

Definition of Office Fit-Out Categories

Building Envelope	Shell & Core	Cat A Fit Out	Cat B Fit Out
Building Envelope	✓	✗	✗
Emergency staircases	✓	✗	✗
Balustrades and Handrails to Emergency stairs Accommodation Stairs	✓	✗	✗
Balustrades and Handrails to Accommodation stairs	✓	✗	✗
Lifts	✓	✗	✗
Base Services, plant and equipment to edge of floor plates	✓	✗	✗
Life Safety Infrastructure, Sprinkler Pumps, tanks, risers, main fire alarm panels.	✓	✗	✗
Finishes to main entrances	✓	✗	✗
Finishes to common areas	✓	✗	✗
Finishes to Staircases fitted as part of shell and core	✓	✗	✗
Finishes to lifts	✓	✗	✗
Finishes to common areas	✓	✗	✗
Finishes to Staircases fitted as per of shell and core	✓	✗	✗
Finishes to lifts	✓	✗	✗
Finishes to Common Toilets	✓	✗	✗
Sanitary Fit out of Common Toilets	✓	✗	✗
Suspended Ceilings	✗	✓	✗
Raised Access Floors	✗	✓	✗
Extension of Basic Mechanical and Electrical Services, Lighting, Heating, cooling and ventilation systems including controls, from the riser across the lettable floor space	✗	✓	✗
Finishes to cores	✓	✗	✗
Fully fitted out WC's	✓	✗	✗
Sprinklers, Fire Alarms and basic safety signage - Landlord Areas	✓	✓	✗



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Sprinklers, Fire Alarms and basic safety signage - Tenant Areas	X	✓	X
Office Carpets	X	✓	X
Distributed power to each floor but not to each terminal point	X	✓	X
Installation of Cellular Offices	X	X	✓
Enhanced Finishes	X	X	✓
Conference / Meeting room Facilities	X	X	✓
IT and Av Installations	X	X	✓
Tea Point and Kitchen Fit Out	X	X	✓
Furniture	X	X	✓

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