

Granny flats designed to add
value to your property.





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.

Granny Flats: A Versatile Solution

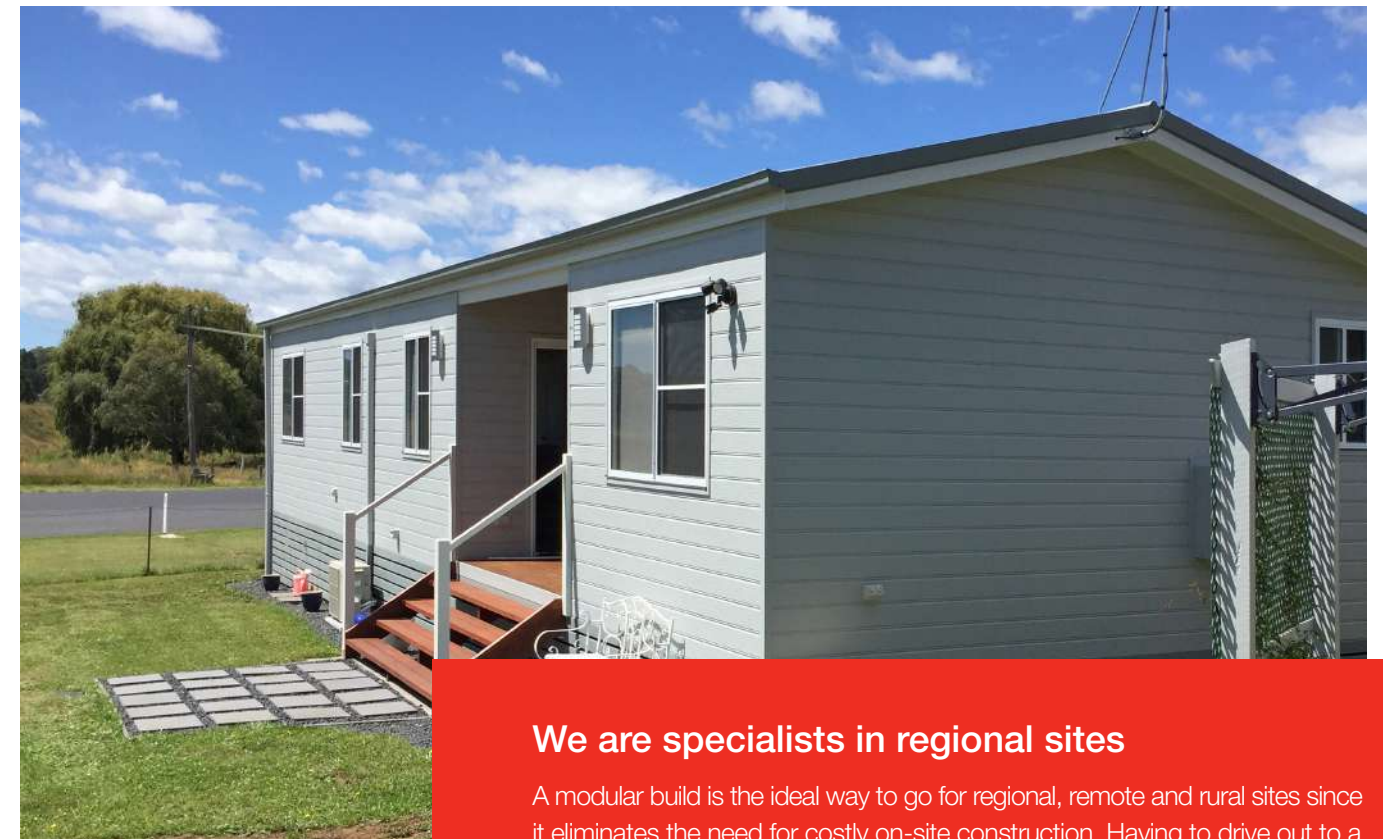
Unlock the potential of granny flats—a versatile solution that goes beyond traditional living spaces. Homeowners are increasingly turning to granny flats for various reasons, such as generating additional income through rental opportunities. These compact dwellings serve multiple purposes, providing separate accommodation for family members, creating a dedicated home office or studio and even offering short-term accommodation for travellers.

Beyond functionality, granny flats contribute to property value, making them an attractive investment choice. Whether it's downsizing, adapting to changing family needs, or expanding property value, granny flats offer a flexible and customisable living space.

Explore the diverse roles granny flats play, from facilitating aging in place to serving as an investment property, but keep in mind that regulations vary based on local zoning and building codes. Join the growing trend of unlocking the potential of granny flats for a modern, adaptable living experience.

We can deliver to almost any site in NSW.

- ✓ Additional Income
- ✓ Family Accommodation
- ✓ Home Office/Studio
- ✓ Property Value
- ✓ Downsizing
- ✓ Flexible Living Space
- ✓ Aging in Place
- ✓ Short-Term Accommodation
- ✓ Home Extension
- ✓ Investment Property



We are specialists in regional sites

A modular build is the ideal way to go for regional, remote and rural sites since it eliminates the need for costly on-site construction. Having to drive out to a regional site every day and incur extra expenses for every delivery is eliminated in factory building. We offer a more cost-effective solution with no compromise on quality and provide convenience and flexibility when it comes to delivery.



Why Choose Modular?

Construction in all weather conditions

It's impossible to control the weather. Even if your building project is small, you'll still face delays due to the weather. By using factory-built modular homes, most of the building process takes place within our factory's controlled environment. Consequently, we can accurately predict when your building will be completed with 100% accuracy.

The battle for tradespeople

It's a common sight to see no activity on a home building site, as tradespeople often wait for others to finish their work. For instance, the plumber may be waiting for the tiler, who's waiting on the painter and the builder might forget to inform the painter that the carpenter's job is done. There are many reasons, or excuses, for the lack of progress.

At our factory, we have control over the various trades because they're all our employed staff. By efficiently scheduling tasks to overlap, we're able to minimise the build time. This is why we're able to construct a 4 bedroom home, a cabin or granny flat in only 21 days. We handle all internal works and finishes before delivering the final product to your site.

Fixed price contracts

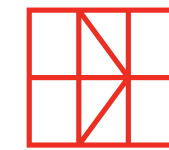
Builders may offer you a price, but how many loopholes are hidden in their contracts? Building on-site can lead to unexpected surprises, which means additional expenses. However, building within our factory eliminates many unknowns and enables us to offer you a fixed price contract without any ifs, ands, or buts.

The value of time

When considering the cost of construction, have you factored in the time-saving benefits of building with modular instead of on-site? Following council approval, an on-site builder may take 6-8 months to complete an average-sized home. However, a factory-built home could reduce this time by half to just 3-4 months from council approval. That's a time-saving of 3-4 months! What does this mean to you? Perhaps it's savings on rent or, if you're an investor, a quicker turnaround time to start earning returns on your investment.

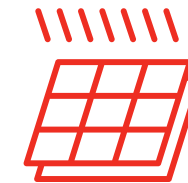
A Greener Building Choice

Are you aware that modular building is the most eco-friendly method of construction? Modular building has an 80% reduction in waste compared to traditional building methods, resulting in less site disturbance and zero emissions during construction. Uniplan ensures that all their builds are planned and designed with the environment in mind.



Steel framing

We use steel framing which eliminates worries about structural damage caused by insects, water, fire or transportation. Steel is an eco-friendly choice as it is fully recyclable and has an infinite lifespan, making it the most recycled material globally.



Solar access and orientation

This simple yet often overlooked aspect makes a huge difference to heating, cooling and user comfort. By strategically aligning new buildings to optimise solar advantages, the need for winter heating and summer cooling is reduced. Every site is unique, that's why we carefully tailor designs to your location.



Energy efficiency

With energy costs continually on the rise, minimising consumption is an effective approach to significantly decreasing operating expenses. The latest advancements in LED lighting present reasonably-priced options that decrease power usage by up to 90%, making them an excellent alternative.



Water conservation

Implementing water-saving tapware is essential in reducing water consumption. Many tapware manufacturers offer water-saving showerheads that not only provide a superior shower experience but also consume less water. Remember – every drop counts.



Insulation

Investing in better insulation is a wise decision that will yield long-term benefits including significantly reducing heating and cooling costs. To ensure effective insulation, it is essential to safeguard the entire building envelope, which encompasses the walls, roof, floor and windows.

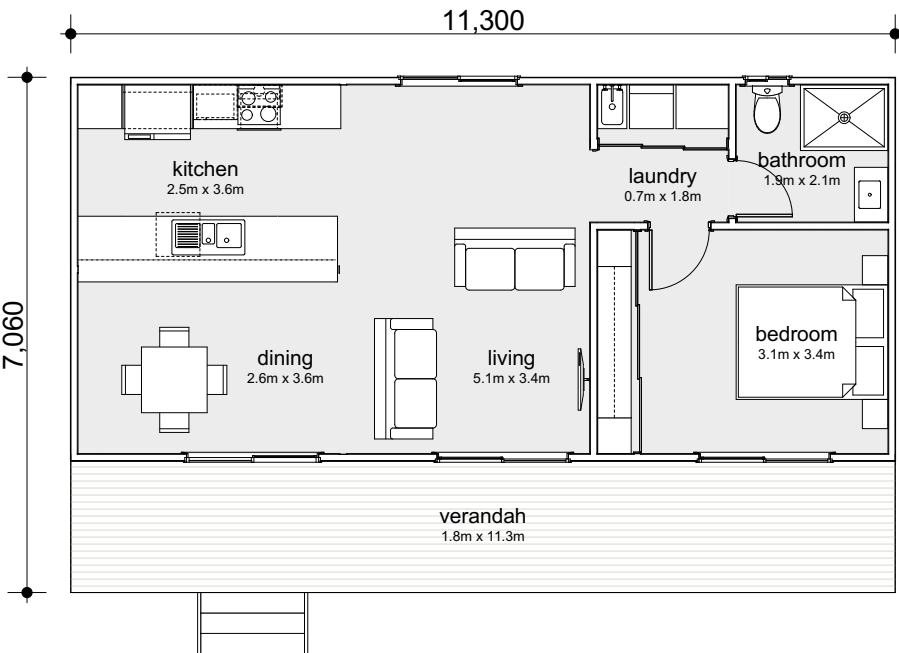


Waste reduction

We actively promote LEAN construction methods to dramatically minimise waste. By utilising efficient procurement of materials and highly efficient production practices we can significantly reduce the amount of waste going to landfill and pass on the cost savings to our customers.

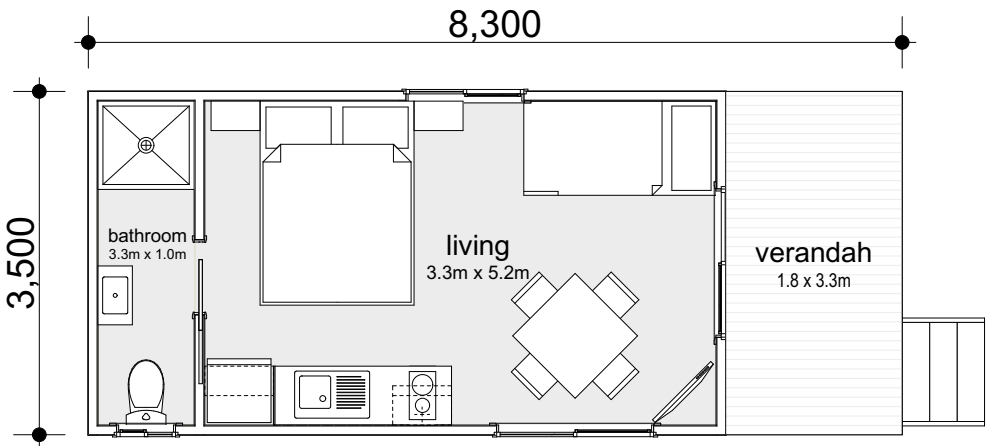
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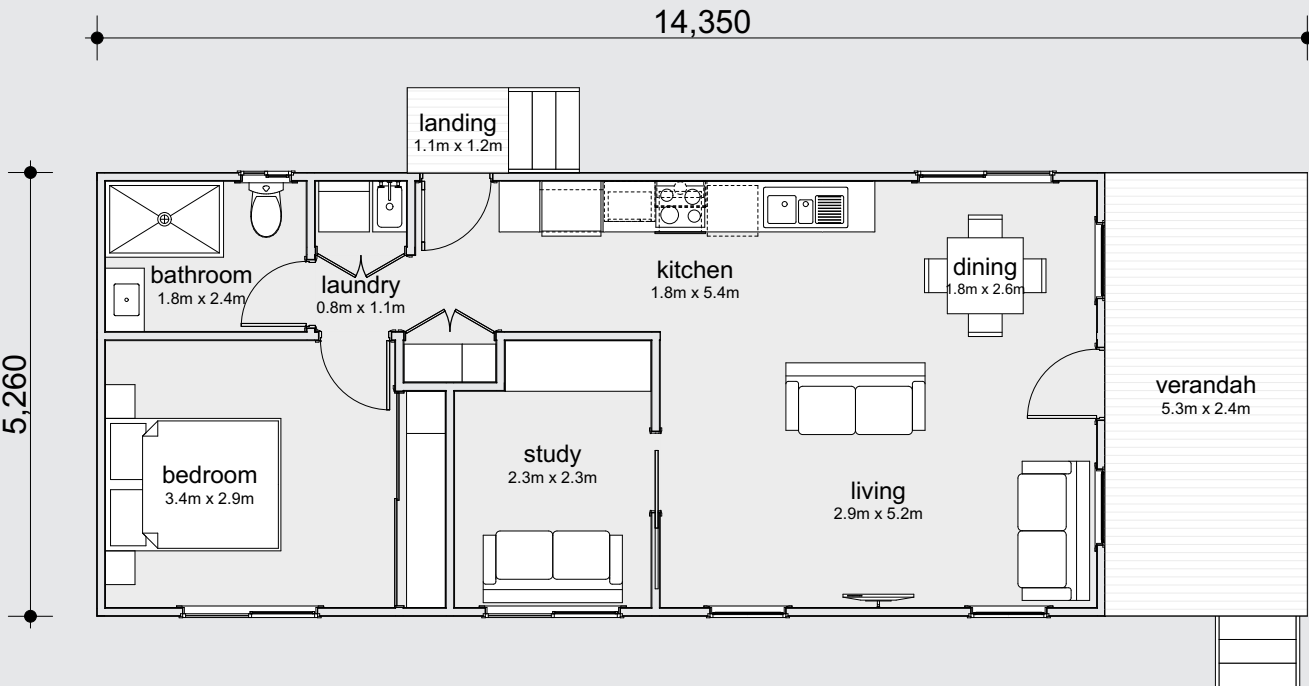
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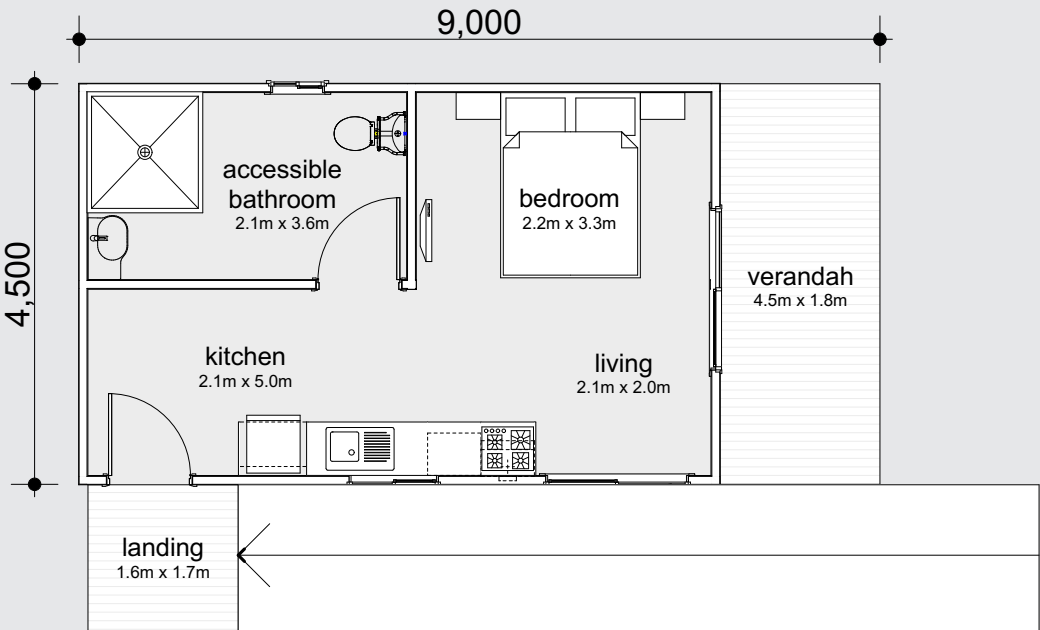
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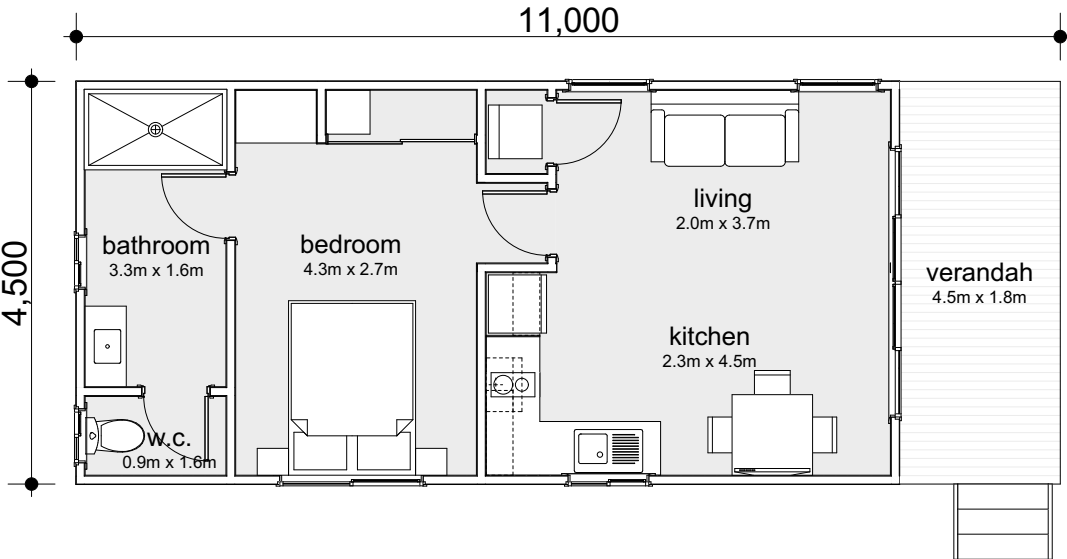
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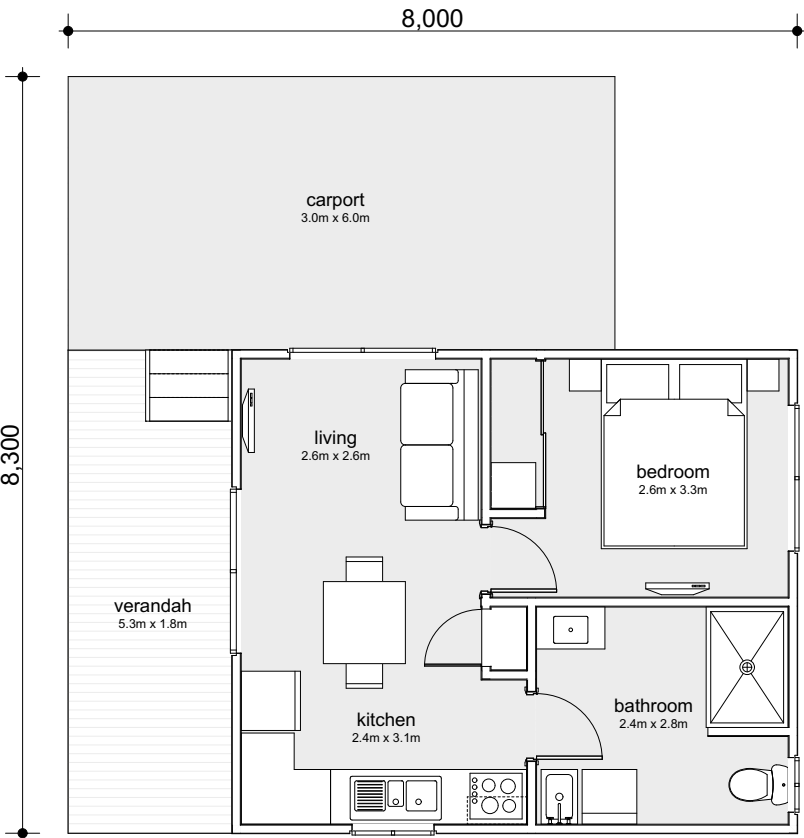
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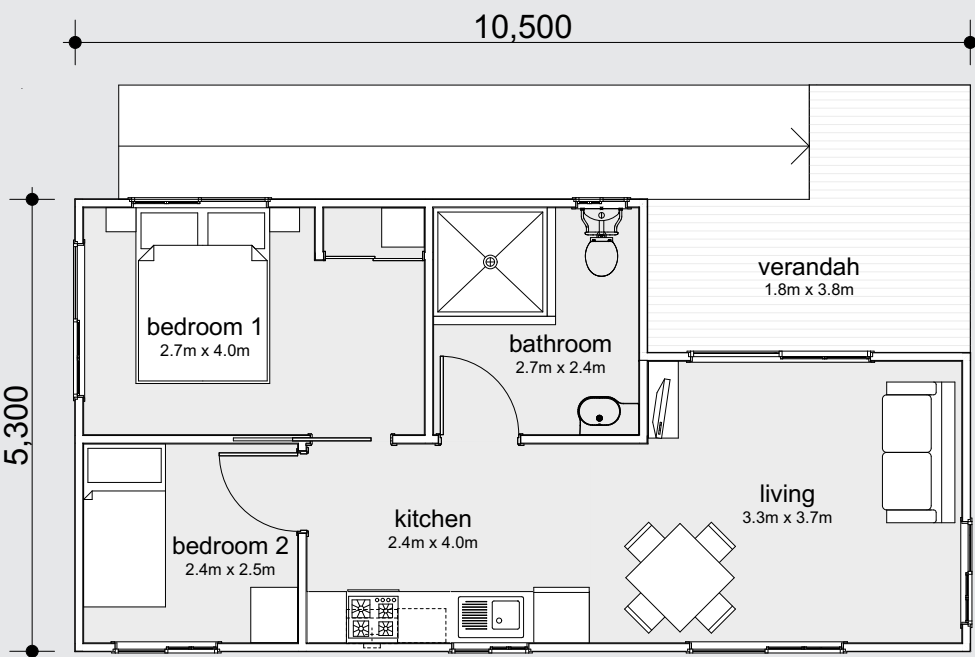
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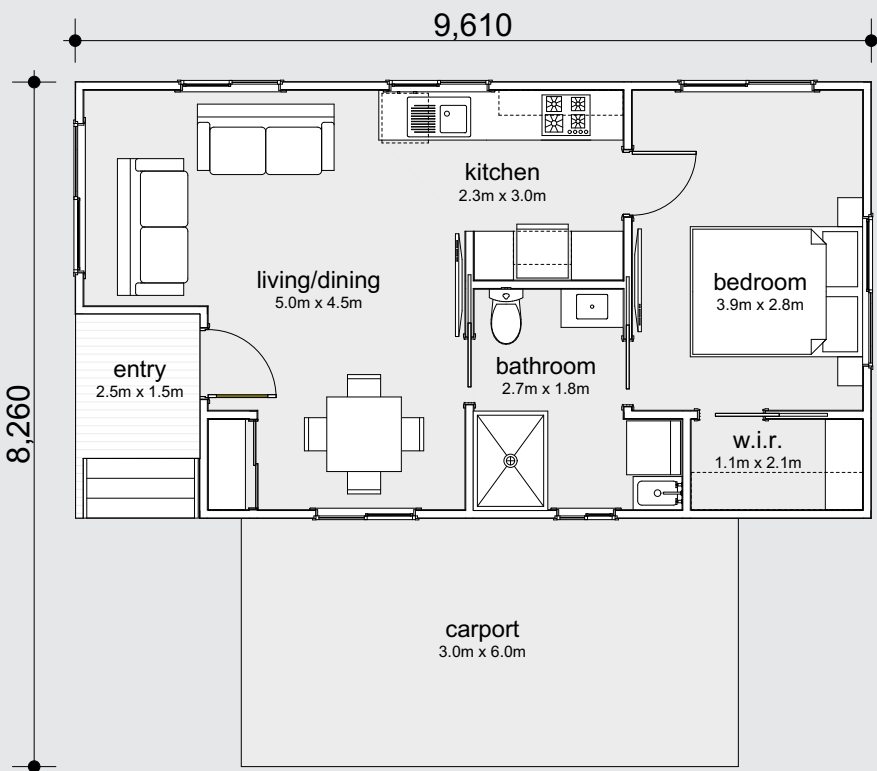
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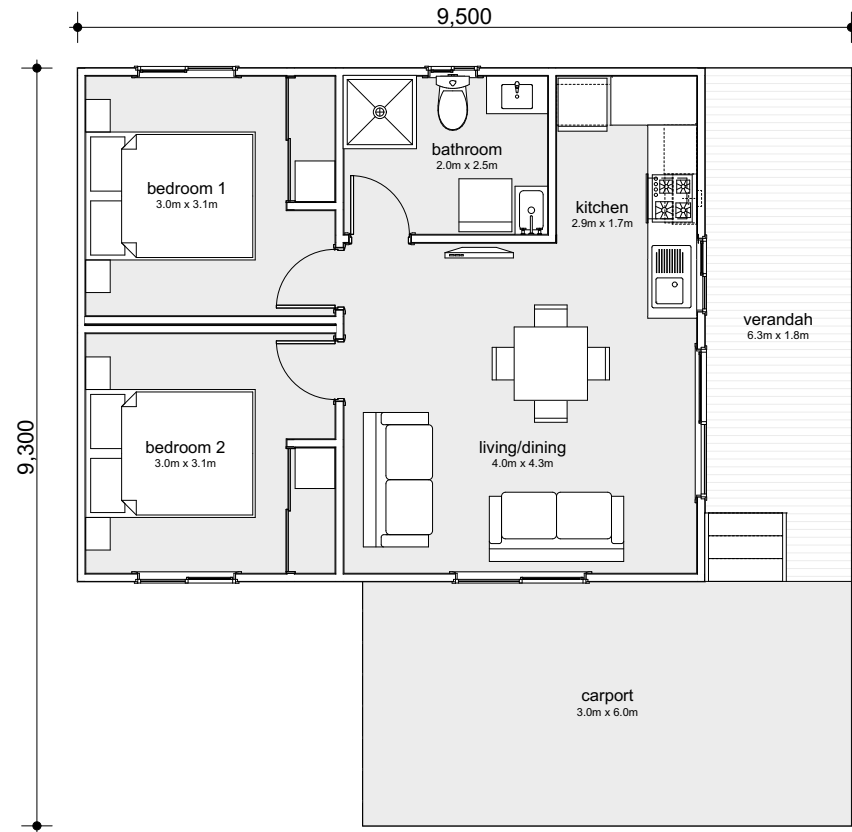
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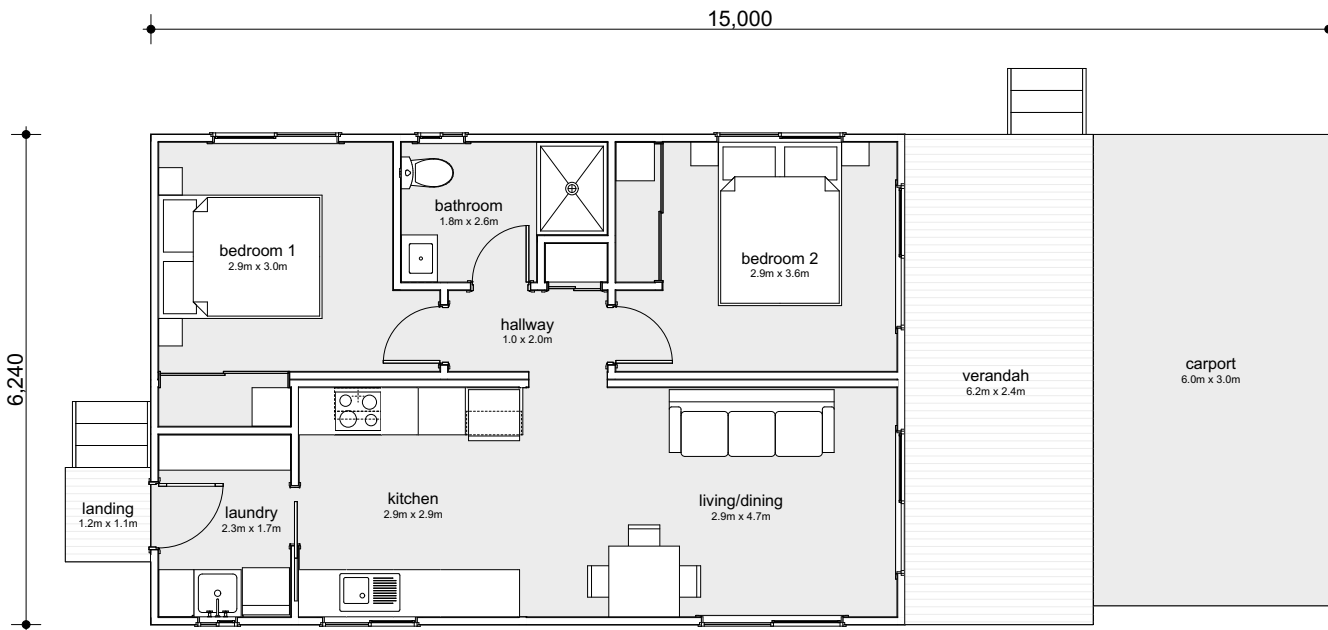
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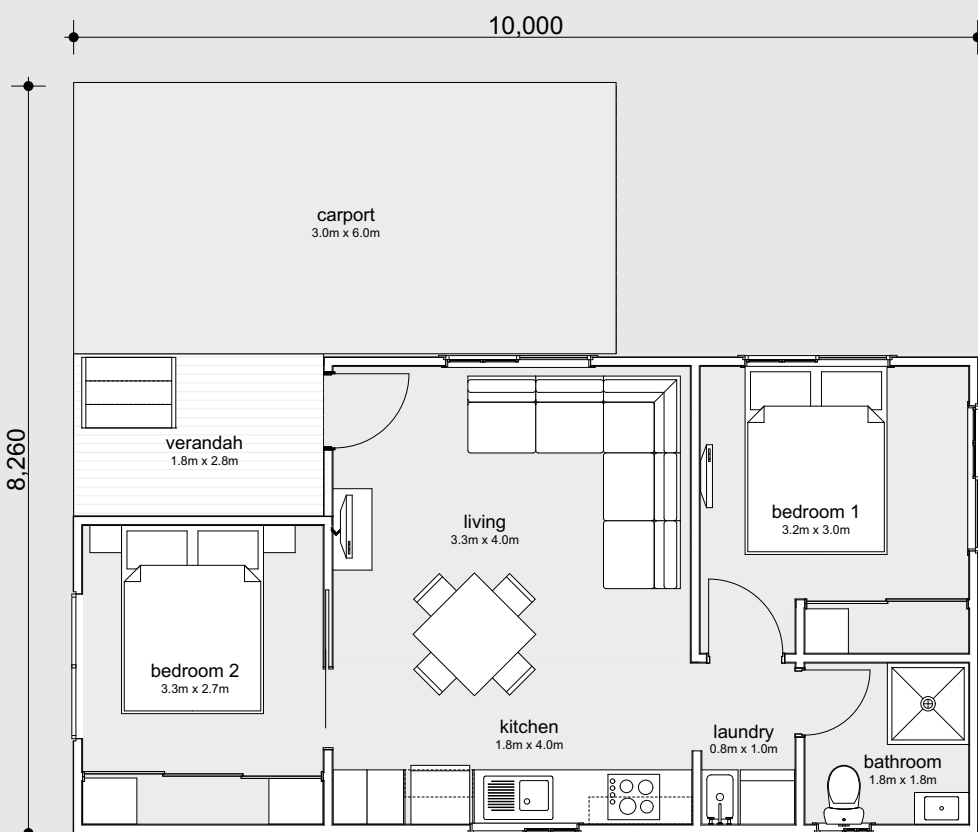
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LV2D

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Standard Inclusions

External

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

Internal

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

Bathroom

Tiled shower and skirt tile
Framed shower screen
Framed mirror
2 pack painted gloss white vanity with acrylic top
Downlight over vanities
Exhaust fan bathroom
Bath if shown on plan

Kitchen

Laminate benchtop
Melamine doors and panels
600 x 300mm white tiled splashback
Single bowl sink with single drainer
Gas or electric 4 burner cooktop

Laundry

Freestanding laundry trough (if drawn)
45L drop in tub, bench and cupboards (as per plan)

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

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

Dual flush toilet
Glass shower shelf
Hand towel ring
Toilet roll holder
Wall mount shower head & mixer
Exhaust fan to separate toilet

Electric oven
Fixed rangehood
Choice of kitchen handles
Chrome plated flick mixer

600 x 300mm tiled splashback to 600mm high
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Recent Project - Corindi Beach NSW



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!



UNIPLAN

MODULAR - THE SMARTER WAY TO BUILD

GROUP

53 Seaton St, Armidale NSW 2350 | (02) 6773 8567 | sales@uniplangroup.com.au
www.uniplangroup.com.au