

Home budgeting tool – four simple steps

YOUR GUIDE



Home Budgeting Tool

We appreciate your interest in Uniplan's modular homes and granny flats. Our user-friendly home budgeting tool is designed to streamline the process of estimating the total cost of your project. This tool empowers you to assess all aspects of your project, ensuring no detail is overlooked. Use it with confidence as you embark on an exciting journey to bring your dream home to life.

 You will need to arrange and handle these payments.  Included in the Uniplan Contract.

1. Land

The initial phase involves purchasing a suitable property. During this stage, consider the following key points.

Purchase of land	
Legal Fees	
Rates (from date of purchase to move in date)	
Earthworks, such as retaining walls	
Tree removal	
Clearing of access for delivery of modular home (fence/trees etc)	
TOTAL LAND COSTS:	

2. Planning and approvals

At Uniplan, our team streamlines the process. We collaborate with you to create tailored drawings and specifications, offering a fixed project price. After contract signing, we handle the council process, ensuring compliance and obtaining necessary approvals.

Working Drawings and Specifications		Payment 1: \$2,500 Initial Investment: This amount comes off your total contract price.
Time with draftsman and design team to finalise your plans		
Fully detailed colour selection and specification		
Working drawings including Floor Plans, Elevations, 3D view		
Initial discussion with Council to confirm project suitability		
Finalised Contract		
Prepare and Lodge Council Application	Payment 2: \$7,500 Council Prep & Fees: This amount is separate from your contract price.	When you sign the contract before we lodge the DA. This will be a separate invoice to your house.
Site Survey		
Soil Report (to confirm pier requirements)		We will discuss these items if they are required by council, then arrange and send you an invoice for them.
Preparation of council application documents		
Home Building Compensation Cover		
DA & CC Lodgement fees		
Additional Council Requirements (If required)		
DA Lodgement fees if greater than \$1,700*		
Bushfire Assessment Report		
Flood Report		
Koala Survey		
Geotechnical Reports		
Section 94 Contribution Fees (Dual Occupancy or Secondary Dwelling)		
TOTAL PLANNING AND APPROVALS COSTS:	\$7,500	\$2,500

3. Home

After choosing a plan, you will get a detailed list of specifications and a contract price. The \$2,500 from Step 2 is part of this price and will be subtracted from the total contract amount.

Payment 3: 10% Deposit due when DA approved.	
Payment 4: 40% Construction Payment due at the start of construction	
Payment 5: 40% Pre-Delivery Payment due one week before delivery	
Payment 6: 10% Final Payment due after home is complete on-site	
Extras and variations (since the contract price)	
TOTAL HOME COSTS:	

4. Services and site works

Here's a checklist for your plumber and electrician to assess and quote. Provide them with a copy of your plans and this list to ensure a clear understanding of the necessary tasks. The items on the list may vary based on your site, and some, such as a driveway and letterbox, are essential for council requirements before issuing an Occupation Certificate, allowing you to move into your home.

Plumbing - Works to be completed by your plumber:		
Connection to town mains or tank		All items in this step will need to be paid to the contractors you engage to do these works. It's often good to get a quote so you have a rough idea of what it is going to cost.
Rainwater tank and pump (if required)		
Install hot water system (supplied by Uniplan but requires installation)		
All gas works including regulators, pipework and connections to appliances		
Drainage – floor waste traps and connect fixtures to the sewerage system		
Connection to town sewer main or supply of septic system		
Connect stormwater service to downpipes and approved discharge point		
Lodge council application Section 68 Part B		
Electrical - Works to be completed by your electrician:		
Establish the connection from the service provider's mains to the distribution board, providing cabling, meters, fuses and aerial connection if needed. Install and connect external air conditioner unit if supplied.		This needs to be done early as it may take time and the electrician cannot proceed without it.
Apply for an NMI (National Meter Identifier) from your energy provider		
Other:		
Heating, cooling		
Carport, garage, garden shed		
Verandah, patio (If not included by Uniplan)		
Letter box, washing line		
Driveway, paths, paving		
Fencing		
TV antenna, phone, NBN		
Landscaping		
TOTAL SERVICES AND SITE WORKS COSTS:		
GRAND TOTAL		

UNIPLAN GROUP

MODULAR - THE SMARTER WAY TO BUILD



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