

Modular Home & Granny Flat Floorplans







Contents

Why Modular?	05
Built to Last	07
The Sales and Design Process	09
Easy As 1,2,3	11
Floorplans	12
Recent Projects	37
Testimonials	43
Standard Inclusions	46
Frequently Asked Questions	50
What's Next	52



Every job custom designed

We don't just sell you standard plans out of a book. They're just the starting point. We customise our plans to exactly what you need.



We make it easy

That's what we're about - making it easy for you. We take all the hassle out of it. From start to finish. Designs, right through to connecting it up on site... we make it all easy.

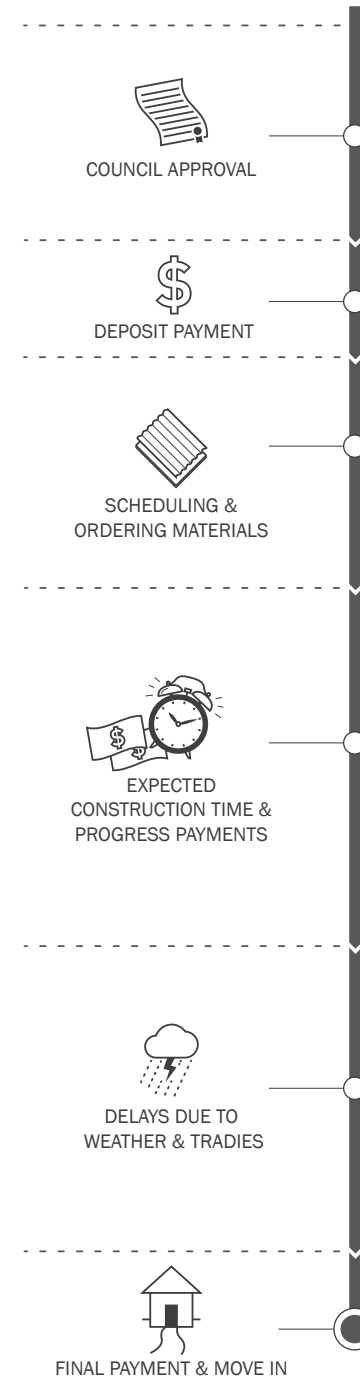


Over 20 years of experience

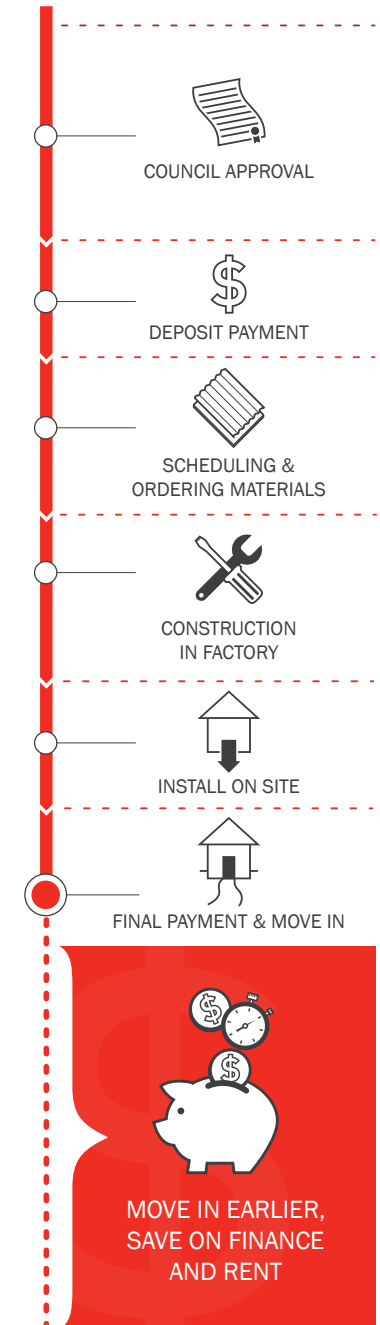
With more than 20 years experience and a team of over 100 hard workers we have what it takes to get the job done.

UNIPLAN GROUP
MODULAR - THE SMARTER WAY TO BUILD

ON SITE



MODULAR



Why Modular?

The weather is the weather – you can't control it, neither can we

No matter how small your building project you are definitely going to experience delays on site due to the weather. If tradies don't get held up on your job, they will be unable to finish their last job meaning a delayed start on yours. With factory-built modular homes, most of the building is completed inside the control of our factory. This allows us to predict, with 100% accuracy, exactly when your building will be completed in our factory.

The battle of the tradesman – who's in control?

You know yourself – you can drive past a home being built on site and more often than not you will see no action at all. No one on site, not a soul... The reason? The plumber was waiting for the tiler to finish, the tiler was waiting for the painter to come, the builder forgot to tell the painter that the carpenter had finished. So many stories, so many reasons (aka excuses).

When building in our factory, we control all the various trades (because they are our employed staff), and run an efficient schedule that allows different tasks to be overlapped for the shortest possible build time. This is a big contributor to allowing us to build a large 4 bedroom home, granny flat or cabin in only 21 days. This includes all the internal works and finishes ready for delivery to your site.

Every builder will quote you a price – how many escape clauses do they include?

Building on site allows for so many hidden surprises. Along with surprises come costs! Building within our factory removes so many unknowns and allows us to give you a fixed price contract – no ifs or buts.

The cost of time – what is it worth to you?

When evaluating the cost of building on site or building with modular how much will you factor in for the overall time saving? After your buildings are council approved, an on site builder may well take 6 – 8 months to build an average size home. A factory built home could easily cut this time in half to 3 – 4 months from council approval. That is a 3 – 4 month time saving! What is that worth to you? Saving on rent? Or if you're an investor, you can put your new building to use that much quicker and see your return on investment fire up sooner.

Regional, remote and rural sites

One place where factory building beats on-site construction every day of the week is regional, remote and rural sites. OK – we admit – if you're talking about building a spec home in a metro area you will be able to get any number of high volume builders to knock it together for you on the cheap. Try build that same home out in a country location and you will be struggling to find a builder to even quote. Having to drive out to a rural site every day and have every delivery cost extra is a big waste of time and money. With building your home in our factory it really doesn't matter. Once we're done we pop it on the back of a truck and bring the completed building to site. It really doesn't make that much difference if that is 30km away or 300km.



*This home may feature additional options, please speak with your design consultant regarding inclusions.

Built To Last

Uniplan modular homes are built to last using typical 'Building Code of Australia' (BCA) compliant construction with added features to give them the extra strength required for transport to site.

By choosing a Uniplan modular home, you're not picking an inferior quality building. You're getting traditional residential building construction and finishes with the added strength of a modular building.

- | | | | |
|----------|--|-----------|---|
| 1 | Engineered footings and piers | 9 | Painted plasterboard internal wall linings |
| 2 | Heavy duty steel chassis beams for years of durability | 10 | Colorbond Custom Orb roof sheeting and guttering |
| 3 | Duragal® steel floor joists | 11 | Aluminium window frames and sliding doors |
| 4 | Termite treated 22mm particleboard flooring | 12 | Painted Weathertex weatherboards with 25 year manufacturer's warranty |
| 5 | Steel wall frames | 13 | Treated timber sub floor skirting infill (optional) |
| 6 | Wall insulation batts for thermal protection | 14 | Merbau decking and handrails |
| 7 | Steel roof and ceiling framing | 15 | Underfloor insulation (optional) |
| 8 | Foil insulation | | |



The Sales & Design Process

We love to make things easy for you. We know what a big step you are taking with your proposed building project. So let's talk about how you get started on the journey of designing a new home.

During the sales and design process, the most important thing for both you and us is – are we a good fit for each other? Can Uniplan design and build the home of your dreams using our modular construction system and is the price within your budget.

1. Initial Exploration

Every idea has to start somewhere. When you first enquire with Uniplan Group, you will find our staff helpful and caring. We're not in a rush to 'sell you something'. We are just keen to understand what you need so we can give you the best information you require to start your research. Before talking plans and prices, you have to be comfortable that we're the right fit for your project.

2. Site or Display Visit

Getting to know your needs more exactly is done either by you coming to visit our factory and displays or us coming to visit your site. We can then spend an hour or two together and discuss in more detail like:

- Sketch plan so that we get a good idea of size and layout specific to your site.
- Customer Selections where we go through internal and external inclusions and what your choices are.
- After that we can give you an 'Indicative Price'. This helps you truly understand if Uniplan Group is the best fit for your project.
- If that all sounds good to you then we move ahead with an 'Initial Investment' of \$2500. This lets us really get into your project. This initial investment payment forms part of your contract value.

3. Initial Investment

Our design and drafting team will draw you a fully detailed set of plans, elevations and 3D views. You will also get to choose colours and finishes. We also get the early council discussions happening to find out exactly what they will require.

4. Contract Stage

After steps 1–3 you will be 100% certain that Uniplan fully understands your project. We provide you with a fixed price contract and fully detailed plans. All that is left is for you to sign your acceptance so we can press ahead with your project.



As Easy As, 1, 2, 3...

Our expert team is here to help, ensuring your choices align with your vision and lifestyle.

1. Pick your Style

Get just the look you want for your new modular home. If you thought a modular home was just a boring, box-like design, this is where Uniplan will surprise you!

The 'Classic' style is our standard offering. Upgrade to 'Country', 'Coastal' or 'Contemporary' and bring a bit of class to your new home!

Any of our plans can be used along with our four External Style options. For example you can customise a classic style with Colorbond cladding.

2. Pick your plan

Decisions, decisions, decisions.... What is the right floor plan for you?

A good starting point is your land. What views do you have? What shape is your block?

Have a look at our various plans which show the number of bedrooms, bathrooms and different layouts. We have chosen these plans as we know they work well not only with our building process but have been tried and tested for both style and functionality.

And of course.... We can custom design any plan to suit your exact needs within our building guidelines.

3. Pick your inclusions

Now that you have your external styling and plan worked out – you need to think about what internal inclusions and finishes you require.

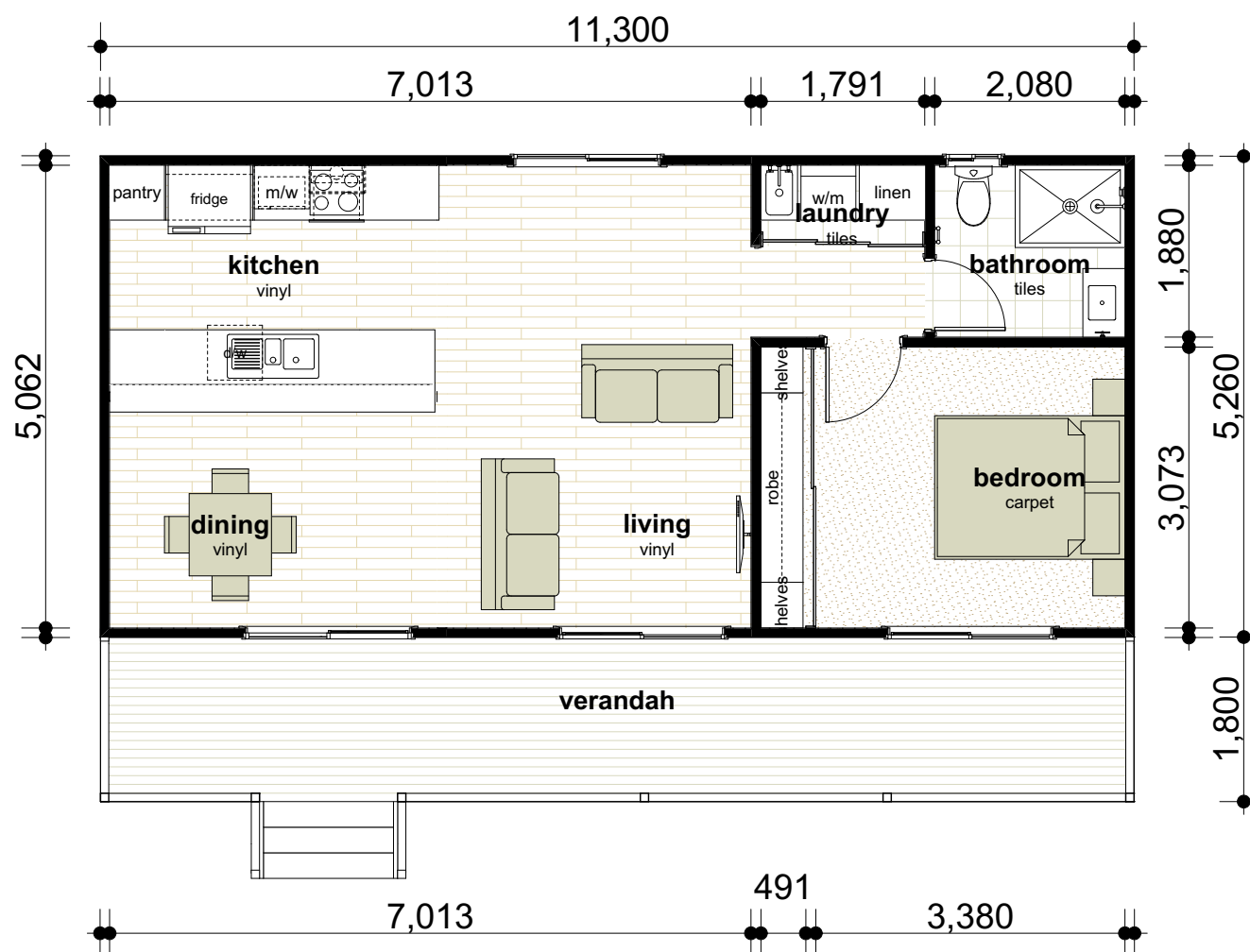
As a starting point we offer Standard inclusions with the option of upgrading. Talk to our Sales Team about other optional upgrades and for our inclusions, take a look at page 44 and 45.





Abbott

1  | 1  | 1 



Home Area

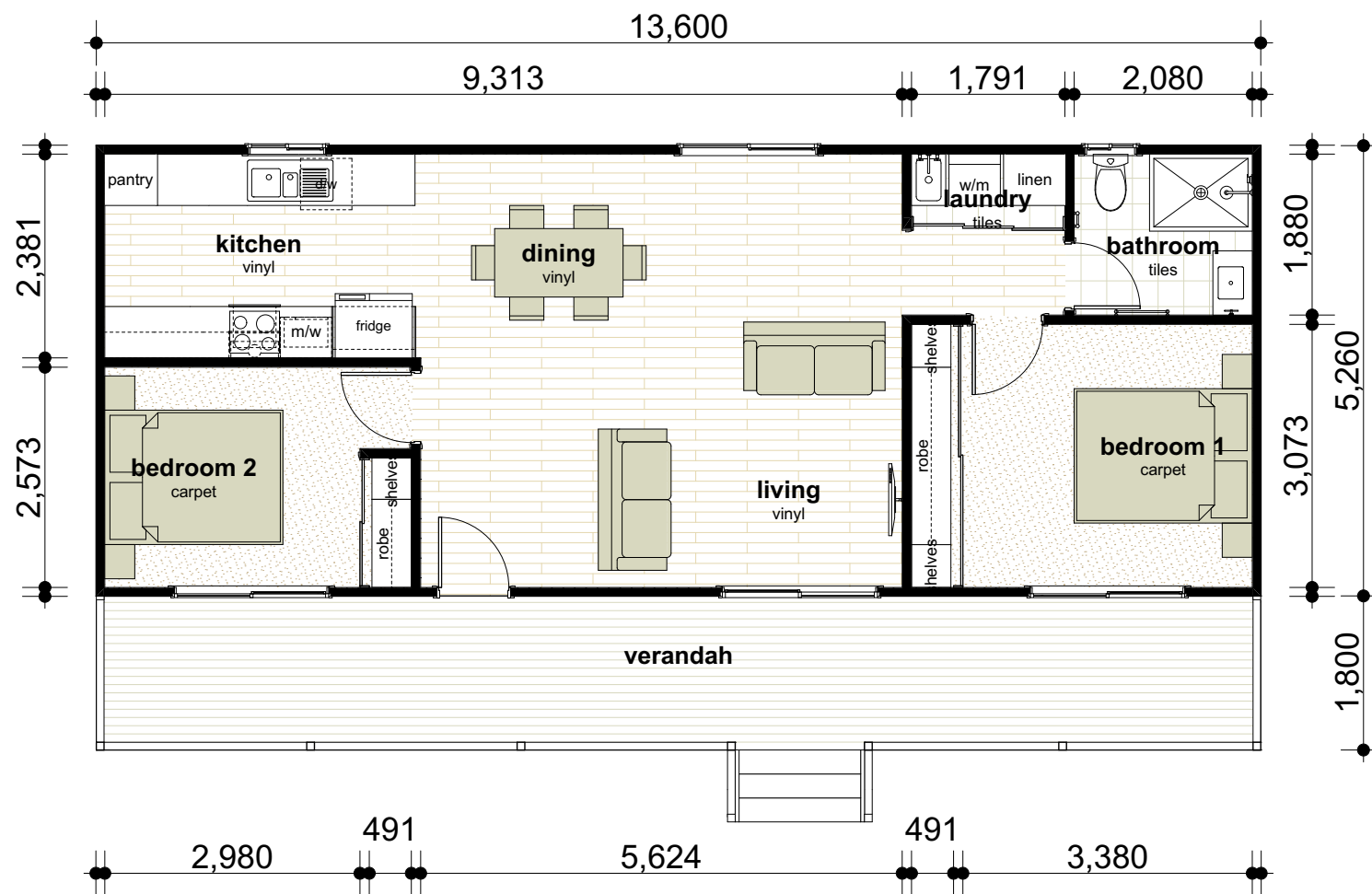
Floor Area:	59.9m ²
Verandah Area:	20.3m ²

For pricing visit our website and enter your postcode.



Arundel

2  | 1  | 1 



Home Area

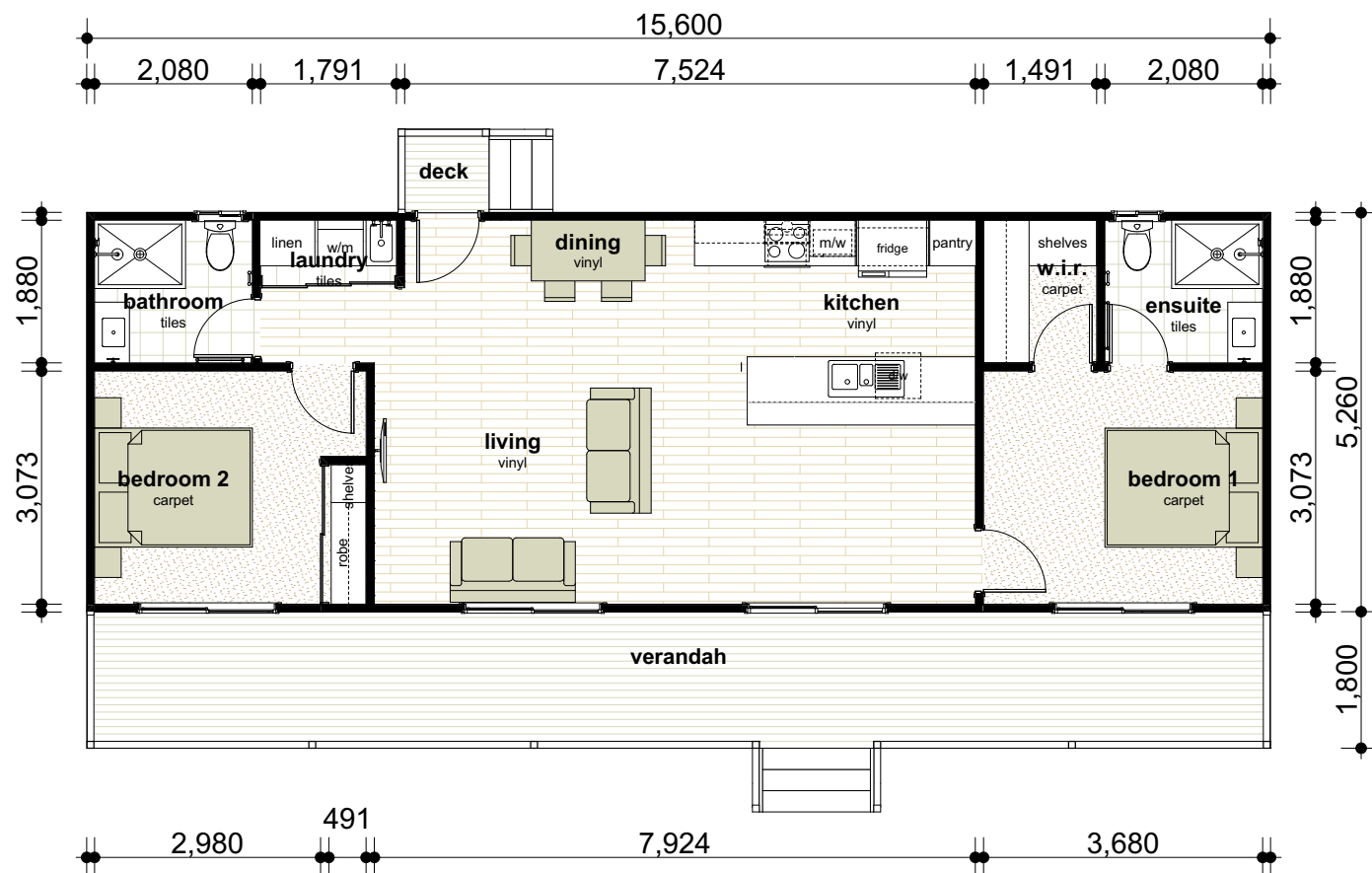
Floor Area:	71.5m ²
Verandah Area:	24.5m ²

For pricing visit our website and enter your postcode.



Blaxland

2  | 2  | 2 



Home Area

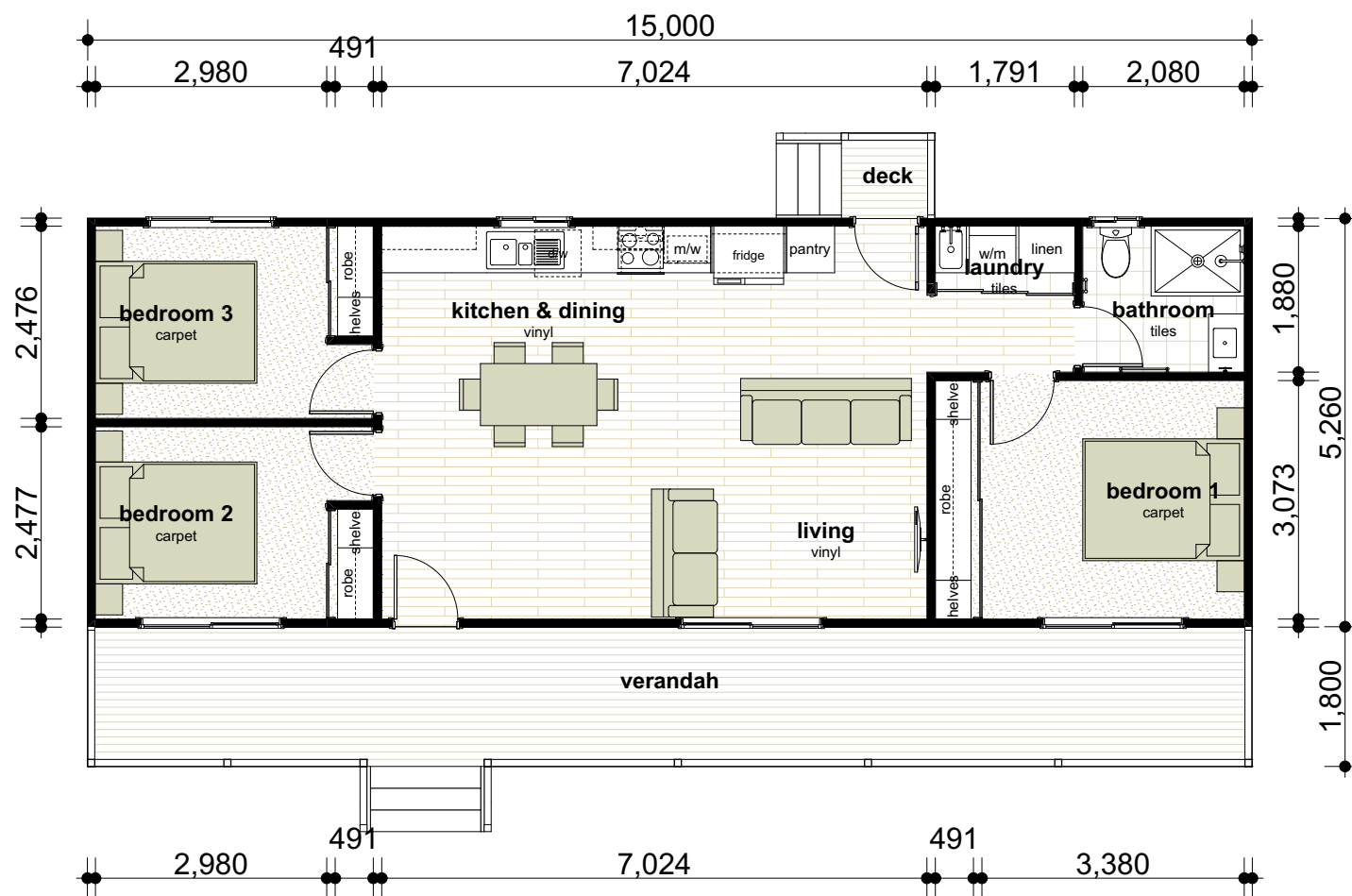
Floor Area:	82.7m ²
Verandah Area:	28.0m ²

For pricing visit our website and enter your postcode.



Brickfield

3  | 1  | 1 



Home Area

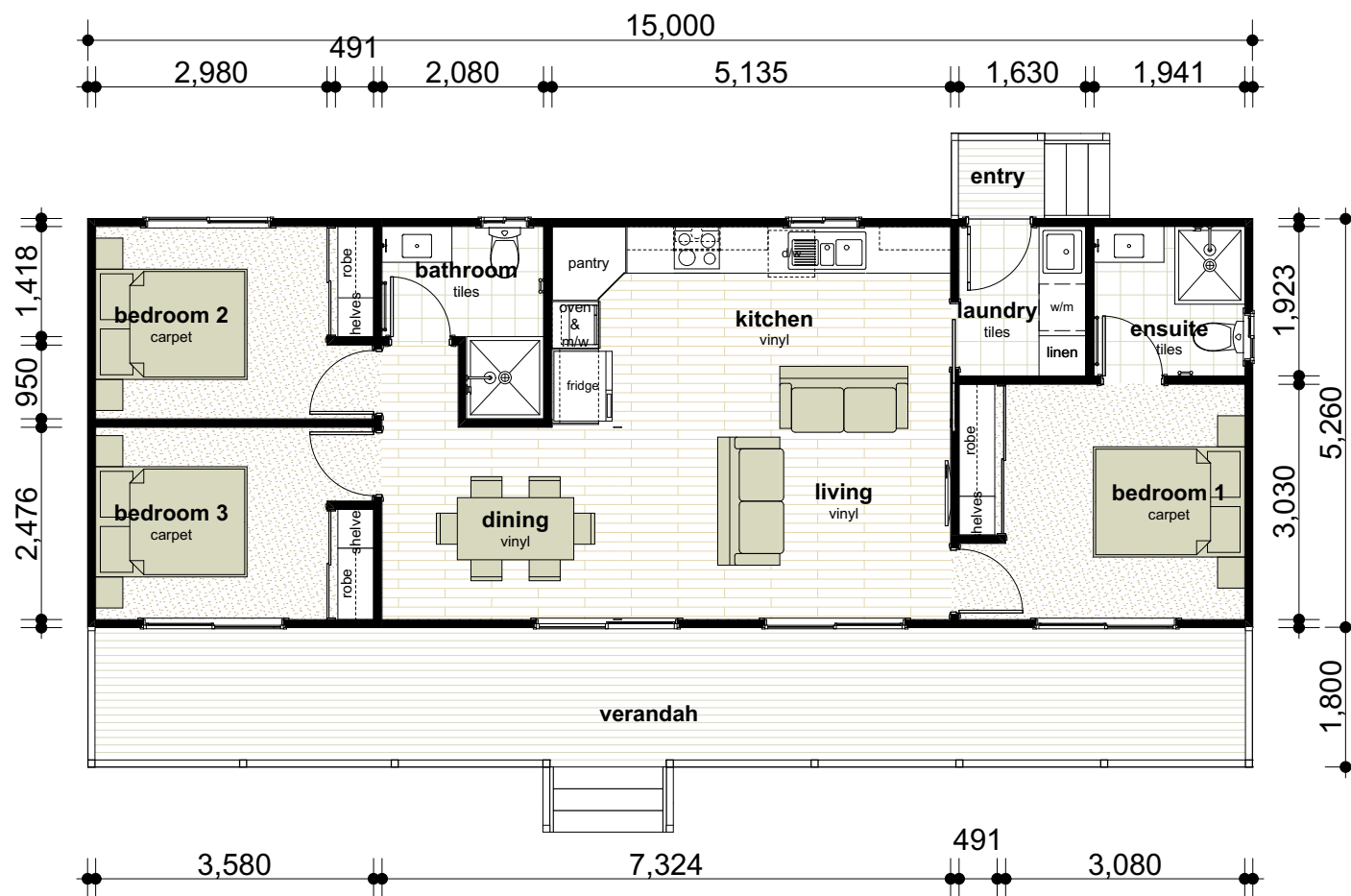
Floor Area:	79.5m ²
Verandah Area:	27.0m ²

For pricing visit our website and enter your postcode.



Booralong

3  | 2  | 2 



Home Area

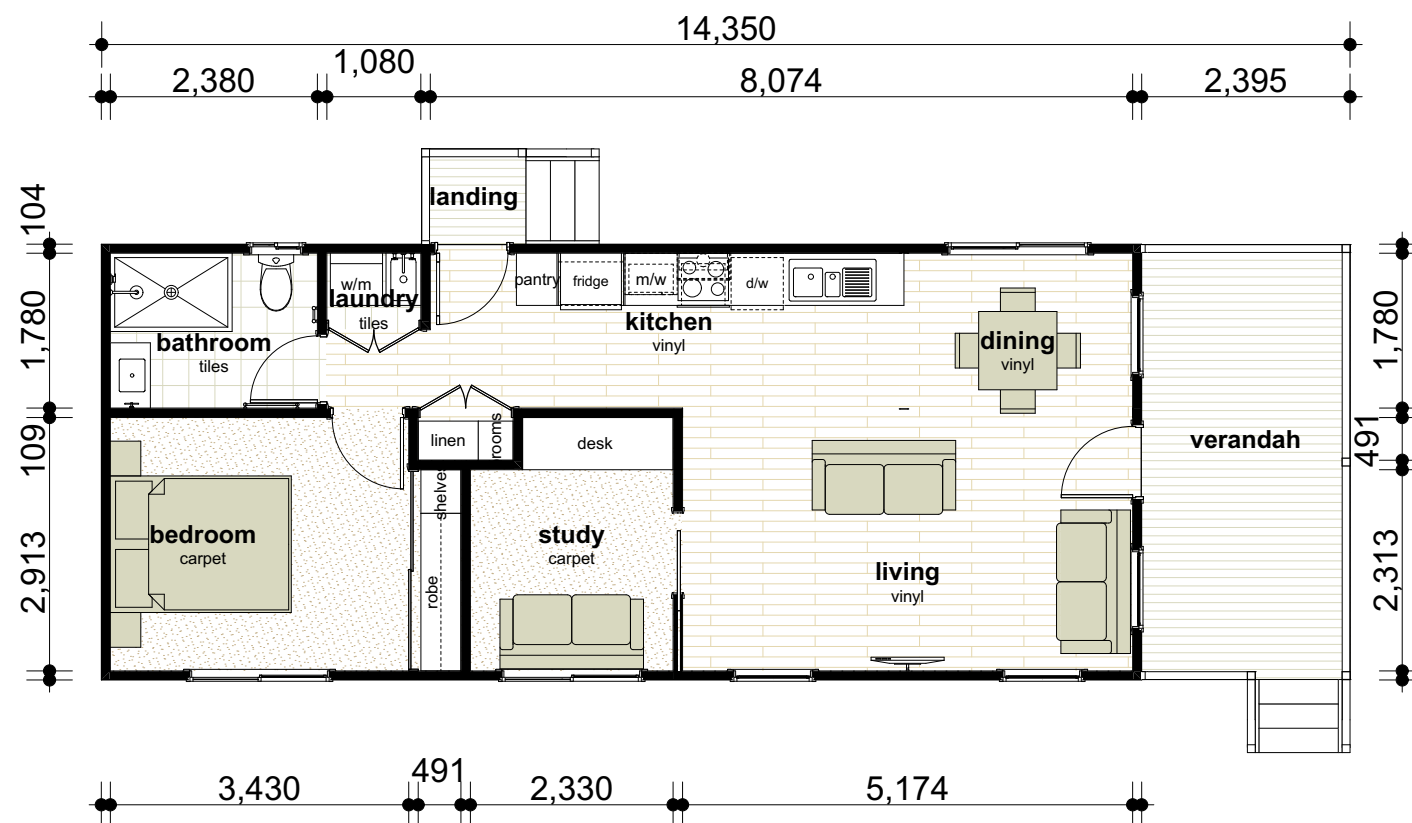
Floor Area:	79.5m ²
Verandah Area:	27.0m ²

For pricing visit our website and enter your postcode.



Castledoyle

1  | 1  | 1 



Home Area

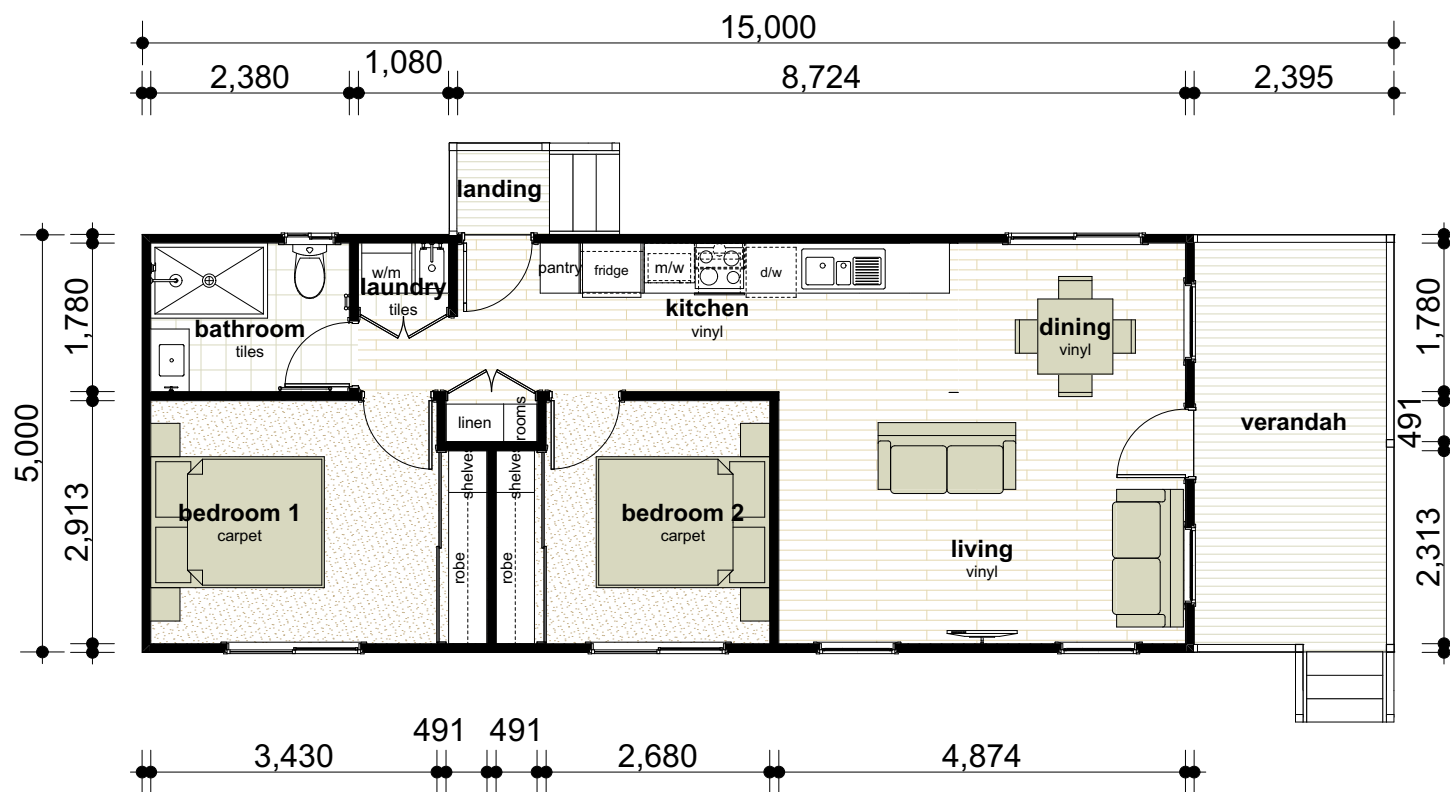
Floor Area:	59.7m ²
Verandah Area:	12.0m ²

For pricing visit our website and enter your postcode.



Claremont

2  | 1  | 1 



Home Area

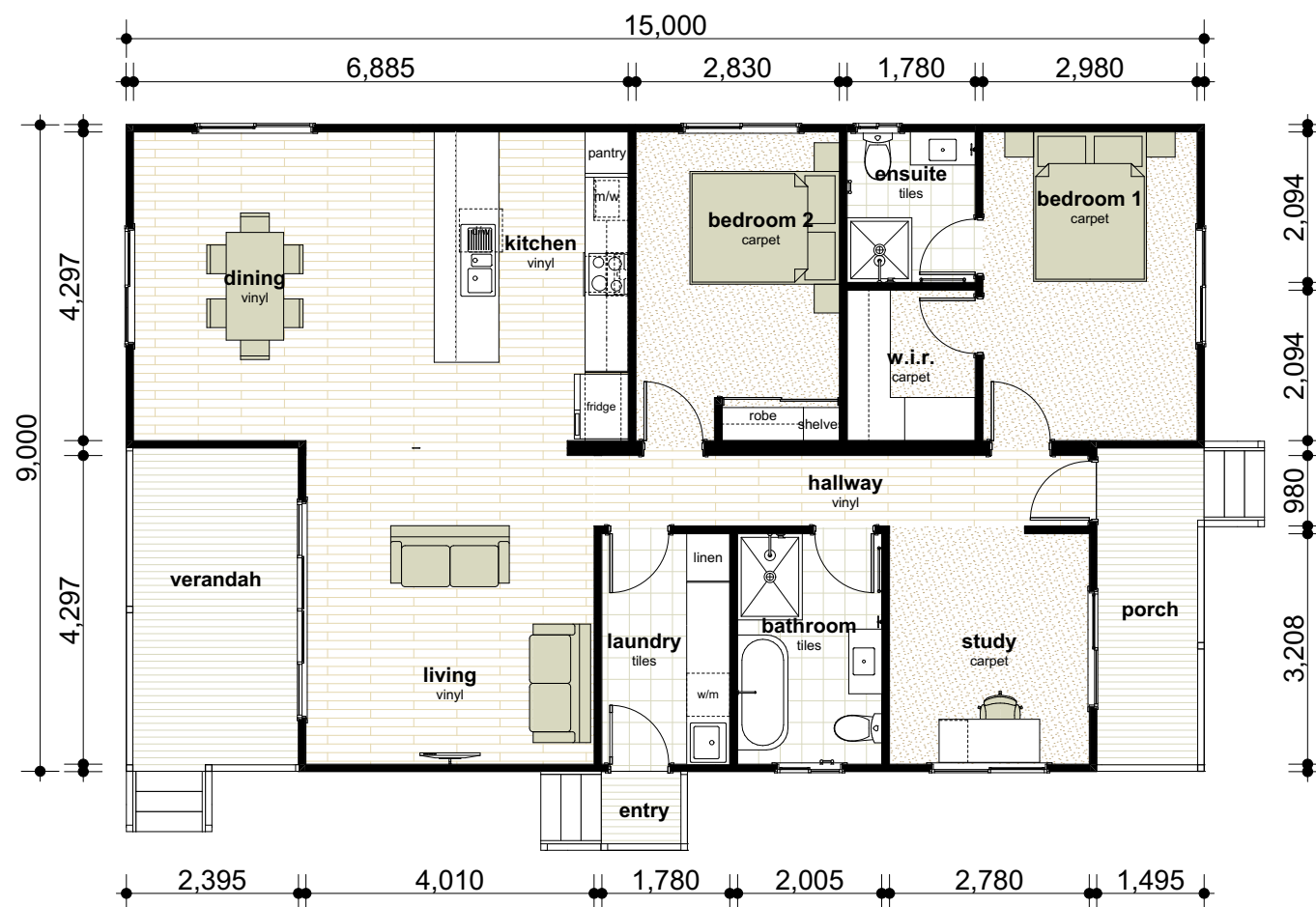
Floor Area:	63.0m ²
Verandah Area:	12.0m ²

For pricing visit our website and enter your postcode.



Elliott

2  | 2  | 2  | 1 



Home Area

Floor Area: 119.5m²

Verandah Area: 17.5m²

For pricing visit our website and enter your postcode.



Exmouth

3  | 2  | 2 



Home Area

Floor Area: 119.5m²

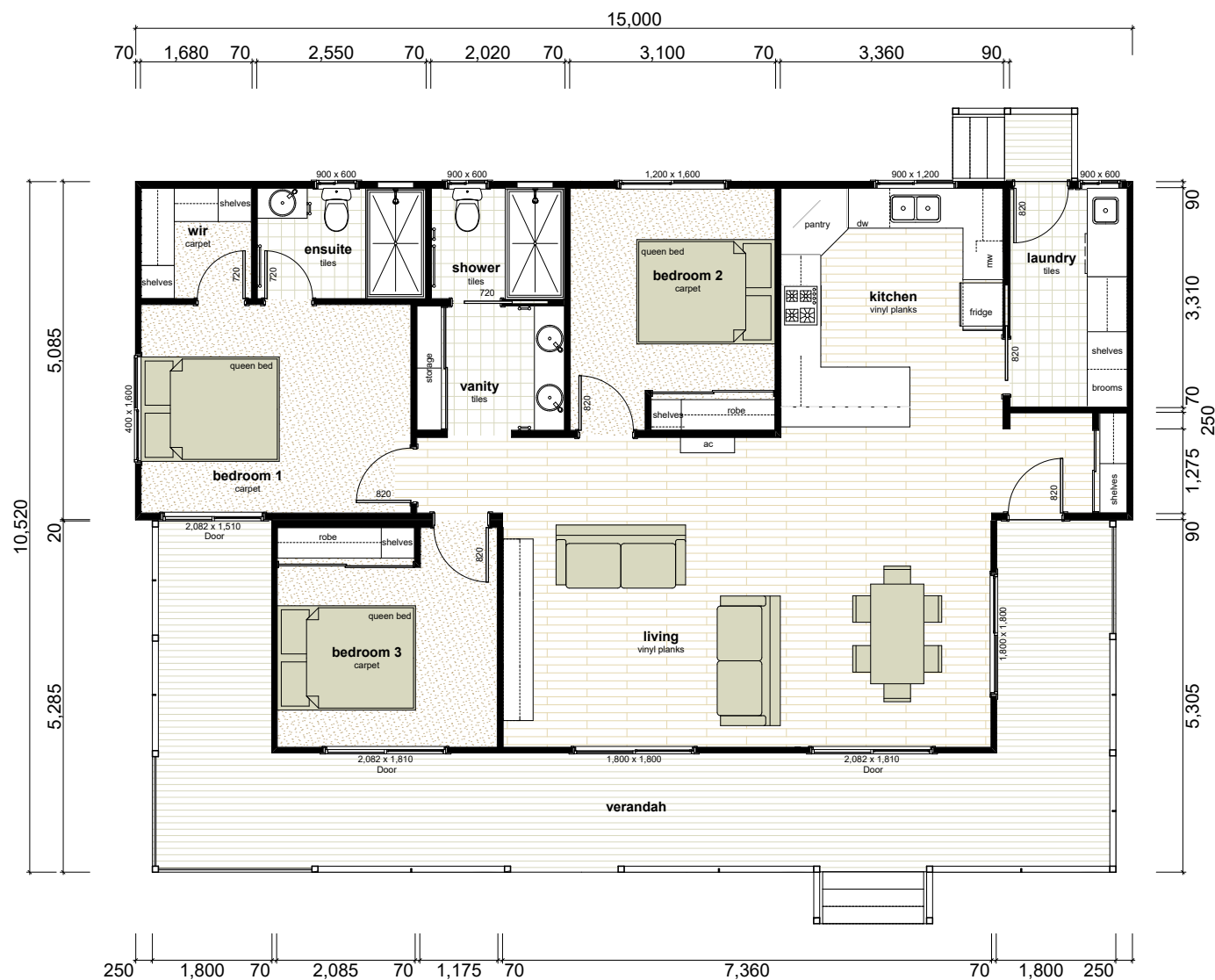
Verandah Area: 17.5m²

For pricing visit our website and enter your postcode.



Kurrajong

3  | 2  | 2 



Home Area

Floor Area:	115.7m ²
Verandah Area:	41.8m ²

For pricing visit our website and enter your postcode.



Soudan

4  | 2  | 2 



Home Area

Floor Area: 128.8m²

Verandah Area: 31.5m²

For pricing visit our website and enter your postcode.



Country



Wattle

4 | 2 | 2

Home Area

Floor Area: 169.6m²

Verandah Area: 24m²

For pricing visit our website and enter your postcode.



Recent Projects

Get some ideas from these recent projects.

With the experience of over 2500 modular dwellings, we sure have some examples we can show you. Use the following photos to give you some ideas of just what can be done in your new modular home.

Draw on our 23 years of experience in the industry to help your dream become reality.













What are people saying about Uniplan?

Don't just take our word for it.

See what others are saying about Uniplan. Building a new home is one of the biggest investments you will make in your life. You want to make sure you invest with a company that you like and trust.

At Uniplan we're passionate about doing the right thing for our clients. Sure, we're all human and make mistakes. In the building game it is how you handle such issues as they arise, so that we ensure at the end of the day we achieve happy, trusting clients.



Value for Money

“Uniplan is a company that I would highly recommend to anyone to use to build their home. My personal experience with Uniplan was excellent in a number of ways, and I also found them to be very good value for money.

I approached Uniplan early February 2016 with my council-approved plans. I met them a few days later in February, and then I actually moved into my home by mid-April 2016. This time frame in itself was unbelievable!

Every part of the process with Uniplan was so well managed by them, which made it all so pleasant for me! Nothing was a problem for them, and every detail of the build and delivery were checked with me. I knew at all times what was happening. I also found that every particular was thought of, and made allowance for.

Even though the staff members are extremely busy all of the time, I was never made to feel like I was a hassle or that I was getting in the way. All my queries were answered properly and promptly. This was something that I particularly valued.

All of the advice I was given was so helpful and practical. They ensured that the whole thing happened on the schedule that they originally promised to me, which, as we all know, rarely happens in house building!

The style of house that I have had built differs from Uniplan's usual housing orders (although they do already have very similar plans and can basically build whatever you'd like). Nevertheless, Uniplan still completely understood the look that I wanted for my home. I felt that this showed a flexibility in design and properly listening to and understanding their clients' requirements.

I absolutely love my home! Thank you to everyone at Uniplan.”

EMMA, WALCHA NSW



”

Letter of Appreciation

“As I sit to write this letter of appreciation to you I would like you to know that after 3 months people are still driving by looking, looking, looking. The other day whilst I was in the ANZ Bank a lady said “Oh you’re the lady who lives in the beautiful black house in McMahon St”.

So with that, I would like to not only thank you but the whole Uniplan Team for my amazing new home. From our very first meeting I knew I had made the right choice of companies. Everyone who has represented Uniplan have been delightful with absolutely nothing ever being a problem (only me, ha!) it must be said Glen has been exceptional, I don’t know of anyone who would down tools and shovel dirt with me as to get it passed through council. For that I am truly grateful.

Your after service care also stood out to me as again “nothing” was ever a problem. I can and will only speak highly of Uniplan & the team and recommend you to anyone wanting to build.”

SUZANNE, URALLA NSW

”

Just Fabulous

“Just wanted to let you know that yesterday was an amazing day. I have nothing but praise for the team. They were professional, punctual and had such a high work ethic, we were so impressed. They have such great skill and maneuvered the house into the marks dead plumb.

They stayed calm through any obstacle, never swore once, and had a great sense of humour. They made yesterday seem such a piece of cake when it could have been a nightmare.

Thank you for sending your A team, they were just fabulous.”

LYNDAL, SCONE NSW



”

Happy Customer

“Thank you all for professionalism in the quality of build and management of the process in purchasing our new home.

One of the strengths of your process is the flexibility that you provided to us in allowing changes to the floor plans of the home you provided. It was also greatly appreciated that you kept prices as low as possible and were open to discussions about the ultimate pricing.

I have no doubt that Uniplan with its approach to customers will be successful into the future and I thank everyone at Uniplan who participated in providing me with a good quality home.”

DEAN & CHRIS, HOWES VALLEY NSW

”

Exemplary

“They took care of our plan and we’re able to make changes easily which resolving the design to their needs but is still within our budget.

Our experience was just exemplary at all stages there was always a staff member there to answer our questions and make changes.

If there were any small problems, they were fixed quickly. We would recommend Uniplan to anyone. We are really proud of our home. We’ve already shown our home to potential client friends.”

TAMWORTH NSW

Standard Inclusions



External Inclusions

- Oiled merbau decking and hardwood stairs
- Painted treated pine subfloor skirting
- 22mm termite treated particle board flooring
- Wall insulation R2.0 batts and sarking
- Roof insulation 50mm blanket
- Instantaneous gas hot water system
- Stainless steel security doors
- Aluminium windows with colour matched flyscreens
- Colorbond corrugated roof with quad gutters
- Painted horizontal Weathertex exterior cladding (25 year manufacturers warranty)
- External distribution board
- Wire balustrade
- Lancet curved external lights



Internal Inclusions

- 10mm gyprock wall lining
- 55mm cornice
- Architrave – 67mm splayed
- Timber skirting – 67mm splayed
- Flat panel internal doors
- Internal & external stainless steel door levers
- Vertical or roller blinds throughout
- Vinyl flooring to living areas
- Nylon carpet to bedrooms
- Standard ceiling fan to living & Bed 1
- LED downlights throughout
- Provision for air conditioner
- TV point to living
- Flexiclad sliding robe doors
- Painted throughout

Standard Inclusions



Bathroom Inclusions

- Tiled shower and skirt tile
- Framed shower screen
- Framed mirror
- 2 pack painted gloss white vanity with acrylic top
- Down light over vanities
- Exhaust fan bathroom
- Bath if shown on plan
- Dual flush toilet
- Glass shower shelf
- Hand towel ring
- Toilet roll holder
- Wall mount shower head & mixer
- Exhaust fan to separate toilet



Kitchen Inclusions

- Laminate benchtop
- Melamine doors and panels
- 600 x 300mm white tiled splashback
- Single bowl sink with single drainer
- Gas or electric 4 burner cooktop
- Electric oven
- Fixed rangehood
- Choice of kitchen handles
- Chrome plated flick mixer

Laundry Inclusions

- Freestanding laundry trough (if drawn)
- 45L drop in tub, bench and cupboards (as per plan)
- 600 x 300mm tiled splashback to 600mm high

Frequently Asked Questions

What is included in your pricing?

A complete internal fit out of floor and wall coverings, painting, kitchen and bathroom, window coverings, delivery and installation. We really do make it easy for you. You're also welcome to discuss special requirements that you would like us to include. We can always customise, to your exact needs where we can.

Is there an extra charge if we don't go with your standard plans?

Definitely not. We're always customising for our clients. When we do a custom plan for you we use the same costing formulas to calculate the price – just as if it were a standard plan. We have designed our factory to allow us to customise everything for our clients within our building constraints. You're welcome to send us a 'mud map' of your own making.

How long will it take to build?

Each module only takes 21 days from starting to weld the steel chassis through to getting finished off with window coverings, cupboards and all. We can produce a fully completed module every single day! Pretty quick! You're welcome to inspect our factory and see just how it all comes together.

What is the lead time from order to delivery?

Lead time depends on our current work schedule and also how long it takes for your home to be approved through Council. Once we have the approval through Council your home is scheduled in as a job in the next available spot.

What needs to be completed after delivery?

After delivery to site our tradesmen will install your home on piers. Once this has been completed you will need to organise your plumber, electrician, and air conditioner installation (if required). Our team will then come back and complete any touch-ups required after transport. As part of your contract we will build verandahs, stairs or carports as required. Once all this has been taken care of you're ready to move in, subject to final council inspection.

What is the payment plan?

An initial investment is required to get started. Once all details have been confirmed, a 10% deposit will be taken. 40% at start of construction in our factory and 40% when ready for delivery. The final 10% is paid on completion of onsite works when you're happy with the job. We understand that different finance providers have different payment terms so we can modify these payments as needed, talk to us about your requirements.

Do you offer finance?

We don't offer finance but we can provide a list of lenders and mortgage brokers who understand our construction methods. Just ask our Sales Team for details.

What is the largest size you can deliver in one piece?

16m. Anything larger than this will get split into two or more pieces for delivery and then it gets joined up again on site.

Can Uniplan look after the council application process?

Yes. We have an experienced team that can manage this for you. We can lodge and manage the council application from start to finish. We will liaise with the council and provide you with updates throughout its progress. Council fees and charges are not included in our pricing, and these prices vary from council to council. Talk to a member of our Sales Team about the council process.

What is your warranty?

7 years structural warranty.

Why should we buy from you?

We offer a quick, cost effective, custom made, hassle free building experience. For the last 23 years we have been finding new ways to make the whole process as EASY as we can for you. From council applications to colour choices and architectural design to site works – we make it simple and hassle free.

What is the process in buying from you?

We have a simple 6 step process

1. Choose your floorplan design
2. Initial Investment of \$2,500 to get started
3. The contract stage and colour selection time
4. Council process
5. The construction stage
6. Moving into your new home

Is this a kit home?

NO – definitely not! A kit home means YOU have to construct it YOURSELF. Our homes come to site fully complete and ready to move in.

A modular home like ours gets completely built with all finishes and fittings prior to being delivered to your site. It is then installed within a couple of days. By contrast, a kit home is just all the materials you require to build a home. You have to then build it yourself from scratch. A kit home always sounds cheap compared to a modular home but there is a big difference between a fully completed home being installed on your site within a couple of days and a pile of building materials that will take you months to build. Let's just see, we make it easy.



What's Next?



Get in touch

We would be delighted to collaborate with you and exchange ideas for your upcoming project:

T: (02) 6773 8567 E: sales@uniplangroup.co



Visit our website

Head over to www.uniplangroup.com.au to check out our collection of floorplans. We can tailor any plan to meet your specific requirements.



Visit us

Contact us to make an appointment to come and see our display homes located at 53 Seaton Street, Armidale.



Follow us on social media

We'd be thrilled if you could follow us! We share useful tips, inspiring ideas, product updates, and most importantly, insights into our homes.

We're here to make it easy!





53 Seaton St
Armidale NSW 2350
(02) 6773 8567

sales@uniplangroup.co

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OCTOBER 2023