

TENANT WORKS · $K EX GST



$2.88M	$0.42M	$2,400
TENANT FIT-OUT	LANDLORD WORKS	PER M²

Illustrative figures for a 1,200 m² CBD office.

06 / 10 · Day 5

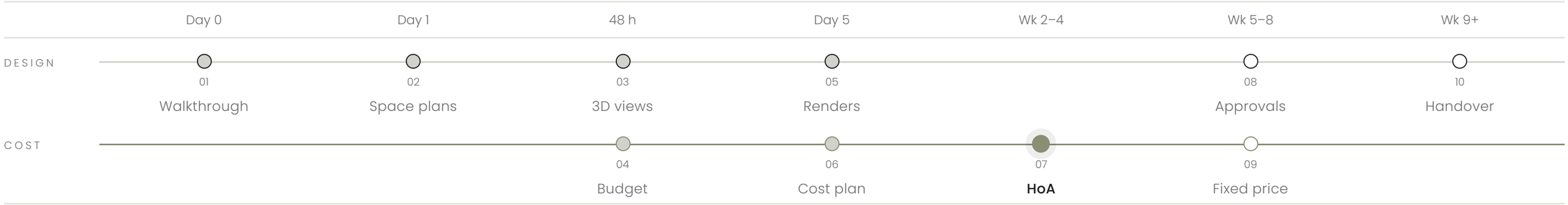
COST

Cost plan

Trade by trade, with tenant works and landlord works split. Ready for the HoA.

TRADE BREAKDOWN

TENANT / LANDLORD SPLIT



INCENTIVE CASE

7-YEAR TERM · 1,200 M²



$900

CONTRIBUTION / M²

$214

NET CAPEX / M² / YR

Illustrative figures for a 1,200 m² CBD office.

07 / 10 · Wk 2–4

COST

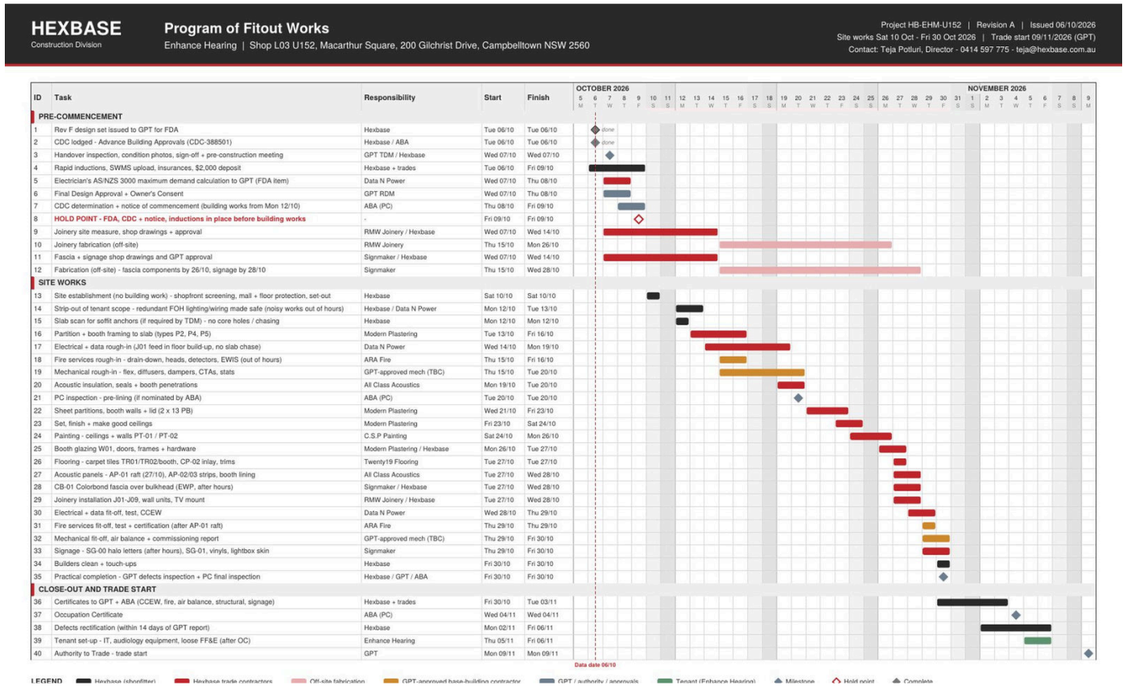
Heads of Agreement

The rep negotiates rent and incentive with real numbers behind every ask.

INCENTIVE CASE

NET EFFECTIVE COST

	Day 0	Day 1	48 h	Day 5	Wk 2–4	Wk 5–8	Wk 9+
DESIGN	01 Walkthrough	02 Space plans	03 3D views	05 Renders		08 **Approvals**	10 Handover
COST			04 Budget	06 Cost plan	07 HoA	09 Fixed price	



HEXBASE
Construction Division

Program of Fitout Works
Enhance Hearing | Shop L03 U152, Macarthur Square, 200 Gilchrist Drive, Campbelltown NSW 2560

Project HB-EHM-U152 | Revision A | Issued 06/10/2026
Site works Sat 10 Oct - Fri 30 Oct 2026 | Trade start 09/11/2026 (GPT)
Contact: Teja Potluri, Director - 0414 597 775 - teja@hexbase.com.au

ID	Task	Responsibility	Start	Finish
	PRE-COMMENCEMENT			
1	Rev F design set issued to GPT for FDA	Hexbase	Tue 06/10	Tue 06/10
2	CDC lodged - Advance Building Approvals (CDC-388501)	Hexbase / ABA	Tue 06/10	Tue 06/10
3	Handover inspection, condition photos, sign-off + pre-construction meeting	GPT TDM / Hexbase	Wed 07/10	Wed 07/10
4	Rapid inductions, SWMS upload, insurances, $2,000 deposit	Hexbase + trades	Tue 06/10	Fri 09/10
5	Electrician's AS/NZS 3000 maximum demand calculation to GPT (FDA item)	Data N Power	Wed 07/10	Thu 08/10
6	Final Design Approval + Owner's Consent	GPT RDM	Wed 07/10	Thu 08/10
7	CDC determination + notice of commencement (building works from Mon 12/10)	ABA (PC)	Thu 08/10	Fri 09/10
8	**HOLD POINT - FDA, CDC + notice, inductions in place before building works**	-	Fri 09/10	Fri 09/10
9	Joinery site measure, shop drawings + approval	RMW Joinery / Hexbase	Wed 07/10	Wed 14/10
10	Joinery fabrication (off-site)	RMW Joinery	Thu 15/10	Mon 26/10
11	Fascia + signage shop drawings and GPT approval	Signmaker / Hexbase	Wed 07/10	Wed 14/10
12	Fabrication (off-site) - fascia components by 26/10, signage by 28/10	Signmaker	Thu 15/10	Wed 28/10
	SITE WORKS			
13	Site establishment (no building work) - shopfront screening, mall + floor protection, set-out	Hexbase	Sat 10/10	Sat 10/10
14	Strip-out of tenant scope - redundant FOH lighting/wiring made safe (noisy works out of hours)	Hexbase / Data N Power	Mon 12/10	Tue 13/10
15	Slab scan for soffit anchors (if required by TDM) - no core holes / chasing	Hexbase	Mon 12/10	Mon 12/10
16	Partition + booth framing to slab (types P2, P4, P5)	Modern Plastering	Tue 13/10	Fri 16/10
17	Electrical + data rough-in (J01 feed in floor build-up, no slab chase)	Data N Power	Wed 14/10	Mon 19/10
18	Fire services rough-in - drain-down, heads, detectors, EWIS (out of hours)	ARA Fire	Thu 15/10	Fri 16/10
19	Mechanical rough-in - flex, diffusers, dampers, CTAs, stats	GPT-approved mech (TBC)	Thu 15/10	Tue 20/10
20	Acoustic insulation, seals + booth penetrations	All Class Acoustics	Mon 19/10	Tue 20/10
21	PC inspection - pre-lining (if nominated by ABA)	ABA (PC)	Tue 20/10	Tue 20/10
22	Sheet partitions, booth walls + lid (2 x 13 PB)	Modern Plastering	Wed 21/10	Fri 23/10
23	Set, finish + make good ceilings	Modern Plastering	Fri 23/10	Sat 24/10
24	Painting - ceilings + walls PT-01 / PT-02	C.S.P Painting	Sat 24/10	Mon 26/10
25	Booth glazing W01, doors, frames + hardware	Modern Plastering / Hexbase	Mon 26/10	Tue 27/10
26	Flooring - carpet tiles TR01/TR02/booth, CP-02 inlay, trims	Twenty19 Flooring	Tue 27/10	Tue 27/10
27	Acoustic panels - AP-01 raft (27/10), AP-02/03 strips, booth lining	All Class Acoustics	Tue 27/10	Wed 28/10
28	CB-01 Colorbond fascia over bulkhead (EWP, after hours)	Signmaker / Hexbase	Tue 27/10	Wed 28/10
29	Joinery installation J01-J09, wall units, TV mount	RMW Joinery / Hexbase	Tue 27/10	Wed 28/10
30	Electrical + data fit-off, test, CCEW	Data N Power	Wed 28/10	Thu 29/10
31	Fire services fit-off, test + certification (after AP-01 raft)	ARA Fire	Thu 29/10	Thu 29/10
32	Mechanical fit-off, air balance + commissioning report	GPT-approved mech (TBC)	Thu 29/10	Fri 30/10
33	Signage - SG-00 halo letters (after hours), SG-01, vinyls, lightbox skin	Signmaker	Thu 29/10	Fri 30/10
34	Builders clean + touch-ups	Hexbase	Fri 30/10	Fri 30/10
35	Practical completion - GPT defects inspection + PC final inspection	Hexbase / GPT / ABA	Fri 30/10	Fri 30/10
	CLOSE-OUT AND TRADE START			
36	Certificates to GPT + ABA (CCEW, fire, air balance, structural, signage)	Hexbase + trades	Fri 30/10	Tue 03/11
37	Occupation Certificate	ABA (PC)	Wed 04/11	Wed 04/11
38	Defects rectification (within 14 days of GPT report)	Hexbase	Mon 02/11	Fri 06/11
39	Tenant set-up - IT, audiology equipment, loose FF&E (after OC)	Enhance Hearing	Thu 05/11	Fri 06/11
40	Authority to Trade - trade start	GPT	Mon 09/11	Mon 09/11

OCTOBER 2026 · NOVEMBER 2026

Data date 06/10

LEGEND: Hexbase (shopfitter) · Hexbase trade contractors · Off-site fabrication · GPT-approved base-building contractor · GPT / authority / approvals · Tenant (Enhance Hearing) · Milestone · Hold point · Complete

Program of fitout works



Detail · site-built booth

08 / 10 · Wk 5–8

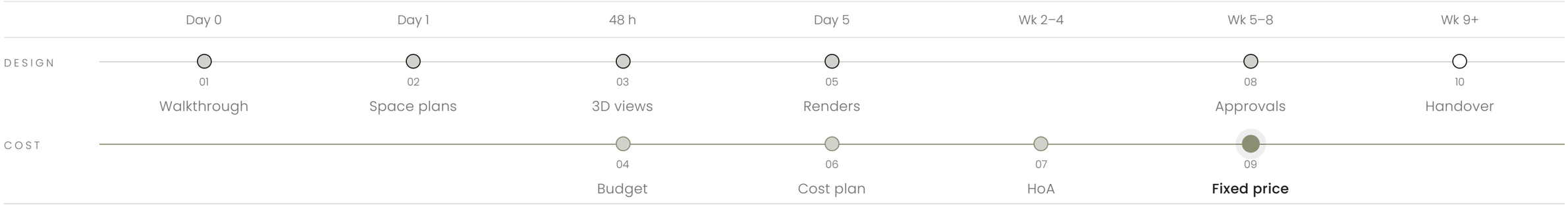
DESIGN

Approvals & program

Landlord consent, CDC and a program worked back from lease commencement.

CDC SET

FITOUT PROGRAM



COST CERTAINTY

SAME TEAM, SAME NUMBERS



1

CONTRACT, DESIGN TO HANDOVER

Illustrative figures for a 1,200 m² CBD office.

09 / 10 · Wk 5–8

COST

Fixed price

A lump-sum design and construct price. The budget firms up at every step.

LUMP SUM D&C

ONE CONTRACT

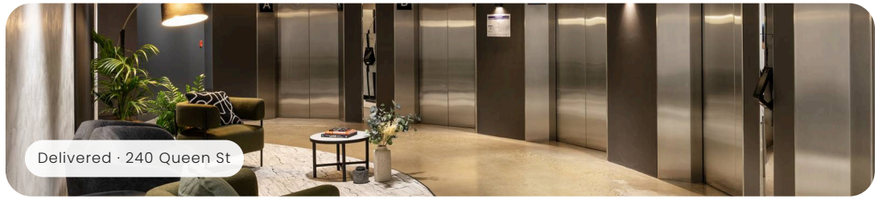
	Day 0	Day 1	48 h	Day 5	Wk 2–4	Wk 5–8	Wk 9+
DESIGN	01 Walkthrough	02 Space plans	03 3D views	05 Renders		08 Approvals	10 **Handover**
COST			04 Budget	06 Cost plan	07 HoA	09 Fixed price	



Delivered · Ramsay Health Care



Delivered · Darling Park 2



Delivered · 240 Queen St

10 / 10 · Wk 9+

DESIGN

Delivered

Built by the team that drew it, with make good of the old premises if needed.

HANDOVER MAKE GOOD

Compare the shortlist

Fitout capex against landlord contribution, per building. The rep sees true occupancy cost before the second inspection.

PREMIUM

BUILDING 1

Cold shell. Full fitout.



NET CAPEX / M² / YR · 7 YRS

$229

A-GRADE

BUILDING 2

Warm shell. Ceilings and services reused.



NET CAPEX / M² / YR · 7 YRS

$171

A-GRADE

BUILDING 3

Existing fitout. Refresh and reconfigure.



NET CAPEX / M² / YR · 7 YRS

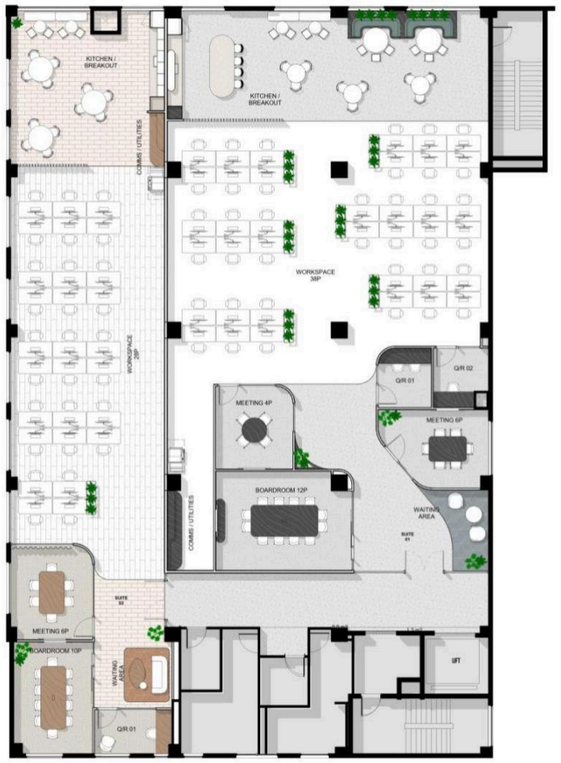
$114

LOWEST NET

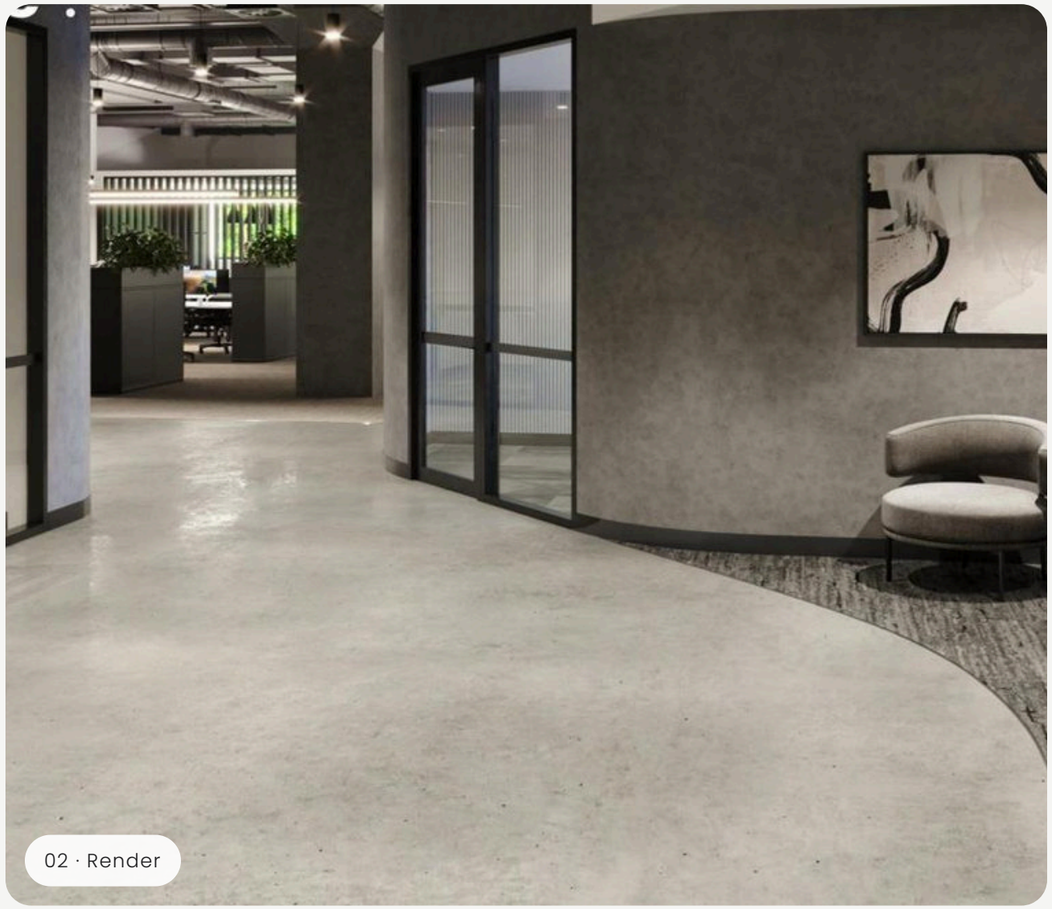
Sample buildings, 1,000 m² requirement, capex ex GST. Try different incentives in the interactive version.

Plan, render, reality

Rosebery, for Centennial Property Group. Space plan to leased.



01 · Plan



02 · Render



03 · Delivered

6 wks	2	1,000 m²	2 mths
FULLY LEASED AFTER COMPLETION	SPEC SUITES	COMMERCIAL FLOOR, D&C	SPACE PLAN TO MARKET

Our team's portfolio

Premium CBD floors, head offices and spec suites. 1 / 3



WORKPLACE

Goldman Sachs

Governor Phillip Tower, 1 Farrer Place



WORKPLACE

Darling Park Tower 3

Level 8 front of house



WORKPLACE

Australia Square

Level 28, 264 George St



WORKPLACE

Grosvenor Place

Level 32, harbour boardroom



HEALTH & PUBLIC

Ramsay Health Care

Global head office refurbishment



WORKPLACE

240 Queen Street

Brisbane CBD workplace

Our team's portfolio: projects delivered by Hexbase and its leadership, including in prior roles.

Our team's portfolio

Workplace, health and spec suites across NSW and Queensland. 2 / 3



SPEC & LANDLORD

201 Elizabeth Street

7 spec suites in 6 months



WORKPLACE

FM Global

Gateway, Sydney



SPEC & LANDLORD

Rosebery

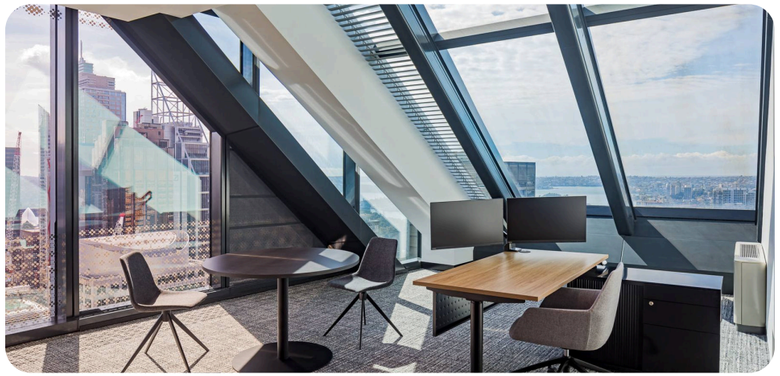
Spec suites · leased in 6 weeks



WORKPLACE

Iron Gate

Logan Road, Brisbane



WORKPLACE

Sun Cable HQ

85 Castlereagh Street



HEALTH & PUBLIC

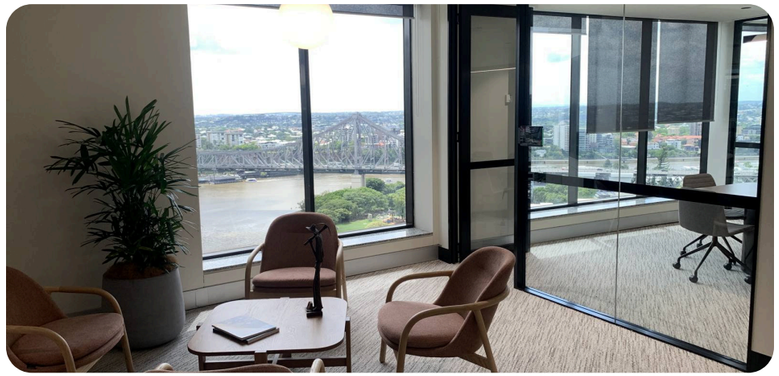
Aged Care Quality Commission

32 Turbot Street, Brisbane

Our team's portfolio: projects delivered by Hexbase and its leadership, including in prior roles.

Our team's portfolio

Head offices, landlord works and live projects. 3 / 3



WORKPLACE

New Hope Group

Full-floor D&C head office



SPEC & LANDLORD

Matraville

Landlord works · 10-yr lease



HEALTH & PUBLIC

Grand Pacific Health

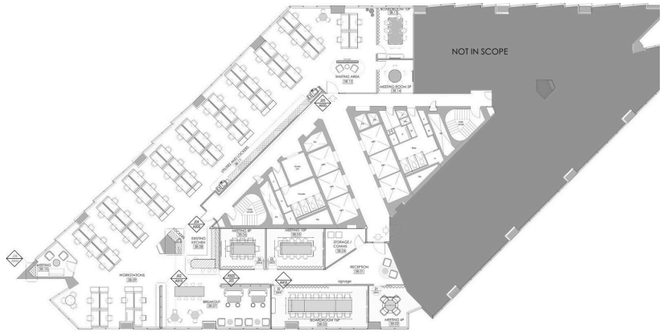
Health fitout program, NSW



WORKPLACE

Darling Park Tower 2

Level 22 workplace



WORKPLACE

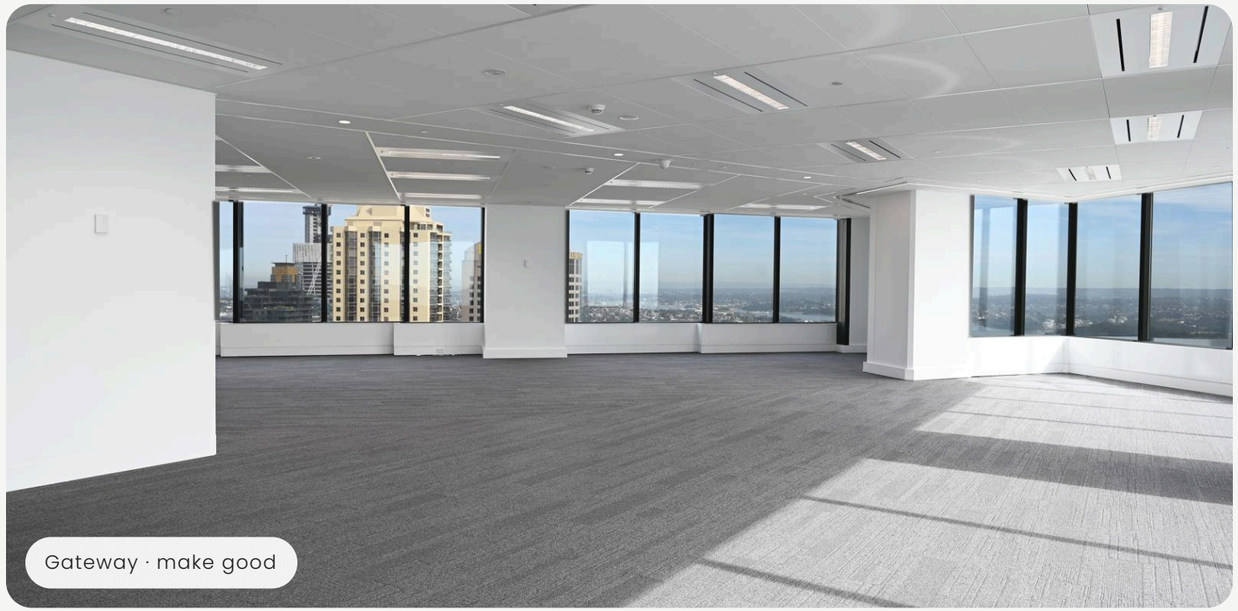
Aliro Group

Gateway L38 · head office D&C + expansion

Our team's portfolio: projects delivered by Hexbase and its leadership, including in prior roles.

For landlords too

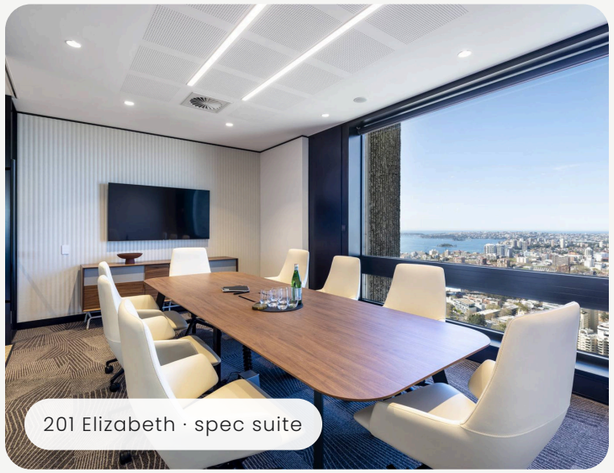
Same team on the other side of the deal.



Gateway · make good



Matraville



201 Elizabeth · spec suite

10 yr NEW LEASE SECURED	10,000 m² SPLIT INTO 4 UNITS
SPEC SUITES Designed to lease fast	**MAKE GOOD** Outgoing tenant, priced early
REINSTATEMENT Back to warm shell	**MARKETING RENDERS** For the leasing campaign

How it works

Simple terms, so you can use us on any deal.

No cost

Test fits and budgets are free to the rep and the tenant.

No obligation

If the tenant proceeds, we'd welcome the chance to price the D&C.

Indicative

For lease negotiation. Budgets carry a stated accuracy range.

Any agency

Any deal with a shortlist. Any size, any agency.

Covered

Design & construct, with PI cover for D&C.

S. Teja Potluri

FOUNDING DIRECTOR · HEXBASE

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WEB	hexbase.com.au
OFFICE	Suite R637, 38–40 Pitt St, Sydney

INTERACTIVE VERSION · HEXBASE.COM.AU/LEASE-TO-HANDOVER