YOUR GUIDE

Home building

Costs, approvals and site works



UNIPLAN

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: $5,000** 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: $10,000** 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)		
Preparation of council application documents		
Home Building Compensation Cover		
DA & CC Lodgement fees		
Additional Council Requirements (If required)		We will discuss these items if they are required by council, then arrange and send you an invoice for them.
DA Lodgement fees if greater than $1,700*		
Bushfire Assessment Report		
Flood Report		
Koala Survey		
Geotechnical Reports		
Development Contribution Fees (Dual Occupancy or Secondary Dwelling)		
TOTAL PLANNING AND APPROVALS COSTS:	**$10,000**	**$5,000**

3. Home

After choosing a plan, you will get a detailed list of specifications and a contract price. The $5,000 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:	

Please Note: Payment terms may differ if you are financing your home – have chat to us about this.

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	

Initial investment and payment plan

I/We the undersigned would like to progress to the next stage of planning for our new home.

Payment amount	When is the payment due?	What is the payment for?
Payment 1: $5,000 Initial Investment Fee: • This amount comes off your total contract price. • This amount is non-refundable	NOW, if you are happy with the preliminary concept plan and pricing estimate it's time to take it to the next step.	This amount enables us to get the process started: • Time with our Designer or Sales staff member at our office to discuss your plans and specifications in detail. • Fully detailed colour selection and specification completed. • Complete working drawings including floor plans, elevations, perspectives and site plans. • Initial discussions with council to confirm project suitability. • Finalised contract.
Payment 2: $10,000 Council Preparation & Fees. • This amount is separate from your contract price. You will receive a separate statement showing costs relating to council fees.	This payment is due once you have signed the contract or LOI document and want to start the council process. Any funds remaining from the $10,000 will be credited back to you once the DA is approved.	• Soil Classification Report (to determine if any extra requirements to piers are required). Generally our standard pier and footing design is suitable for soil classes A, S & M. We will obtain a soil report for your site and if the soil classification is beyond this range of soil types we will obtain engineering and will let you know if there are any additional costs. • Preparation of documents for council application • Payment of Council DA lodgement fees (up to $1,700) • Ordering of Home warranty Insurance (which is a council requirement) under the *Home Building Act 1989*.

Construction fee schedule

Payment 3: 10% Deposit	Due: Once your home has been approved through Council.
Payment 4: 40% Construction	Due: When the building starts in the factory.
Payment 5: 40% Pre Delivery Payment	Due: The week before your delivery date.
Payment 6: Final Payment	Due: Due after home is completed onsite.

Please Note: Payment terms may differ if you are financing your home – have chat to us about this.

Please Note: Payment 2 does not cover any additional reports the Council may require such as Bushfire Assessments, Flood study, Koala Assessment Report, Geotechnical Reports, Section 7.11 or 7.12 Development Contributions or Section 68 Permits.

A payment of $5,000 will be made as an initial investment to start the first step of the project. I/We understand this amount will be deducted from the total price of the project and understand that this amount is non-refundable.

Payment details

Method of payment for Initial investment: MasterCard/Visa* ☐ Cash ☐ Cheque ☐ EFT ☐

*Credit Card Payments can be made at www.payway.com.au – Biller Code 261214 (Note: Credit Cards will attract a 1.5% surcharge)

Bank details for direct credit:
Account Name: Uniplan Group Pty Ltd BSB: 032607 Account Number: 368051

Credit Card No: .....

Expiry: ...../..... CVV: ..... Signature: .....

The council process

Dealing with councils can be hard but we can make it easy for you by handling the application process. We can liaise with council on your behalf, provide you with regular updates and talk with you about any unforeseen roadblocks council may present.

Council process

In order to start the council process you will be required to sign an Owner's Consent, which allows us to work with council on your behalf. You will then be invoiced $10,000 – this is not part of your contract price. This sum usually covers the majority of the following, however if the below costs go over the $10,000, we will let you know:

- DA lodgment fees up to $1,700
- S68 Part A and B Fees
- Preparation of documents
- Soil report & Engineering
- Home warranty insurance

The above $10,000 does not include any additional reports that council may request, we will let you know the cost of these such as Bushfire Assessments, Flood Study or Koala assessment report. Contribution fees are also not included in this amount

Site survey

Sometimes boundaries are not accurate enough to be able to get site measurements so we may need to obtain a site survey. Council may also request this.

Site inspection

It is imperative that a site inspection be undertaken by one of our Project Management Team prior to the contract being finalised where possible. The site inspection will assess:

- Methods of access
- What, if any, bulk excavation may be needed
- What clearing may be necessary
- Aspect and other building matters
- Decide if the project is able to proceed to a satisfactory result for all parties

Crane cost

In certain circumstances it may be necessary to crane your dwelling onto the piers, or even onto the site. The crane cost will not be included in your standard pricing but you will be made aware of the likely cost prior to signing the contract or before proceeding to council.

Flood zone – flood study

Your property may be located in a Flood Zone. This is not a reason to panic, but mandatory actions will need to be taken. The council can generally tell us what the design height needs to be. In simple terms this will be 500mm above the 1:100 year flood level. This needs to be translated into floor height above ground level. The higher the floor level the more complex the substructure will be. Craning the building into position will now be required. This substructure will need to be engineered specifically for your dwelling. This engineering will also be affected by your soil type.

Problematic soil

An integral element in footing design is Soil Classification. Soil types vary in load-carrying capacities and responses to moisture content. Highly reactive soils, common in regions like Narrabri, Gunnedah, or Moree, can move up and down up to 100mm depending on moisture content and will require a special pier design (extra cost to our standard design).

Piers

Our standard residential piers are steel with a dog clamp to secure it to the land. Standard footings are 1000mm deep and 650mm in diameter, filled with N20 Concrete. Once we receive engineering back from your soil test, we will let you know the engineering needed for your home and any additional costs for this.

Connection to essential services

Uniplan does not provide service connections such as water, sewer, electricity, gas or storm water, or telecommunications including Internet. You should engage local contractors directly for these tasks. Uniplan can provide guidance to your tradespersons on necessary considerations and expectations. For air-conditioning, you are responsible for connecting the outside unit to the indoor unit. Uniplan only fit the internal unit – no pipework is run if it is located on an external wall.

NSW Planning portal

DA applications are submitted online via the NSW Planning Portal, a unified platform used by all NSW Councils. This centralised system eliminates the risk of lost applications and allows for tracking the progress of each application throughout the assessment process.

Council fees

Fees vary from council to council and from project to project. Upon obtaining a comprehensive project overview, we can typically provide a fee quote, which will be communicated to you. In most cases Council will advise of the fee level once the application has been submitted through the NSW Planning Portal. Uniplan will make payment on your behalf from the $10,000 Council Preparation and Fees payment.

Council reports

Some reports are mandatory for every application. They include a Soil Classification Report, a Statement of Environmental Effects and Engineering Certification on the dwelling design, footings and tie down. However council will sometimes request further reports. The common ones are:

- **SEPP (Resilience and hazards) 2021** – This report will be requested if the site has been used for a purpose that could have left toxic residues in the soil, such as a sheep dip, or a site of an old garage or workshop. This report takes about a month and can cost up to $5,000.
- **SEPP (Biodiversity and Conservation) 2021** – This planning policy may require a specialist report into Koala activity on your block. This report will take about a month to arrange and may cost up to $2,000.
- **BAL (Bushfire Attack Level) or Bushfire Assessments** – This is mandatory for sites identified as Bush Fire Prone Land. While a self-assessment is usually sufficient, some councils might demand a specialist report. Uniplan can handle a single dwelling assessment, but specific situations may necessitate a report from a qualified bushfire consultant.



Council applications

The standard procedure involves submitting a Development Application (a Town Planning Pathway) granting permission to build a house on your block with specified conditions. Concurrently, a Section 68 Part A Application is lodged, which is a building or technical application tailored for manufactured dwellings. Approval of this application authorises the construction of your uniquely designed and engineered home.

Other applications:

- A Section 68 Permit (Under Part B of the *Local Government Act 1993*) is generally required for water, storm water, and sewerage works – include on site sewerage management and installation of septic and rainwater tanks. The section 68 permits may need to be completed and signed by the owner of the property.
- If you are not on town water or sewer, a Section 68 Part B will need to be lodged for a septic tank and water tanks.
- Some councils require a Construction Certificate Application to be lodged for works that are done on site and not done in the factory.
- If you intend to or are required by Council to upgrade or install a driveway crossover you will need to complete a Sect 138 Application which allows you to do work in the Council owned land.

Council conditions

It is not possible to predict what conditions the council will impose. A common one if it's a dual occupancy is the Section 7.11 or Section 7.12 Contributions – a fee to offset additional infrastructure load not covered by future rates. This can range from 0.5% to 1% of the Cost of works, so it's advisable to discuss it with council before committing to the project. Other conditions may involve fencing, landscaping, retaining walls, asset protection zones, water management, site remediation, and more.

Council typically requires all conditions to be met before granting an Occupation Certificate or issuing the Certificate of Compliance.

Home building compensation cover

Home Building Compensation Cover protects homeowners if their builder can't complete the work or address defects due to insolvency, death, disappearance, or license suspension. Details about the scheme (formerly Home Warranty Insurance) are available on the State Insurance Regulatory Authority website at **www.sira.nsw.gov.au.**

The premium is determined by the building contract value and you will be provided with a copy of the insurance along with the associated cost details.

Final occupation inspection

The conditions associated with most Development Applications relate to work which is carried out by Uniplan and work which is within the control of the customer. Customer-related responsibilities may involve plumbing connections, septic tank and water tank installations, driveway construction, sheds, carports, and garages. Uniplan often completes its work before the customer's responsibilities. After handing over the building, it becomes the customer's responsibility to ensure compliance with all Council conditions. Uniplan will provide relevant certifications for the construction and installation. We understand scheduling a Council inspection can be challenging, so feel free to reach out if you need assistance or have any questions.

Council approval for modular homes

Modular homes, like any development in NSW, require a Development Application with your local Council. Uniplan Group has experienced staff who can handle the Council application process for you to make your development easy.

If you opt not to engage Uniplan Group for the Council application, you have a few alternatives:

- Submit the application to Council yourself, sharing the approvals with Uniplan before the home's construction.
- Engage a third-party professional to handle the application and furnish Uniplan with the approvals before construction commences.
- If you choose not to apply to Council currently, Uniplan Group will offer an 'ex-factory' quote and contract. You will be responsible for arranging delivery and installation once Council requirements are met. Uniplan Group will provide floorplans, elevations and generic engineering details for your council and to aid your installer.

Whether you're ready to build or just starting out, we're here to help. Chat to our team today.

UNIPLAN

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