

Q2204 - LOT 17013, 9 Cardeno Street, Cranbourne South (Brompton Estate Stage 17B)

Estimate

Customer:
 Arcadia Built

Estimate Details:

Net Total:	\$8,524.56
Markup:	\$0.00 (0%)
Tax (GST):	\$852.46
Estimate Total:	\$9,377.02
Building Type:	Double Storey
Date Prepared:	12/05/2026

Cost Items

LOT 17013 - LAURA 6 \$8,524.56

Double-storey townhouse: G.F H2400, F.F H2590, Garage H2100 (under habitable, Firecheck ceiling required). No vaulted ceilings.

Code	Description	Qty	Unit	Rate	Total
1.1	Install 16mm battens on laser level 600@ centre G.F	51.48	m ²	\$12.00	\$617.76
1.2	Install 16mm battens on laser level 600@ centre F.F	75.2	m ²	\$12.00	\$902.40
1.3	Install 10mm plaster to ceilings G.F	51.48	m ²	\$17.50	\$900.90
1.4	Install 10mm plaster to ceilings F.F	75.2	m ²	\$17.50	\$1,316.00
1.5	Install 10mm plaster to walls G.F	102	m ²	\$17.50	\$1,785.00
1.6	Install 10mm plaster to walls F.F	135	m ²	\$17.50	\$2,362.50
1.7	Install 10mm WR plaster to Bath/Ensuite walls F.F	32	m ²	\$20.00	\$640.00
1.8	Trowel joints and internal level 4 finish	1	lump	—	—
1.9	NOT request expansion joint to stairs (finish by others)	—			
1.10	External ceiling NOT included	—			
1.11	Materials and Labour included	—			
1.12	Delivery and relocated plaster	—			

Net Total:	\$8,524.56
Markup:	\$0.00
Tax (GST 10%):	\$852.46
Estimate Total:	\$9,377.02

Exclusions (by others / not included)

- Ezy caps to cavity sliders
- Access panels / manholes (unless shown on plan)

- Trowel Level 5 finish to walls or ceilings
- Recessed pelmets
- Tearaway / L-bead (unless specifically requested)
- Insulation or plaster to external walls
- Shaftliner
- Skirtings, architraves, arches

Notes & assumptions (please review)

- Single dwelling on LOT 17013 — no party walls, no Hebel HPP.
- Plan revision BP-A dated 15/10/24 — assumed current.
- Garage under habitable rooms (Bed 2, Bed 3, Ensuite, Bath) requires Firecheck plasterboard ceiling — confirm rate uplift with QV pricing.
- No skylights detected on roof plan or sections — double-check with builder's specification or site photos if available.
- Porch ceiling (1.72 m²) is external soffit — WR plaster, not habitable ceiling plaster.
- Wall m² are rough estimates from plan dimensions; actual on-site perimeter may vary by ±5%.
- Wet-area m² totals: G.F 19.5 m², F.F 32.0 m² — within cap, reasonable.
- No bulkheads, no vaulted ceilings, no cornice/square-set specified — confirm builder's standard finish.
- Reveals count is estimated at 6 (entry, garage, 2x sliders, 2x windows) — confirm with window schedule if builder pays per reveal.
- Expansion joint to stair is standard QV inclusion for double-storey — qty = 1 (per dwelling).
- [LOT 17013 - LAURA 6] AREA SCHEDULE: G.F Living Area 51.48 m² (includes Entry, Living, Dining, Kitchen, PDR, Laundry, Stair, Hall). F.F Living Area 75.2 m² (includes Bed 1, 2, 3, Ensuite, Bath, Hall, Stair landing). Garage 23.3 m² is INCLUDED in ceiling_plaster_gf_m2 because there is habitable space (Bed 2, 3) above — Firecheck ceiling required per QV standard scope.
- [LOT 17013 - LAURA 6] Porch 1.72 m² is classified as external soffit (not habitable ceiling) → goes to wr_plaster_ceiling_external_m2.
- [LOT 17013 - LAURA 6] Wall m² calculated from floor-plan dimensions: G.F perimeter ~42 m @ H2400 = 100.8 m², less openings ~1% = 102 m². F.F perimeter ~52 m @ H2590 = 134.7 m² = 135 m² (rounded).
- [LOT 17013 - LAURA 6] Wet-area walls: PDR (2m x 2m perimeter x 2.4H) ~11.5 m², Laundry (2m x 2m perimeter x 2.4H) ~9.6 m² → total G.F ~19.5 m². F.F Ensuite (3.5m perimeter x 2.59H) ~9.1 m², Bathroom (5.5m perimeter x 2.59H) ~14.2 m² → total F.F ~32 m². These are within the 30–60 m² cap check.
- [LOT 17013 - LAURA 6] No skylights visible on roof plan (sheet B22), floor plans, or sections — skylight_count = 0. Confirm with builder if pantry/stair skylight is intended.
- ...and 5 more (see JSON for full list)