

ORANA
MOVEABLE

2026 BROCHURE & PRICING

ORANA Moveable

From $107,690 inc GST

No council approval* · No site works · No trades on site

*Applies in Queensland. Rules differ between states and councils; see Moveable Rules by State on page 13 and check yours before you buy.

Designed in Australia. Delivered Without the Red Tape.

ORANA Moveable is the ORANA home you already know, on wheels. Same architectural design, same premium interior, same four exterior themes. The difference is what you don't need.

No Council Approval*

Classified as a moveable dwelling.* No DA, no waiting, no planning fees.

No Site Prep

No footings, no slab, no earthworks. It sits on its own chassis and four stabiliser legs.

No Trades On Site

Garden-hose water connection, composting toilet and a 15 amp external power inlet.



- **A Proven National Company.** Established in 2014 and delivering homes nationwide.
- **Everything Included.** A full luxury home, right down to the wheels, drawbar and stabiliser legs. The best value in the country.
- **One Fixed Price Nationwide.** Delivered to your closest capital city.
- **Four Exterior Themes, Six Interior Themes.** Change the whole look of your home and make it yours.

STRUCTURE

- ORANA structural steel base
- 50 mm steel wall and roof frames
- Insulated walls, roof and floor
- Permanent tri-axle six-wheel chassis
- Drawbar and trailer hitch
- Four stabiliser legs plus fold-down jack

SERVICES

- Water: standard garden-hose inlet
- Grey water: hose-out outlet, caravan style
- Toilet: composting, no plumbing required
- Power: 15 amp external inlet with internal switchboard and RCD
- Hot water: provisions included, unit not included
- All-electric, no gas

FINISHES

- Four exterior themes
- Six interior themes
- Full kitchen with 40 mm stone benchtop
- Full bathroom, LED mirror, heated towel rail
- Engineered timber floors, carpet to bedrooms
- LED lighting throughout

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THE RANGE AT A GLANCE

Five Sizes. One Fixed Price Each.

Every ORANA Moveable is the standard ORANA home plus $7,700 inc GST for its tri-axle chassis, drawbar, four stabiliser legs and fold-down jack.

PLAN	SIZE	AREA	BED	BATH	MOVEABLE INC GST
Byron 24	7.0 × 3.4 m	24 m²	Studio	1 Bath	**$107,690**
Byron 33	8.0 × 4.1 m	33 m²	1 Bed	1 Bath	**$139,590**
Hunter 38	11.3 × 3.4 m	38 m²	2 Bed	1 Bath	**$167,090**
Hunter 46	11.3 × 4.1 m	46 m²	2 Bed	1 Bath	**$172,590**
Hunter 50	11.3 × 4.4 m	50 m²	2 Bed	2 Bath	**$183,590**



ORANA MOVEABLE

The Byron 24

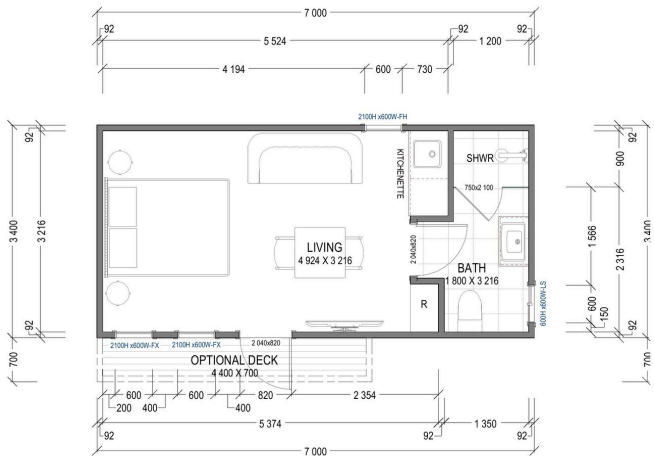
Open-plan studio with kitchenette and a full bathroom.

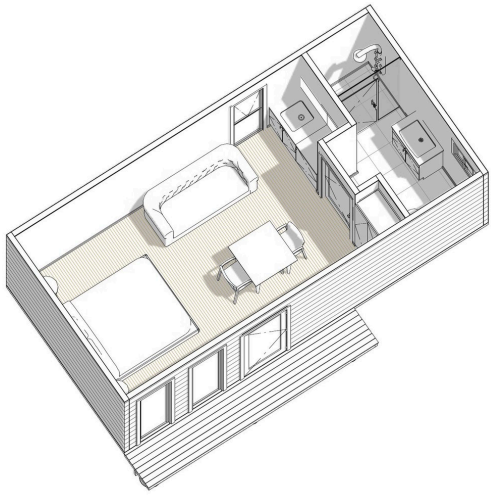
$107,690

INC GST · FIXED PRICE

Complete ORANA Moveable home, delivered to your closest capital city.

24 m²	7.0 × 3.4 m	Studio	1
FLOOR AREA	SIZE	LAYOUT	BATHROOM











See the ORANA Moveable Range

Photos, plans and inclusions online. Scan or click here



ORANA MOVEABLE

The Byron 33

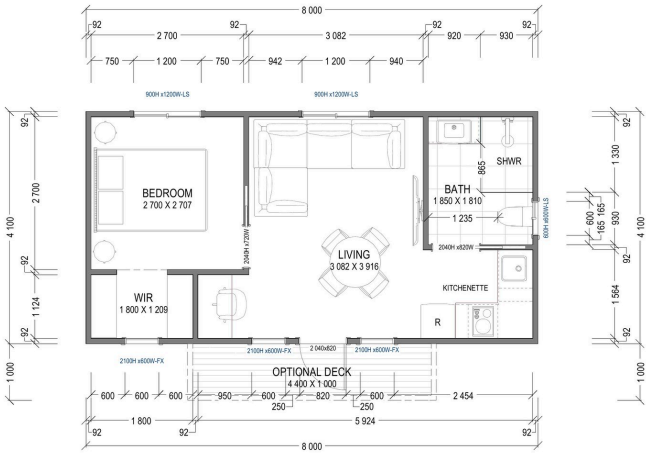
A separate bedroom with walk-in robe, living area, kitchenette and bathroom.

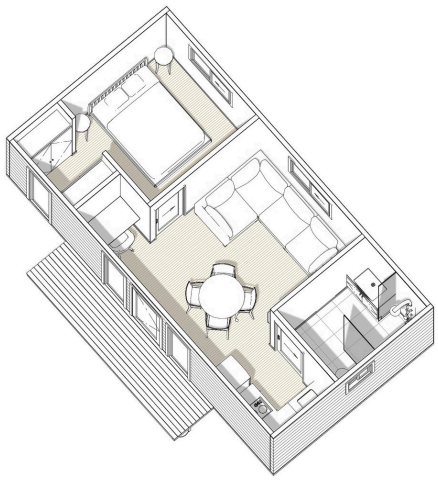
$139,590

INC GST · FIXED PRICE

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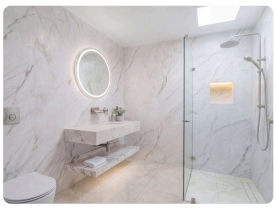
33 m²	8.0 × 4.1 m	1	1
FLOOR AREA	SIZE	BEDROOM	BATHROOM











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Photos, plans and inclusions online. Scan or click here



ORANA MOVEABLE

The Hunter 38

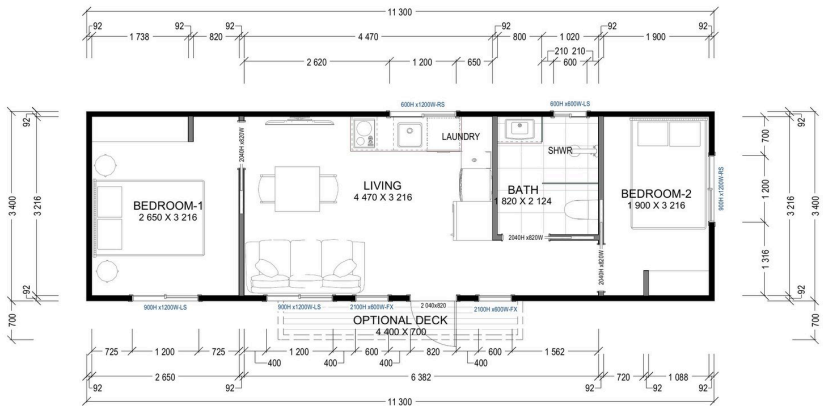
Bedrooms at each end, a bathroom, laundry and open living in between.

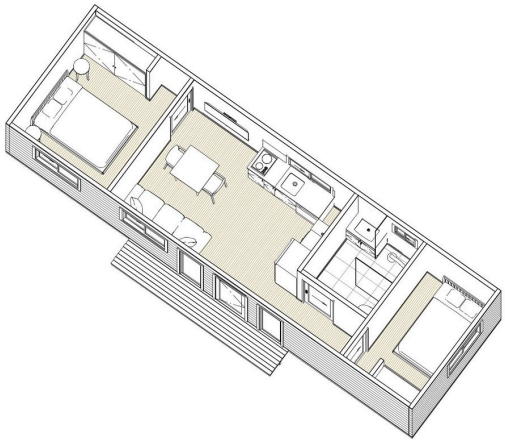
$167,090

INC GST · FIXED PRICE

Complete ORANA Moveable home, delivered to your closest capital city.

38 m²	11.3 × 3.4 m	2	1
FLOOR AREA	SIZE	BEDROOMS	BATHROOM











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Photos, plans and inclusions online. Scan or click here



ORANA MOVEABLE

The Hunter 46

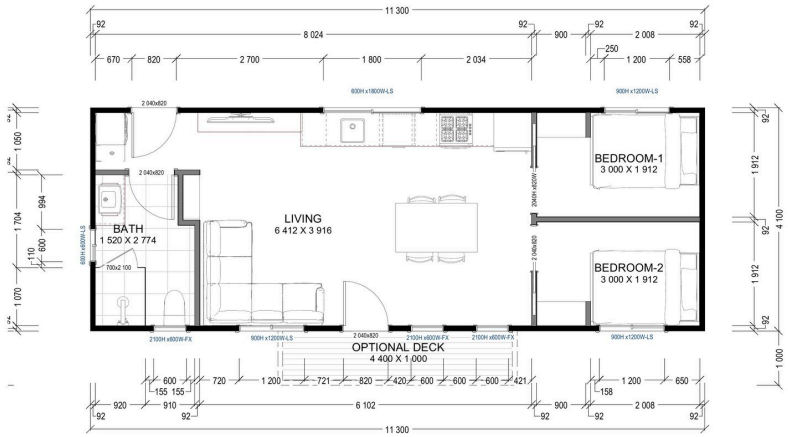
Wider living and kitchen, two bedrooms together at one end, laundry and bathroom at the other.

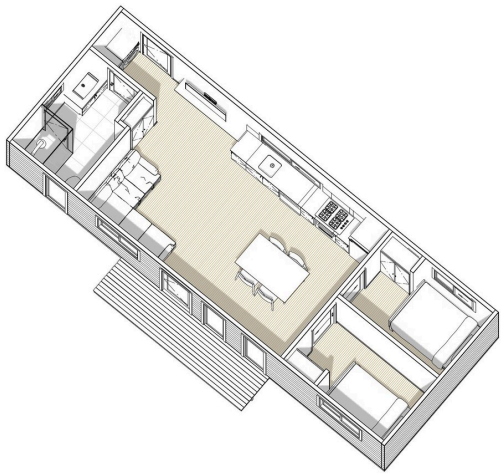
$172,590

INC GST · FIXED PRICE

Complete ORANA Moveable home, delivered to your closest capital city.

46 m²	11.3 × 4.1 m	2	1
FLOOR AREA	SIZE	BEDROOMS	BATHROOM











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Photos, plans and inclusions online. Scan or click here



ORANA MOVEABLE

The Hunter 50

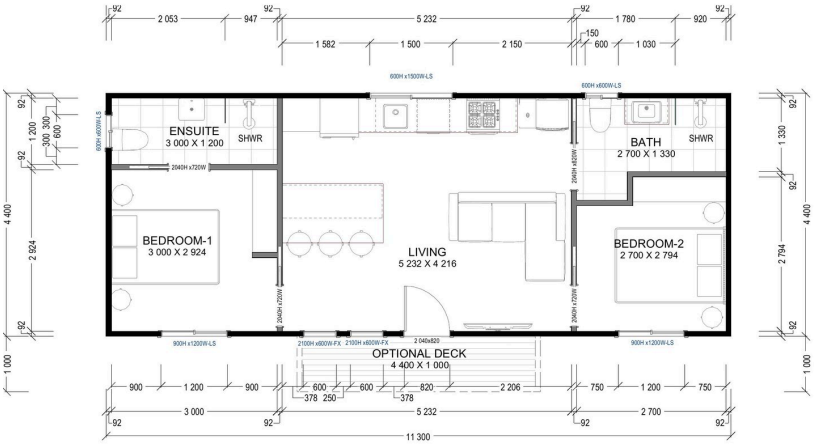
Main bedroom with ensuite, a second bathroom and an island kitchen.

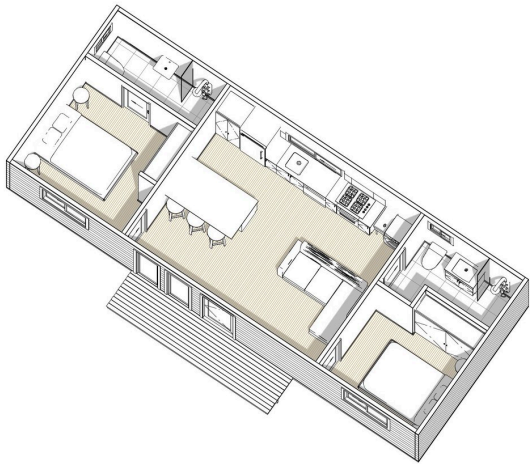
$183,590

INC GST · FIXED PRICE

Complete ORANA Moveable home, delivered to your closest capital city.

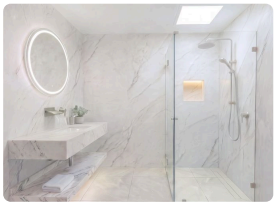
50 m²	11.3 × 4.4 m	2	2
FLOOR AREA	SIZE	BEDROOMS	BATHROOMS











See the ORANA Moveable Range

Photos, plans and inclusions online. Scan or click here

EXTERIOR THEMES

Architectural by Design. Personal by Choice.

Every ORANA comes in four exterior themes, designed for Australian conditions. Each theme has three designer colour schemes to start from, and in the Design Studio you can change any part of it.



Modern

Bold contrast with clean architectural lines



Traditional

Refined vertical detailing with a timeless finish



Hamptons

Light, coastal-inspired cladding with a relaxed feel



Contemporary

Warm timber tones with a modern horizontal profile

WHAT YOU CAN PERSONALISE

Cladding Colour

The main wall colour, from soft Coastal Fog to deep Graphite.

Timber Feature

The timber-look accent panels, such as Redwood Cedar or American Walnut.

Window and Door Frames

Frames in Midnight Black, Anthracite Charcoal or Dover White.

Trims and Flashings

Roof and corner trims, matched to your cladding or in a contrast colour.

Pictured: The Hunter in each of the four themes.

INTERIOR THEMES

Designed for Comfort. Finished for Living.

Six interior themes, each with its own character, and three bathroom finishes. Every ORANA is delivered fully finished, ready to live in from day one.



Microcement Ash



Travertine Roman



Timber Blonde



Timber Smoke



Plaster White



Cashmere Linen

- Feature wall panels with 150 mm reed strips
- Full-height kitchen cabinetry, 40 mm stone

- 48 V magnetic track lighting and LED cove
- Timber grain that runs vertically

- Graduated LED skylights in living areas
- Engineered timber floors, carpet to bedrooms

BATHROOM FINISHES



Terrazzo



Calacatta



Microcement

- Frameless glass shower
- Wall-mounted waterfall tap

- LED skylight over the shower
- Backlit LED mirror

- Sintered-stone vanity
- Heated towel rail

YOUR EXPERIENCE

This Is How It All Comes Together.

01

Choose and Design

Pick your ORANA Moveable and choose your exterior and interior themes in the Design Studio.

02

Built in Our Factory

Your home is built complete in our factory, on its own chassis with wheels and drawbar fitted.

03

Delivered

Delivered to your backyard and positioned on its four stabiliser legs. No slab, no footings.

04

Plug In and Move In

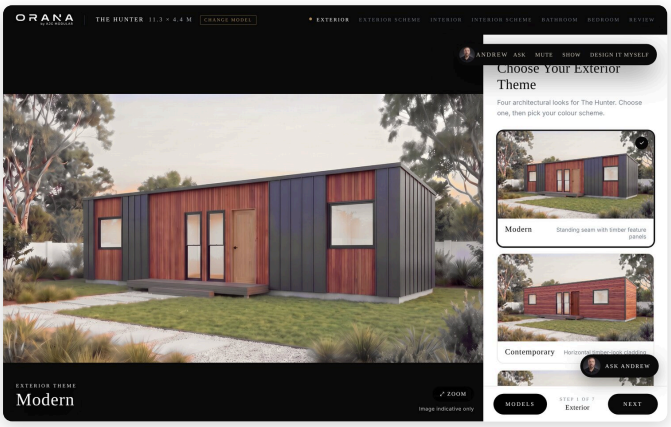
Connect the garden hose and the 15 amp power lead, and it's ready to live in.



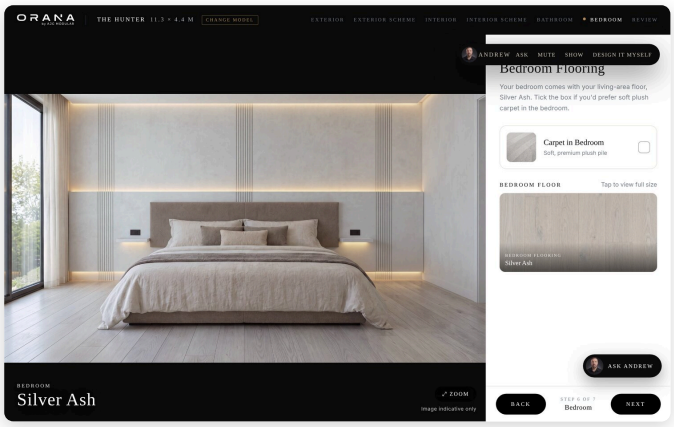
DESIGN STUDIO

Experience Your Home Before It's Built.

Choose your plan, then your exterior, interior, kitchen, bathroom and bedroom finishes, and get your own design brochure. Online in a couple of minutes, or as a guided experience on the big screen at our Yatala and Queanbeyan display centres.



Choosing the exterior



Finishing the bedroom

- Choose your exterior theme and colours
- See every choice on your own home
- Personalise kitchen, living, bathroom and bedrooms
- Your design brochure, ready to share

Start Designing Your ORANA

Scan the code with your phone camera, or click here.

modlux.com.au/design-studio

Moveable Rules by State.

What applies in your state, for buildings supplied with permanent wheels and drawbar. General information only, not legal advice.

Queensland — YES

TREATED AS A CARAVAN, NOT A BUILDING

Because your building is moveable and not fixed, it is treated as a caravan and sits outside the building and planning framework. Living in it on your land is managed under your council's temporary-home rules, with permits available for up to 24 months.

Victoria — PARKS

SUITED TO CARAVAN PARKS AND LIFESTYLE VILLAGES

Wide units are recognised as movable dwellings under Victoria's 2024 regulations and are built to those standards with a compliance plate. In residential backyards, only registered (road-legal width) vehicles qualify - talk to us about what fits your situation.

Northern Territory — CHECK

CHECK WITH YOUR COUNCIL FIRST

Caravan accommodation is permitted in residential zones, and visitors can generally stay up to around 6 months without a permit. Rules vary by council - please confirm your council's position before you proceed, and we will provide full information to help.

Tasmania — LIMITED

STUDIO OR OFFICE USE

Full-time living is treated as residential use under the Planning Scheme and requires council approval - the state regulator applies this even to registrable tiny homes on wheels. Ideal as a studio or office; talk to your council before planning to live in it.

New South Wales — SIMPLE

SIMPLE COUNCIL INSTALLATION APPROVAL

As a moveable dwelling your building needs no building approval or Class 1a certification. Installation is authorised through a straightforward s68 council approval - we handle this process with you - and the building is made to the Regulation's construction standards.

Western Australia — CHECK

CHECK WITH YOUR COUNCIL FIRST

The rules for wider moveable dwellings are not fully settled in WA. Councils can approve living in a moveable dwelling on your land for up to 24 months. We will give you full information upfront - please confirm your council's position before you proceed.

South Australia — LIMITED

STUDIO, OFFICE OR GUEST USE

Caravan classification allows occupation for roughly 30-60 days per year under council by-laws. Living in it permanently is treated as development needing council approval, even with a house on the block. Ideal as a studio, office or guest space.

ACT — LIMITED

STUDIO OR OFFICE USE

No building permit is needed to place the building, but there is no occupancy exemption - long-term living requires a development approval tied to your Crown lease, and hard plumbing makes it a fixed dwelling. Ideal as a studio or office space.

KEEPING YOUR BUILDING MOVEABLE

- Wheels and drawbar stay on permanently
- Rests on its own chassis (jack stands are fine)
- No footings, slabs, or attached verandas
- Flexible service connections only - hose and lead
- Composting toilet, no hard plumbing
- Must be able to leave the way it arrived

These conditions are what keep your building classified as a moveable dwelling. Permanently fixing, plumbing or attaching the building to the land can change its classification and trigger building approval requirements.

BEFORE YOU PROCEED

- Confirm your council's position on siting and living in a moveable dwelling on your land - rules differ between councils and can change.
- Trailer registration (where applicable), siting, service connections and ongoing compliance with your council's requirements are your responsibility.
- ORANA supplies your building as a moveable dwelling. We make no guarantee about how your particular council will treat it on your particular land, and this guide is not planning or legal advice for your site.
- Our team will answer questions honestly and point you to the legislation below so you can verify everything yourself.

Where to look these rules up: QLD: Building Act 1975, planning.qld.gov.au (tiny homes) and QBCC · NSW: Local Government Act 1993 s68 and the Local Government (Manufactured Home Estates, Caravan Parks, Camping Grounds and Moveable Dwellings) Regulation 2021 cl 77 and Div 4 · VIC: Residential Tenancies (Caravan Parks and Movable Dwellings) Regulations 2024

ORANA
MOVEABLE

Make It Yours.

Design Studio

Design your home and get your own design brochure.

modlux.com.au/design-studio

Book A Consultation

Talk to our team and book your free site assessment.

modlux.com.au/contact

CALL

1300 684 269

EMAIL

hello@ajcmodular.com.au

QUEENSLAND DISPLAY CENTRE

1 Blue Rock Drive, Yatala QLD 4207

NEW SOUTH WALES DISPLAY CENTRE

22/45 Bayldon Road, Queanbeyan NSW 2620

Prices include GST and are for a complete ORANA Moveable home built in our factory and delivered to your closest capital city. Transport from the capital city to your site, positioning, and the hot water unit are quoted for your block. ORANA Moveable homes are supplied as moveable dwellings on a permanent chassis and are not designed for towing or road registration. Moveable dwelling rules vary by state; see Moveable Rules by State on page 13 and check your local requirements before purchase. All images are for marketing purposes and give a general representation only; final design, layout, materials and finishes may vary with selected options, site conditions, engineering requirements and local regulations. Dimensions, specifications and prices are subject to change without notice. Prices current from 16 November 2026.