

Residential Floorplans





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.



25 years of experience

With 25 years experience and a team of over 100 hard workers, we have what it takes to get the job done.

Contents

Why choose modular	04
A home you'll love	05
Our people	06
Your journey with Uniplan	08
Frequently asked questions	09
Built to last	10
Delivery and installation	12
A greener building choice	13
Granny flats	14
Residential homes	18
Standard inclusions	38
Recent projects	39
Testimonials	41
What's next	42



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 home you'll love, built by a team you can trust.

Designing and building a new home is an exciting journey. The process of creating your dream home can be overwhelming, but with the right team of professionals, it can also be a rewarding experience.

At Uniplan, we take pride in our ability to create beautiful homes that are fast and affordable to build. Each home is built in our factory, ensuring strict quality control and outstanding attention to detail.

Imagine walking into a new home built to your own needs, style and layout. Every detail of the house tailored to your preferences, from the colour of the walls to the type of flooring. It's an opportunity to create a living space that is uniquely yours.

With 25 years of experience in the building industry, our accomplished team are on hand to help you every step of the way. We offer a range of designs that can be customised to suit your individual needs and give you the ability to have as much or as little input as you wish.

We can deliver to almost any site in NSW.



Selections Guide

Our Selections Guide is the perfect place to start when it comes to customising your interior and exterior spaces. We offer a wide range of colours and finishes that cater to different preferences and styles.

Our people

Our experienced team is committed to bringing your project to life, working together seamlessly from conception to final handover. To ensure no details are overlooked, each team member specialises in a specific area of expertise. Throughout your project, you will collaborate closely with many of us. We are excited to have the opportunity to work with you and look forward to getting to know you better!



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Our Mission

Be a role model in our field of expertise, provide for the local community, elevate our employees and create lasting relationships in a hardworking, family spirit of the highest ethics.

Your journey with Uniplan

- 1 Discovery session
- 2 Draft concept & quote
- 3 Sign letter of intent (LOI)
- 4 Detailed design & approvals
- 5 Sign contract
- 6 Factory construction
- 7 Delivery & installation
- 8 Site works
- 9 Final handover



Frequently asked questions

Here's a list of our frequently asked questions. If your question isn't there, feel free to call our team.

What is included in your pricing?

We can do anything from delivery and installation through to a turn-key solution. We make it easy for you. All homes, once completed, are delivered to site and installed. They come with a standard internal fit-out that includes a bathroom, a kitchen, floor, wall and window coverings, and painting. And bedrooms, of course. You're also welcome to discuss particular requirements you'd like us to include.

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

Definitely not; it's very rare that we build a standard plan, as we're always customising for our clients. We have designed our factory to allow us to customise homes efficiently. They can be built to your design or to the plan we have devised just for you. Either way, the same costing formulas are used to calculate the final price.

What is the payment plan?

We ask for a 10% deposit, 40% at the factory lock-up stage and 40% when your home is ready for delivery. The final 10% is paid on completion of on-site work when you're happy with the job.

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 staff for details.

Do you look after the council process?

Yes, the council process is handled as part of our Detailed Design & Approvals process. Once LOI is signed and the fee is paid, our experienced team will lodge your application with the council, complete with drawings and forms, and then manage it from start to finish. You'll be kept informed throughout the process. Please note that council fees are not included in our costs as these vary from one local government area to another.

What is your warranty?

We provide a six-year structural warranty including a 1-year maintenance period.

Why should we buy from you?

We offer a quick, cost-effective building experience. For the last 25 years, we've been finding new ways to make the process as easy as possible. From council applications to colour choices and site works, we've made choosing your home a hassle-free experience.

How do they get installed on-site?

Your home is installed using concrete piers and steel piers with concrete block footing and tie down chains, all of which are included in our price. We always obtain a soil report to ensure that footings are designed for your soil type.

How long will it take to build?

Schedule permitting, a single module can be built in as little as 21 days, thanks to the production line process employed at our factory. Ask us about a factory tour to see how it's all done.

What is the lead time from order to delivery?

Lead times are determined by our work schedule and the length of your council's approval process. Once these are aligned, delivery takes 8 to 16 weeks.

What needs to be done after delivery?

After delivery to site, our tradespeople will install piers and complete any touch-ups required after transport. We will build verandahs, stairs or carports as per your contract. Depending on the scope of works we have agreed on, you may need to arrange for the connection of services and once your plumber and electrician have finished, you can move in!





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



Delivery and installation

With our experienced team and specialised wide-load trucks, we can access almost any site — no matter how difficult it may seem. It's something only professionals with years of experience can do!

We fit special wheels under the building in order to remove it from the truck and wheel it into position and if your site is sloping or has difficult access, we may need to use a crane. Along with the delivery, we also arrange the concrete footing, piers and tie-downs for added security.

We understand that not every delivery is a walk in the park. Flood zones, difficult access, sloping sites, elevated piers, we've done them all.

Talk to us today.

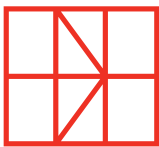


We are specialists in regional sites

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.

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 our builds are planned and designed with the environment in mind.



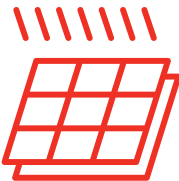
Steel framing

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.



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.



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.



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.



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.



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.

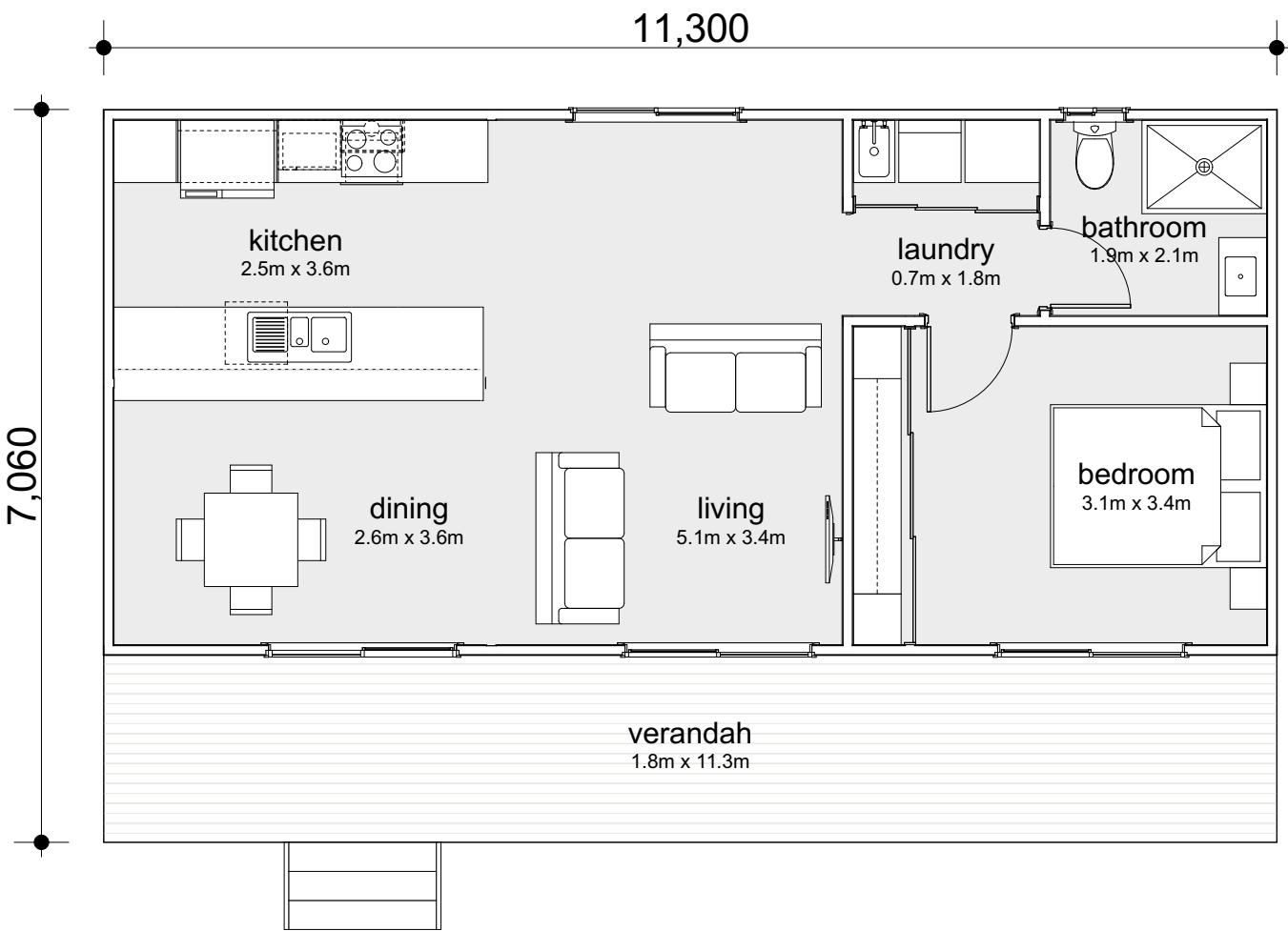
GRANNY FLATS

Abbott

1  | 1  | 1 

This cosy retreat offers exceptional comfort. With one bedroom, open-plan living and a spacious deck, it's the perfect choice for a granny flat.

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



For pricing visit our website and enter your postcode. Pricing is based on Classic Facade and Standard Inclusions.



Classic Facade



Coastal Facade



Country Facade



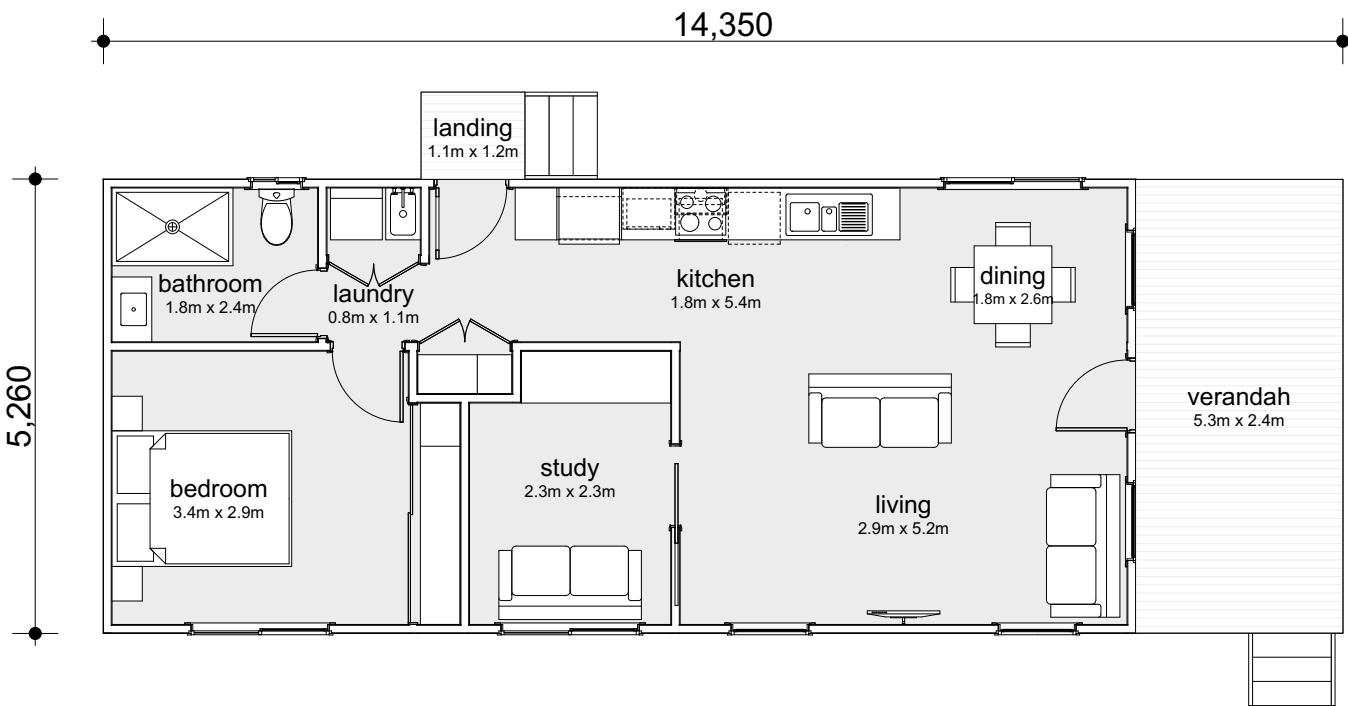
Contemporary Facade

Castledoyle

1 | 1 | 1 | 1

This modern and stylish home features a sleek one-bedroom design with study. A versatile layout and contemporary living space make it an excellent choice for a teenager retreat or student accommodation.

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



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Country Facade



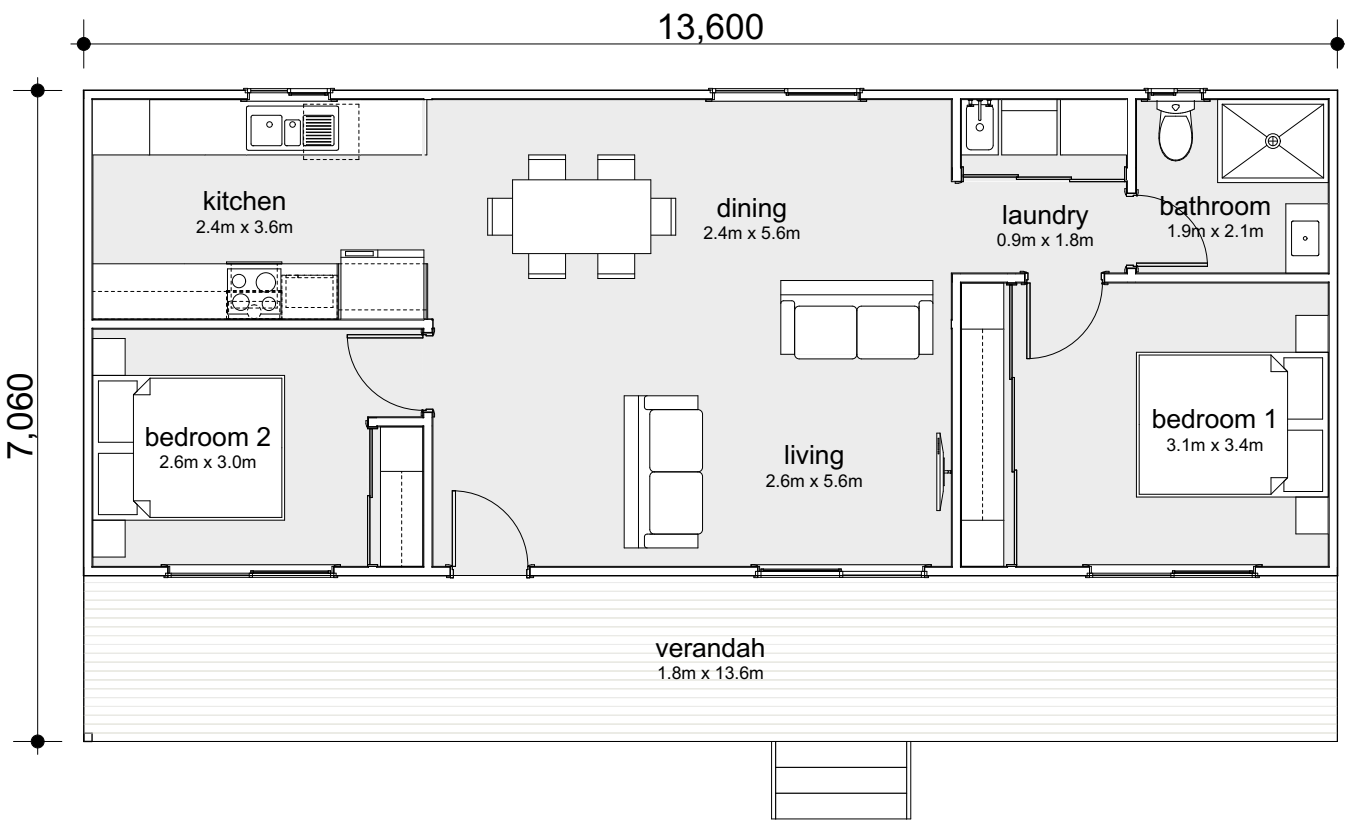
Contemporary Facade

Arundel

2  | 1  | 1 

One of our newest designs, Arundel, features a galley kitchen with ample space for culinary adventures. This functional two-bedroom home offers generous room for downsizers, striking the perfect balance between practicality and comfort.

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



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Classic Facade



Coastal Facade



Country Facade



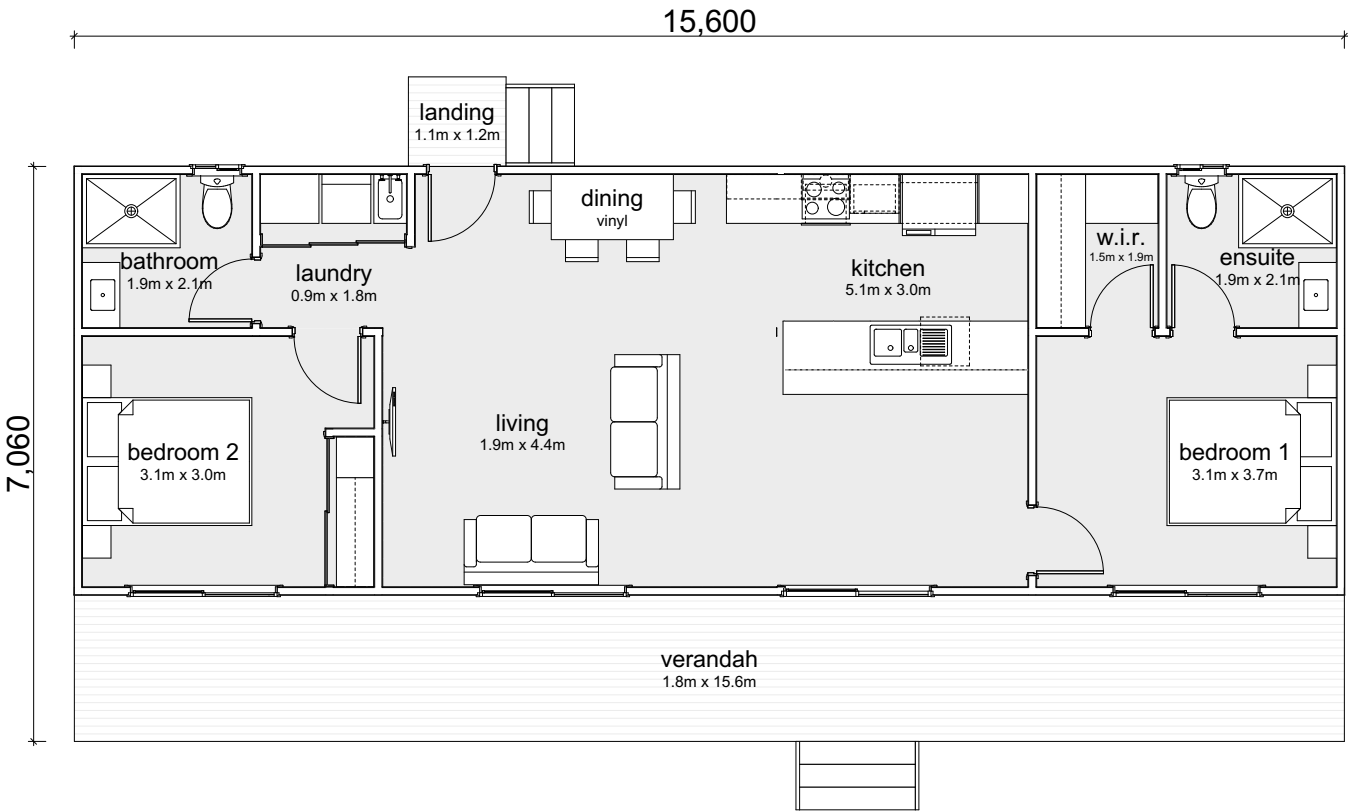
Contemporary Facade

Blaxland

2 | 2 | 2

Entertain friends inside and out with this spacious two-bedroom home. With open-plan living, a large front deck, an ensuite and a walk-in-robe, the Blaxland mixes clever functionality with impeccable style.

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



For pricing visit our website and enter your postcode. Pricing is based on Classic Facade and Standard Inclusions.

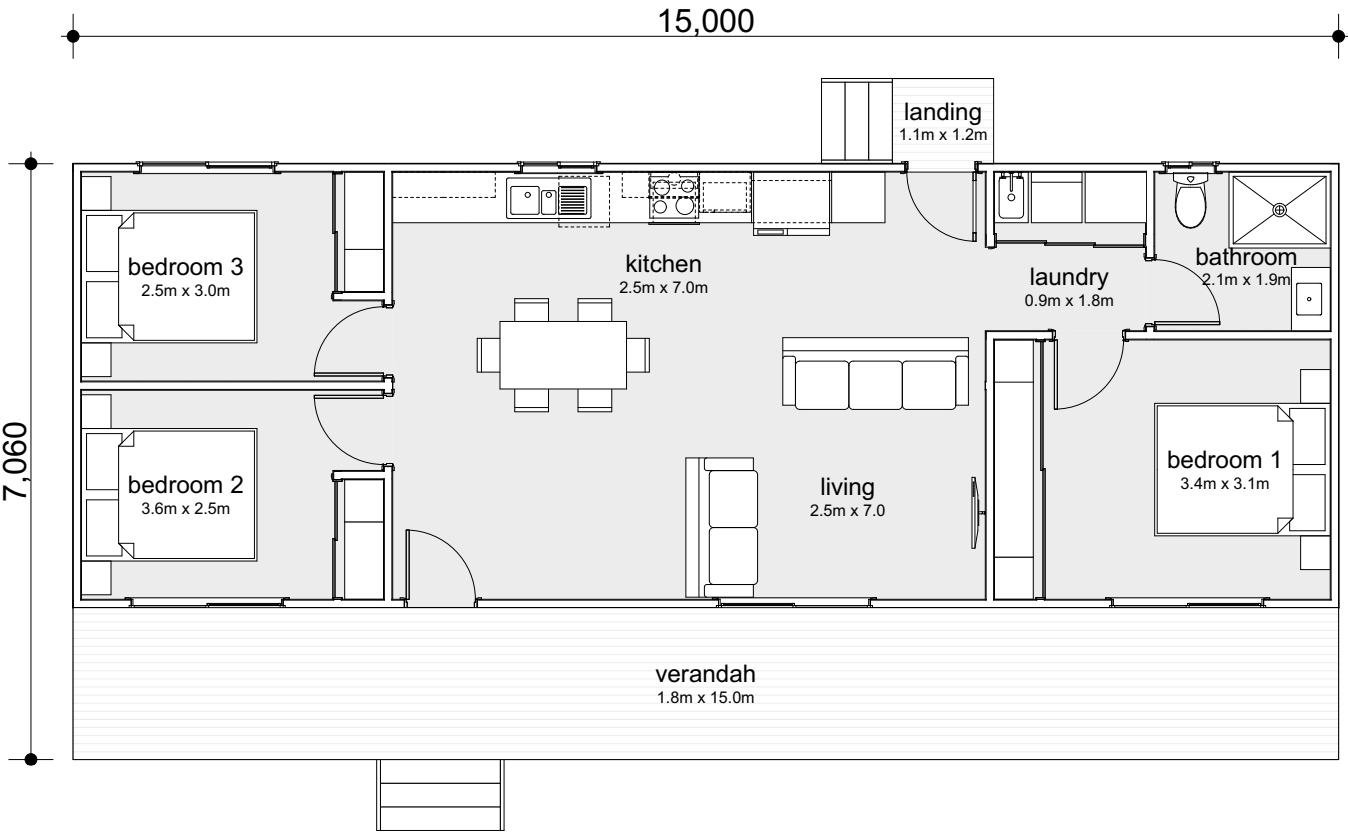


Brickfield

3 | 1 | 1

With three bedrooms, open-plan living and a galley kitchen, there’s room for a family to spread out in comfort. A large front deck provides the perfect setting to enjoy the morning sun or night skies.

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



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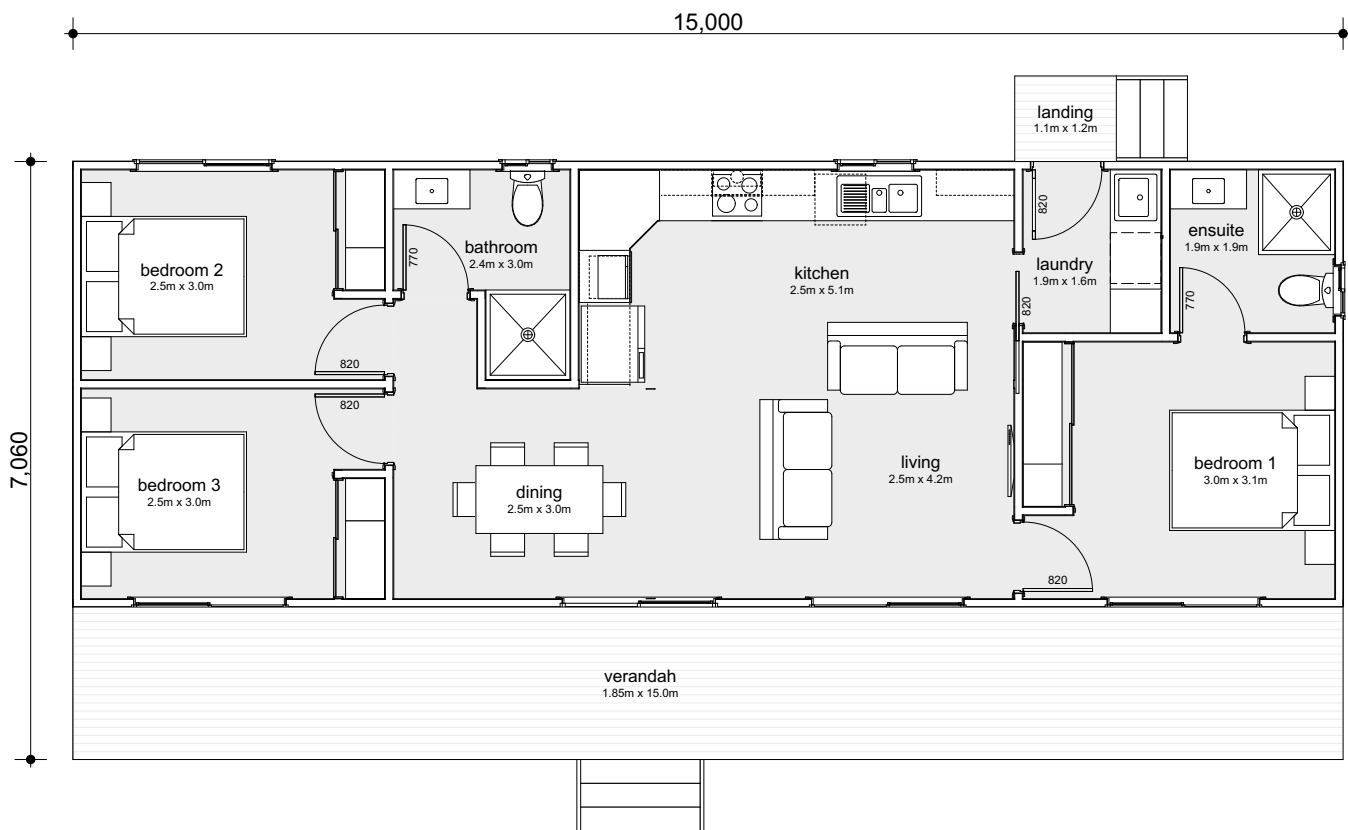


Booralong

3 | 2 | 2

Booralong is perfect for first home buyers, young couples and small families, offering a comfortable living space, two bathrooms and an inviting open-plan layout.

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



For pricing visit our website and enter your postcode. Pricing is based on Classic Facade and Standard Inclusions.



Classic Facade



Coastal Facade



Country Facade



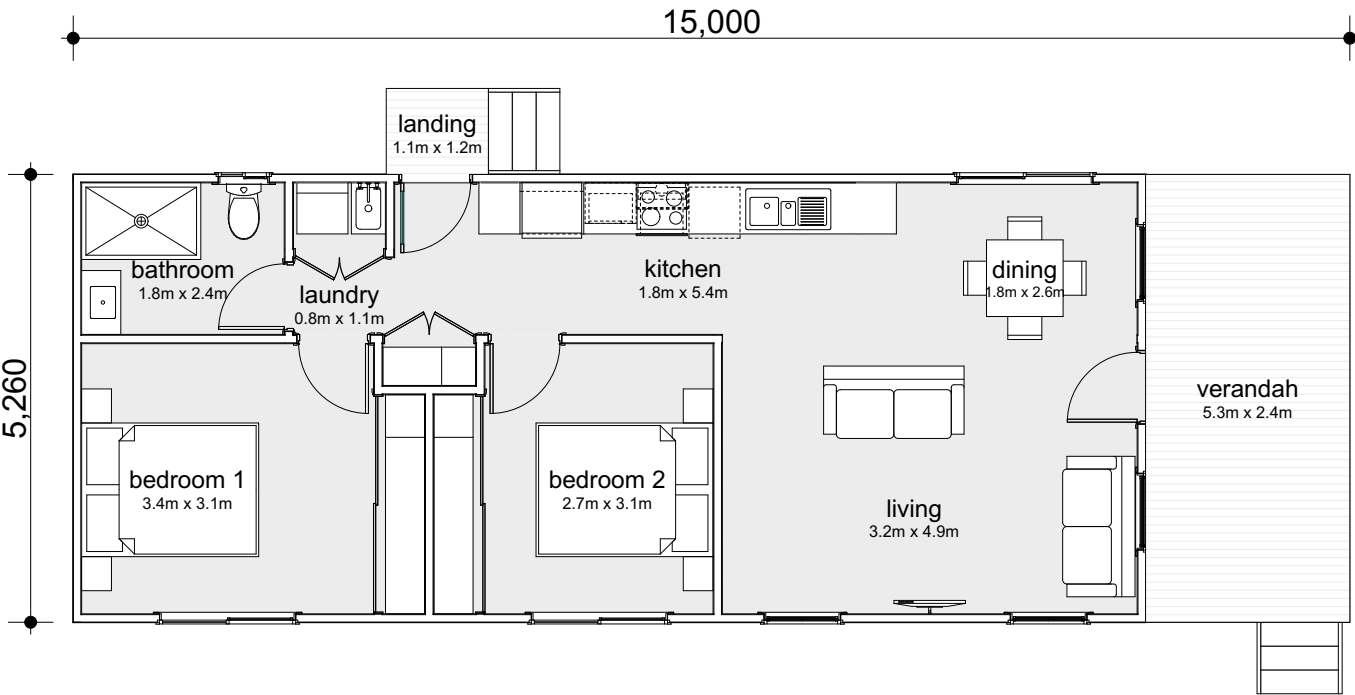
Contemporary Facade

Claremont

2 | 1 | 1

Whether you’re downsizing or seeking a delightful beach getaway, this charming home is ideal. With two bedrooms, a practical kitchen and a front deck for entertaining, it offers the perfect combination of comfort and relaxation.

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



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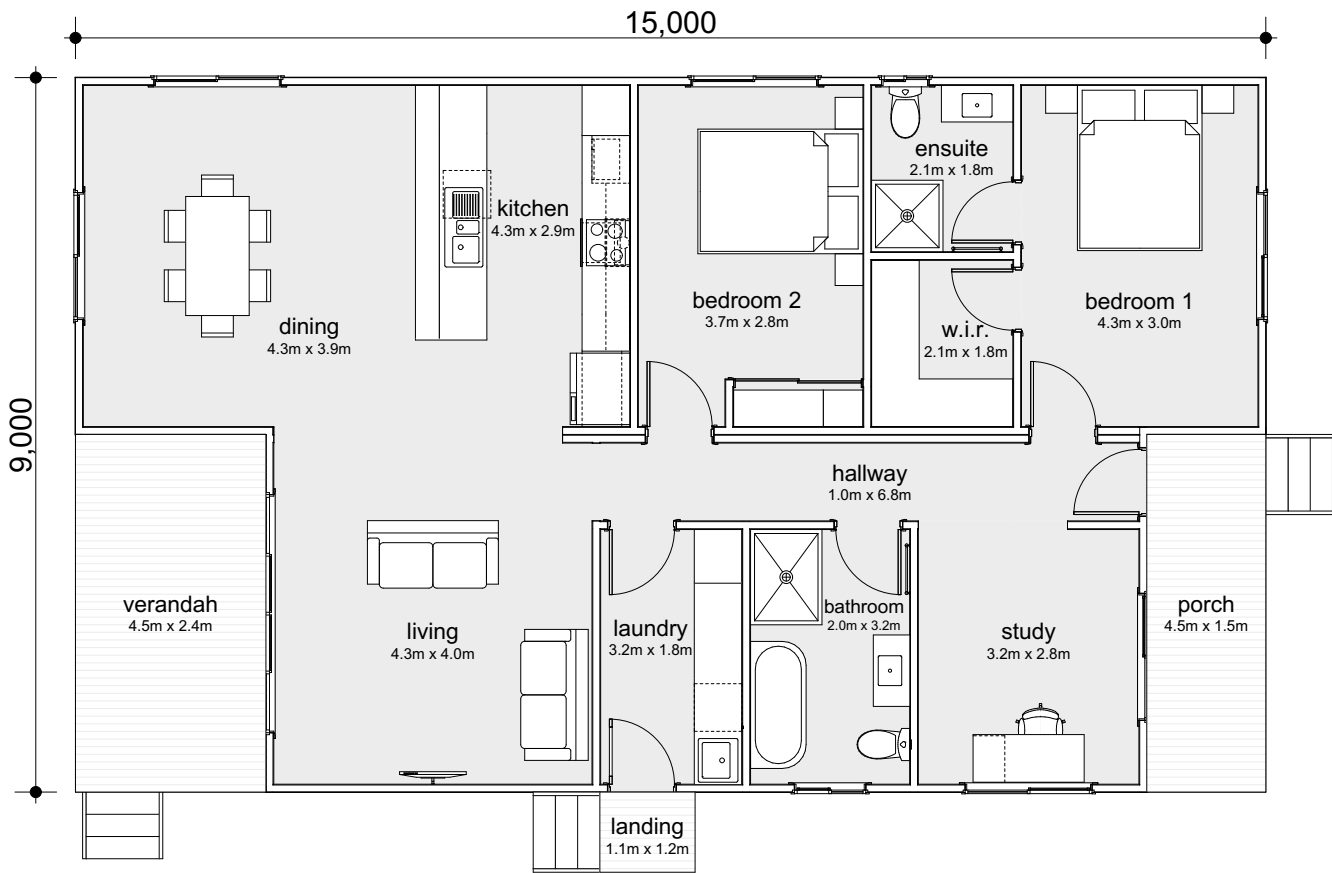


Elliott

2 | 2 | 2 | 1

The Elliott boasts an abundance of space. With two well-proportioned bedrooms, two bathrooms and a study, this home suits people with various needs and lifestyles.

Home Area	
Floor Area:	119.5m ²
Verandah Area:	17.5m ²



For pricing visit our website and enter your postcode. Pricing is based on Classic Facade and Standard Inclusions.



Classic Facade



Coastal Facade



Country Facade



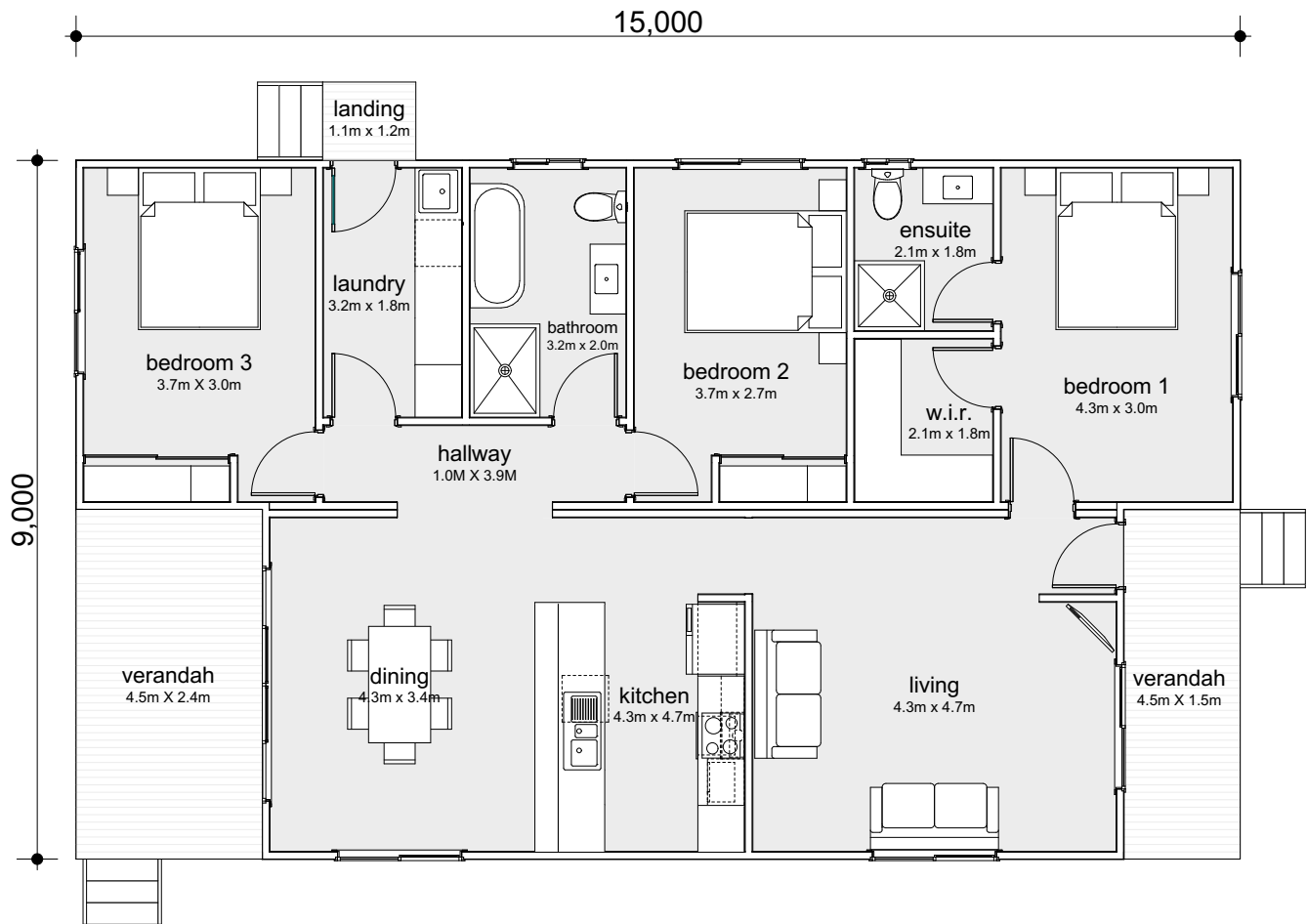
Contemporary Facade

Exmouth

3 | 2 | 2

With a separate living room and three generously sized bedrooms, this home is characterised by ample space. A verandah opening off the dining room is a charming outdoor extension, providing plenty of space to relax and unwind.

Home Area	
Floor Area:	119.5m ²
Verandah Area:	17.5m ²



For pricing visit our website and enter your postcode. Pricing is based on Classic Facade and Standard Inclusions.



Classic Facade



Coastal Facade



Country Facade



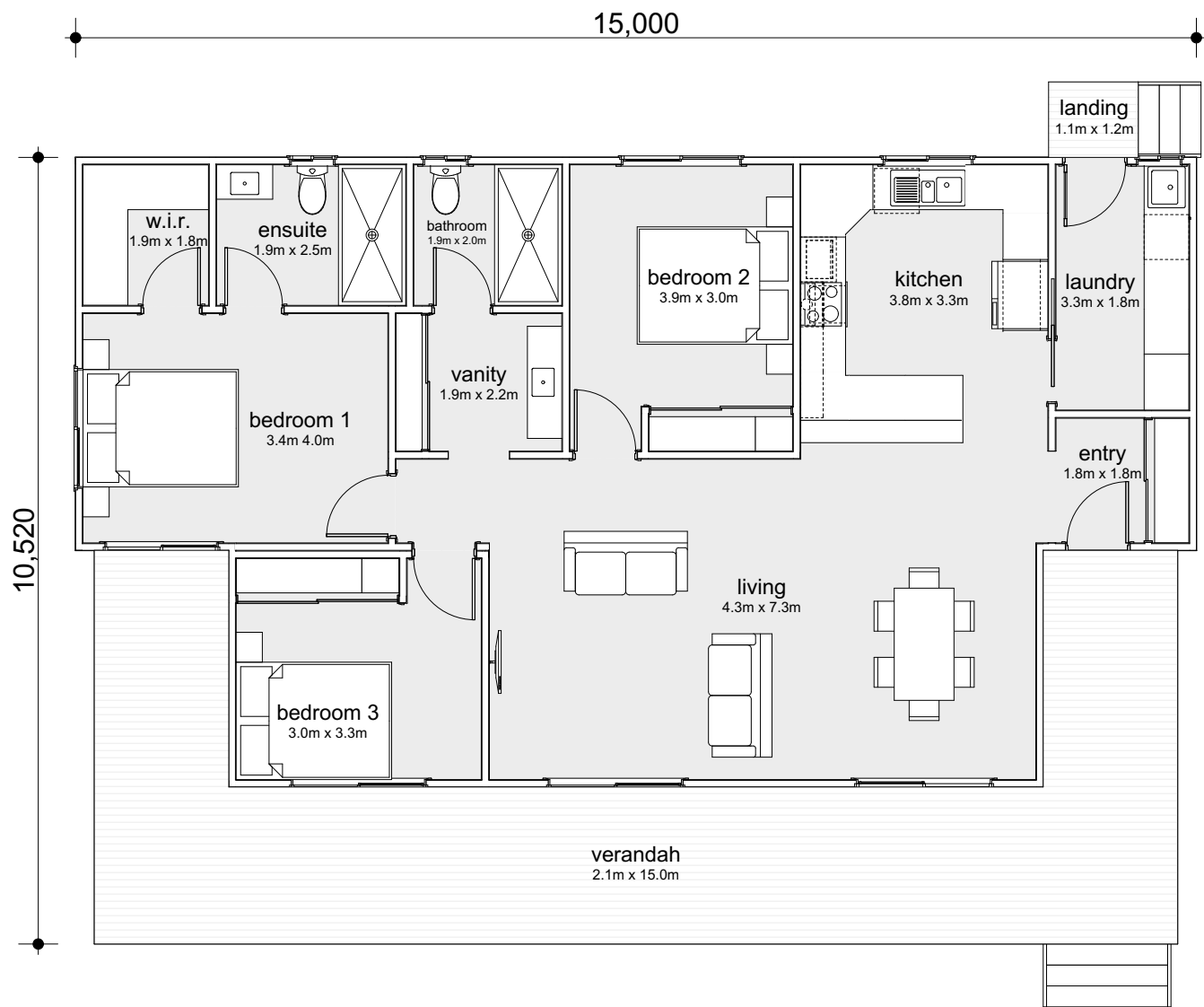
Contemporary Facade

Kurrajong

3  | 2  | 2 

Experience a light and airy ambience in this spacious home. With three bedrooms and two bathrooms, it is a comfortable family residence.

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



For pricing visit our website and enter your postcode. Pricing is based on Classic Facade and Standard Inclusions.

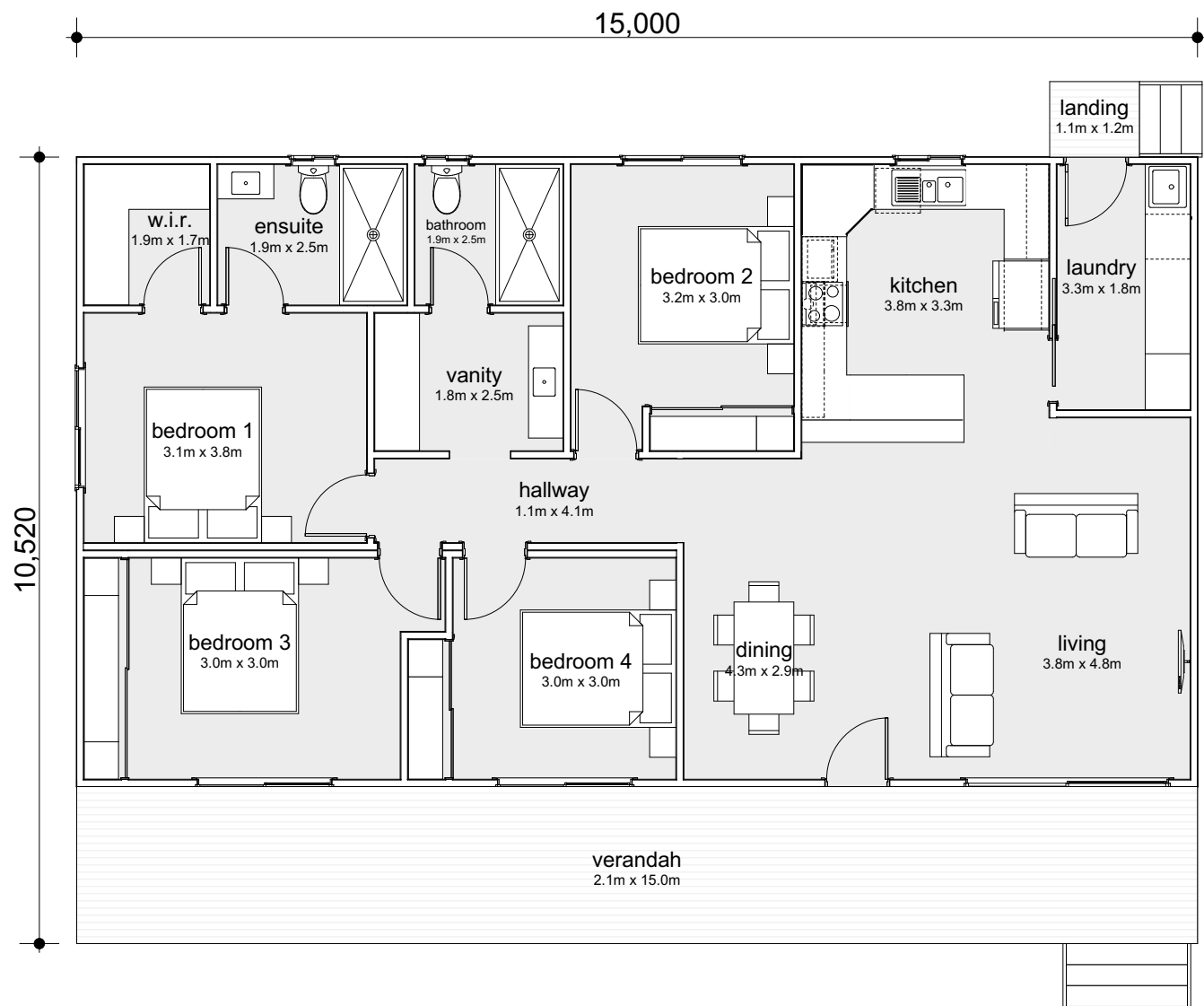


Soudan

4 | 2 | 2

This generously proportioned four-bedroom home offers ample space for the entire family. The Soudan boasts a generous laundry area and room to accommodate all the kids.

Home Area	
Floor Area:	128.8m ²
Verandah Area:	31.5m ²



For pricing visit our website and enter your postcode. Pricing is based on Classic Facade and Standard Inclusions.



Wattle

4  | 2  | 2 

The Wattle is a thoughtfully designed family home with four bedrooms, laundry, a large open-plan living area and a welcoming front verandah.

Home Area	
Floor Area:	169.6m ²
Verandah Area:	24m ²



For pricing visit our website and enter your postcode. Pricing is based on Classic Facade and Standard Inclusions.



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 screen 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
Stainless Steel 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 tap

600 x 300mm tiled splashback to 600mm high
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Recent project - Bendemeer NSW



Recent project - Corindi Beach NSW



Testimonials





“Uniplan appealed to us for the ease of building and working with an experienced team that managed the whole process.”

Robyn & Ted Barton
Bendemeer NSW

“My personal experience with Uniplan was excellent, and I also found them to be very good value for money.”

Emma
Walcha NSW





“From our very first meeting, I knew I had made the right choice. Everyone who has represented Uniplan has been delightful.”

Suzanne
Uralla 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 visit our display homes located at 53 Seaton Street, Armidale.



Follow us on social media

We share useful tips, inspiring ideas, product updates and insights into our homes.

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We're here to make it easy!



Want something custom?

Talk to our team today to design a
solution tailored to your needs.



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