

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.

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.

Once you've signed the contract we then go ahead and start the council process.

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.

Working	Drawings	and	Specifi	cations

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

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)

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

Not included in

price - this is an

your contract

estimate of

these costs

\$2,500

INITIAL INVESTMENT: To start the whole process. This amount comes off the contract price.

When you sign the contract before we lodge the DA. This will be a separate invoice to your house.

We will discuss these items if they are required by council, then arrange and send you an invoice for them.

\$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,

Lodge council application Section 68 Part B

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

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:

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.

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

TOTAL INCLUDED IN UNIPLAN CONTRACT

GRAND TOTAL

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.

This list of items will vary depending

on your site. Some of these you may

choose to defer till later. Others.

Here are the things you need to get

an electrician to price and complete

a clear picture of what they need to

quote on.

for you. If you give them a copy of your plans plus this list they will have



The Next Steps: The Uniplan Process

Initial Investment

Pay \$2,500 to kick start your journey to a new home

Detailed Plans, Contract & Specs

- We will work with you to ensure you get the home you're dreaming of
- Ensure you have finance in place

Sign Contract

Sign up all the relevant paperwork to start council application. If we are taking care of council you will be invoiced separately to start the process.

Lodge with Council

We will do all the hard yakka of dealing with council

Approved and Ready For Construction

- All colours chosen
- All plans finalised
- Council approvals in place and conditions met
- 10% Deposit paid

4 WEEKS - 4 MONTHS (DEPENDING ON COUNCIL COMPLEXITY

Pre - Construction

 Once project is construction ready, it is placed into the conctruction schedule

Construction

- Construction in the factory
- Progress
 payment to be
 made during
 construction
 based on finance
 plan
- You're welcome to visit factory at any time

Delivery & Installation

- Pre-delivery payment as per finance plan
- The big day -DELIVERY!
- Haulage company delivers the dwelling
- Install crew normally installs home on piers within 1 - 2 days

On Site Works

- Your trades finalise connection of services
- Site works such as verandah, stairs, etc is completed by Uniplan

Final Handover

- Final inspection and payment
- MOVE IN TIME!!

12 WEEKS

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1 WEEK

1 - 6 WEEKS

DEPENDING ON CURRENT ORDER BOOK