

The 4 Step Home Budgeting Tool



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Thank you for your interest in Uniplan and our Modular Homes and Granny Flats. This 4 STEP HOME BUDGETING TOOL is the simple way to work out the total project cost for creating the new home you're dreaming of. Once you've completed this budget you will have full CONFIDENCE that you have all the information you need to ensure nothing is overlooked.

	WHAT you need to pay	You need to arrange and pay for this	Included in Uniplan Contract	WHEN you need to pay it
1. LAND				
Of course, Step No. 1 has to be the acquisition of the land. Here are some items you need to allow for. We've added an allowance for paying rates. Folk often forget this 'holding' cost that needs to be paid. Of course with factory-built modular homes this period can be much shorter than for traditional on site building.	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:			

PLANNING AND APPROVALS

To make it easy for you, Uniplan handles this whole process for you. We have smart folk on the team who can discuss all the ‘technical’ bits with you and then handle it from A – Z.	Working Drawings and Specifications		\$2,500	INITIAL INVESTMENT: To start the whole process. This amount comes off the 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				
The first stage is WORKING DRAWINGS AND SPECIFICATIONS. This is when we work out exactly what you want and come up with detailed plans, specs and a locked in price.	Finalised Contract				
	Prepare and Lodge Council Application		\$7,500	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					
We include \$1,700 in our price for council fees. This is a good average and covers most councils BUT..... as I’m sure you’ll appreciate council can request all sorts of additional information during the application process. We try find out as much as we can before we lodge but we would be naïve to think there won’t be any curve balls come along. These are the types of things they can request. Should they so so, we will discuss them in detail with you before we move ahead.	DA & CC Lodgement fees			We will discuss these items if they are required by council, then arrange and send you an invoice for them.	
	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. HOUSE

Once you have chosen a plan we will give you a detailed list of the included specifications and a contract price. The \$2,500 you have paid in Step 2 is included in this price and will be taken off the contract price.

For an overview of our standard inclusion so you can see what we generally include, see the next page.

Deposit (10%) when DA approved
Construction Payment (40%) at the start of construction
Pre-Delivery Payment (40%) one week before delivery
Final Payment (10%) when home is complete on-site
Extras and variations (If you have added any extras since the contract price)

TOTAL HOUSE COSTS:

4. SERVICES AND SITE

Here are the things you need to get a Plumber to price and do for you. If you give them a copy of your plans plus this list they will have a clear picture of what they need to quote on.

Plumbing - Works to be completed by your plumber
Connection to town mains or tank
Rainwater tank and pump (if required)
Install Hot Water System (Uniplan will supply but requires installation)
All gas work including regulators, pipework and connections to appliances
Drainage - traps to floor wastes and connect individual fixture points to sewerage system
Connection to town sewer main or supply of septic system
Stormwater - connect stormwater service to downpipes and subsequently to the approved discharge point i.e. tank, pit or street
Lodge council application Section 68 Part B

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.

Here are the things you need to get an electrician to price and complete for you. If you give them a copy of your plans plus this list they will have a clear picture of what they need to quote on.

Electrical - Works to be completed by your electrician
Connect mains from service provider to the distribution board including providing all cabling, meters, main supply fuses and aerial connection point if required. If air conditioner supplied, external unit to be installed and connected.
Apply for an NMI (National Meter Identifier) number from your energy provider

This will need to be done early as it often takes a while and the electrician cannot start without it.

This list of items will vary depending on your site. Some of these you may choose to defer till later. Others, like a driveway and letter box, are requirements that the council will need to be completed before they issue an Occupation Certificate that allows you to move into your home.

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 PLANNING AND APPROVALS COSTS:

TOTAL INCLUDED IN UNIPLAN CONTRACT

GRAND TOTAL

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The Next Steps: The Uniplan Process

