

ORANA

by AJC MODULAR

20
26



2026 LAUNCH PRICING — NOW LIVE
Homes from **\$77,900+ GST**

[AJCMODULAR.COM.AU](https://ajcmodular.com.au)

Designed in Australia, built to the highest standards.

ORANA by AJC Modular sets a new benchmark in secondary dwellings — bringing together contemporary Australian design and a more intelligent approach to construction.

Each home is designed to deliver a premium living experience, combining architectural intent with high-end finishes and carefully selected inclusions.

Backed by our proven systems and built to meet Australian standards, ORANA delivers a level of quality, consistency, and value that stands apart.



A smarter way to build.

ORANA's controlled build approach removes many of the inefficiencies found in traditional construction.

By delivering each home through a structured, factory-led process, we reduce delays, minimise variability, and maintain a consistent level of quality across every build.

This allows us to deliver a premium home faster and more efficiently — without compromising on finish, detail, or overall standard.



65% More Cost Efficient

A more refined building system allows ORANA to deliver high-quality homes with significantly greater cost efficiency compared to traditional construction methods.

70% Faster Construction

Our streamlined production process reduces delays and accelerates timelines, allowing projects to move from order to completion in a fraction of the time.

70% Cleaner, More Efficient Construction

A controlled build environment reduces material waste and minimises disruption on site — delivering a more efficient and consistent outcome.

**Figures are subject to change based on individual project scope.*

Your Experience

This is how it all comes together seamlessly.

Configuration

Customise your ORANA with your chosen layout, colour, and finishes.



Production

Prefabrication and structural assembly of your new ORANA in our factory.



Approval

Engage with our trusted planning partners to obtain your necessary approvals (if required).



Delivery

Adding the finishing touches, ready for immediate use.



Our Designs

Meet the lineup.

No hidden costs.
Everything is included.
No upgrades required.

Byron



Complete ORANA Home
\$99,900.00 + GST

LAUNCH PRICE
\$77,900.00 + GST
You save **\$22,000.00**

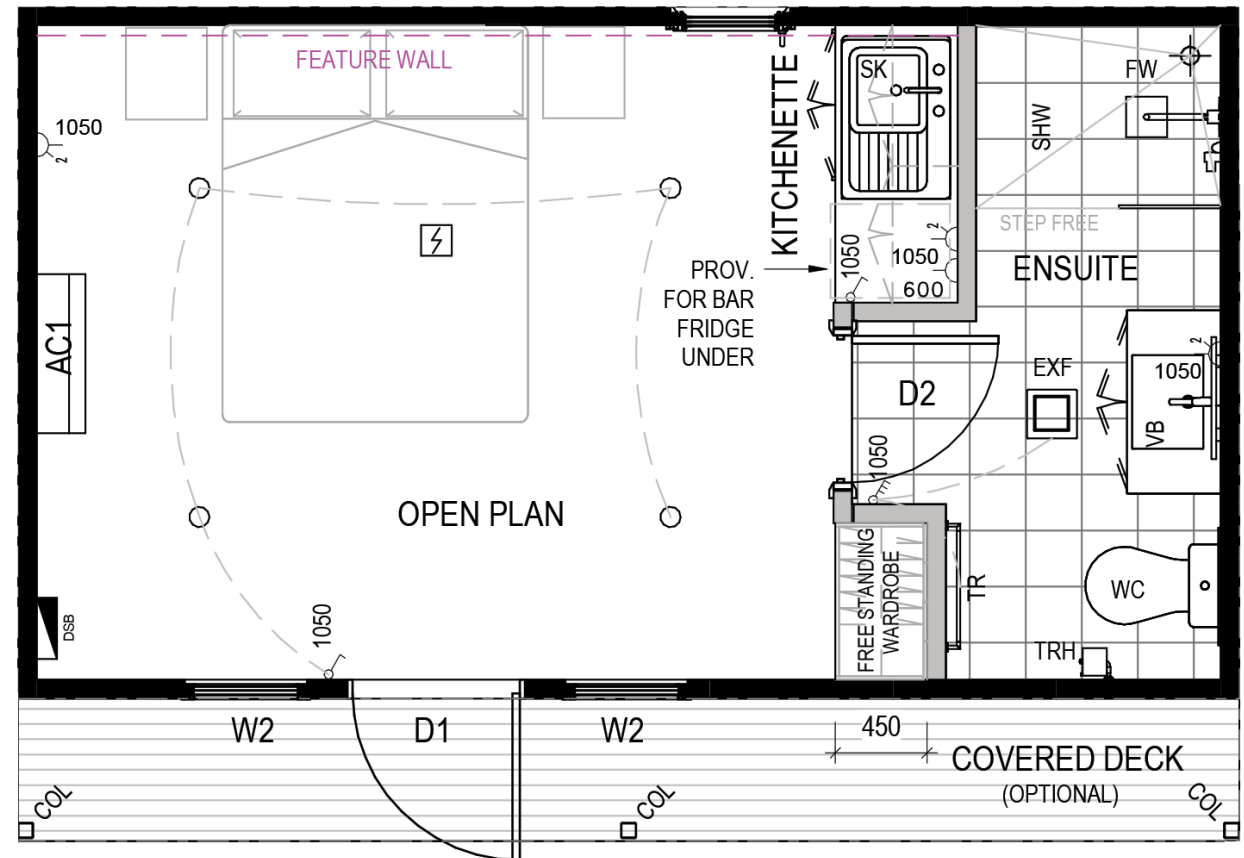
(Delivered to your nearest capital city.
Final site delivery quoted based on location)
Launch pricing - limited build slots at this price.

Dimensions

Length	Width	Area
6.0m	3.4m	20.4m ²



View full plans
& detailed list
of inclusions.
Scan QR or
Click Here



**This building qualifies for our No Council Approval Option — available as a moveable dwelling. Add \$7,000.00 to convert your ORANA. No council approval required in most states; regulations vary by state.*

Bondi



Complete ORANA Home
\$119,900.00 + GST

LAUNCH PRICE
\$93,900.00 + GST
You save **\$26,000.00**

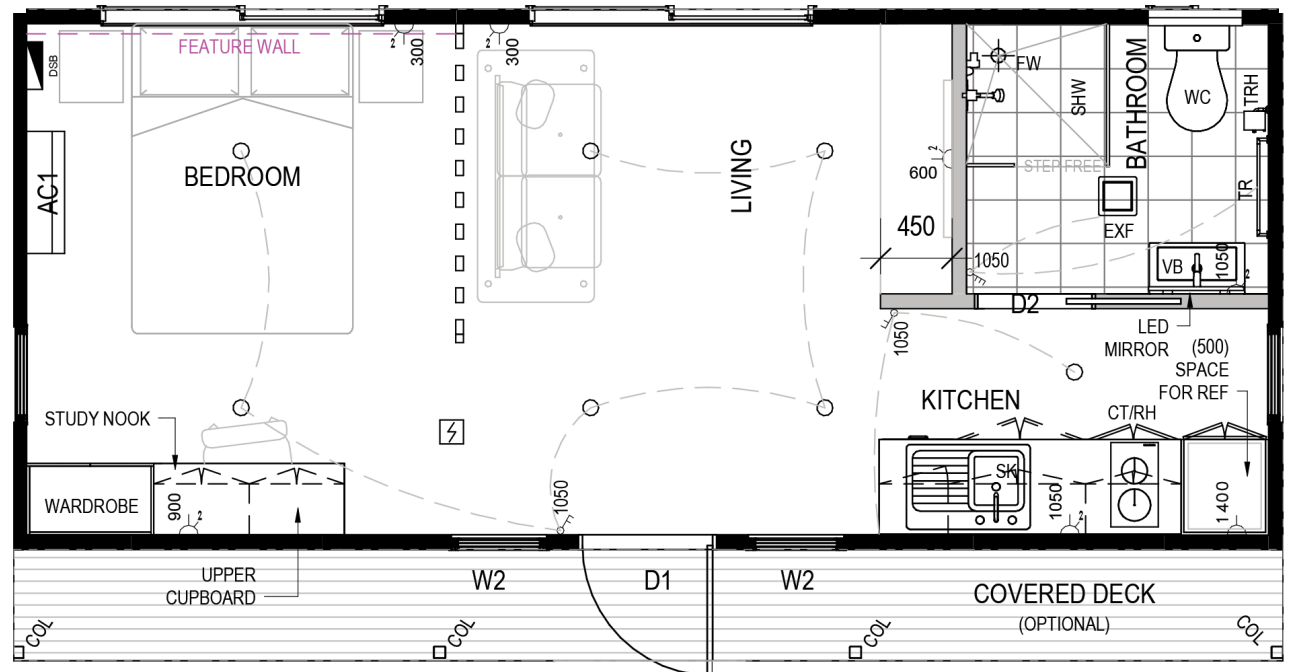
(Delivered to your nearest capital city.
Final site delivery quoted based on location)
Launch pricing - limited build slots at this price.

Dimensions

Length	Width	Area
8.0m	3.4m	27.2m ²



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Noosa



Complete ORANA Home
\$137,900.00 + GST

LAUNCH PRICE
\$103,900.00 + GST
You save **\$34,000.00**

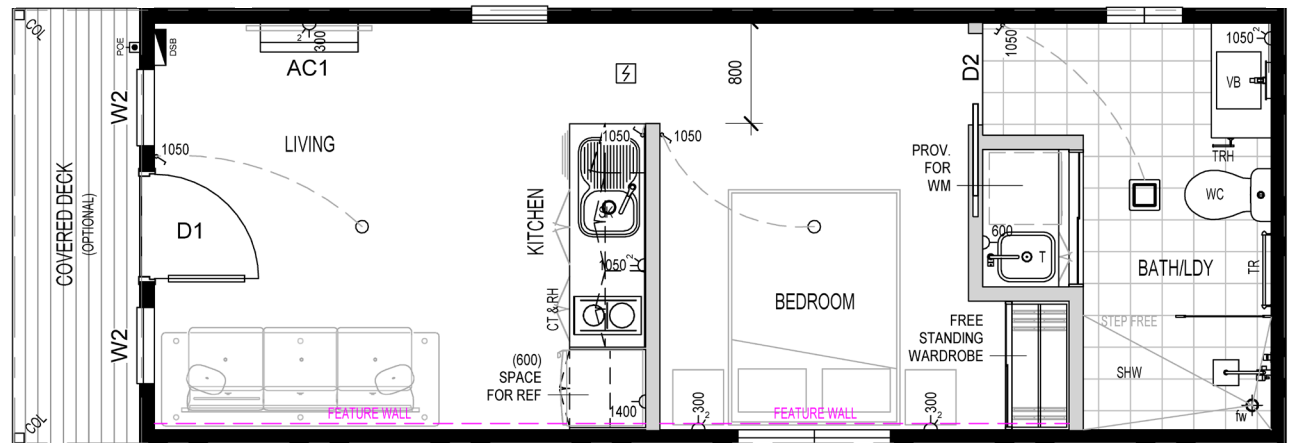
(Delivered to your nearest capital city.
Final site delivery quoted based on location)
Launch pricing - limited build slots at this price.

Dimensions

Length	Width	Area
9.0m	3.4m	30.6m ²



View full plans
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Coogee



Dimensions

Length	Width	Area
10.0m	3.4m	34.0m ²



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Complete ORANA Home
~~\$145,900.00~~ + GST

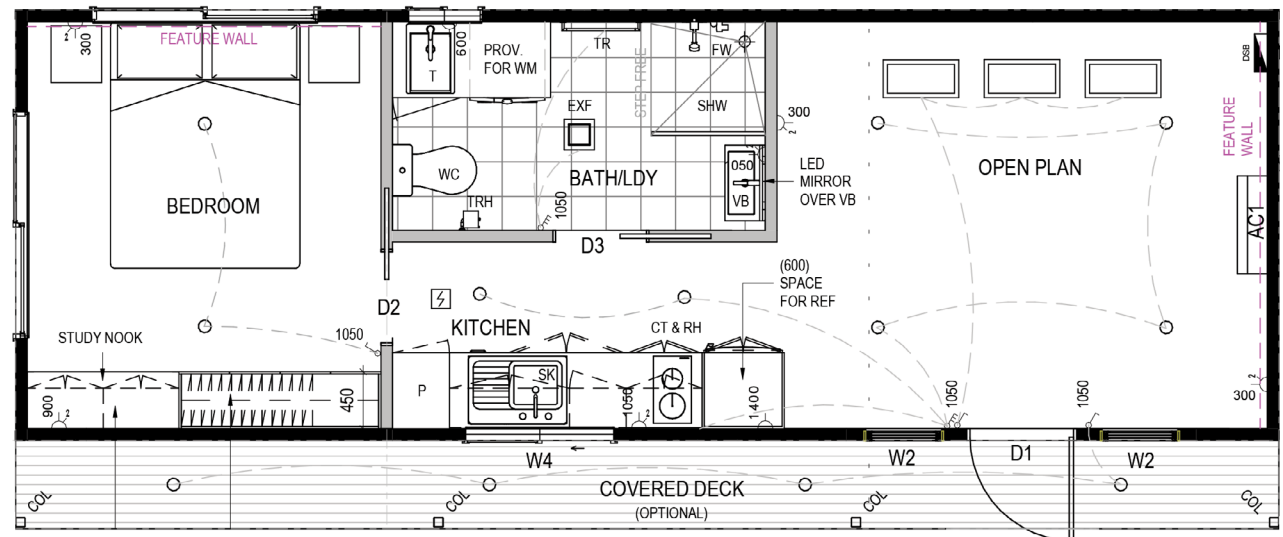
LAUNCH PRICE

\$107,900.00 + GST

You save **\$38,000.00**

*(Delivered to your nearest capital city.
Final site delivery quoted based on location)*

Launch pricing - limited build slots at this price.



**This building qualifies for our No Council Approval Option — available as a moveable dwelling. Add \$7,000.00 to convert your ORANA. No council approval required in most states; regulations vary by state.*

Waratah



Dimensions

Length	Width	Area
8.0m	4.2m	33.6m ²



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Complete ORANA Home
\$142,900.00 + GST

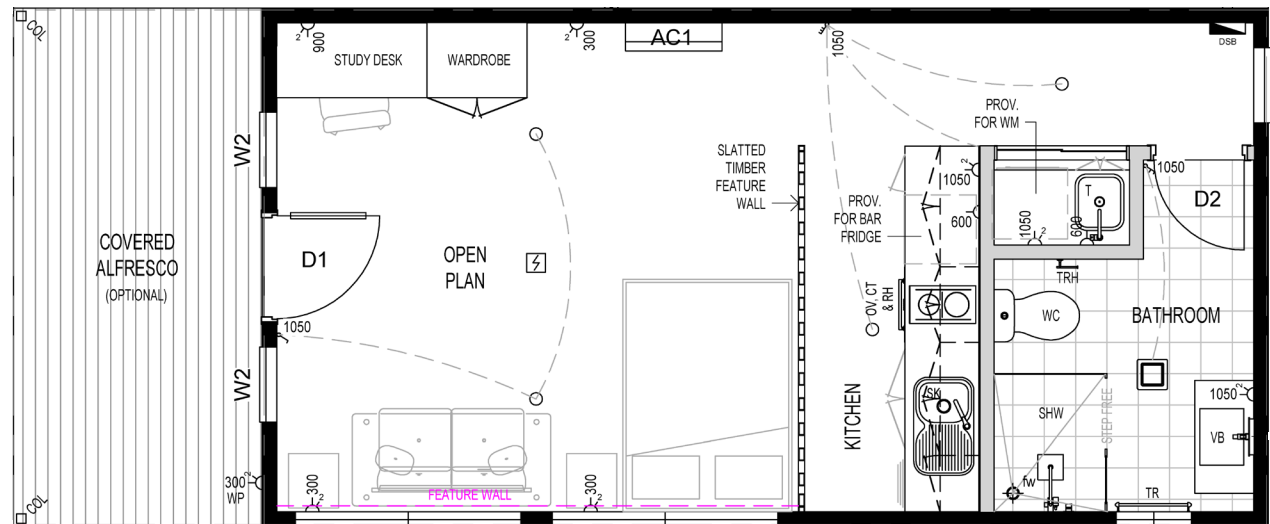
LAUNCH PRICE

\$106,900.00 + GST

You save **\$36,000.00**

*(Delivered to your nearest capital city.
Final site delivery quoted based on location)*

Launch pricing - limited build slots at this price.



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Flinders



Complete ORANA Home
~~\$159,900.00~~ + GST

LAUNCH PRICE
\$118,900.00 + GST

You save **\$41,000.00**

(Delivered to your nearest capital city.
 Final site delivery quoted based on location)

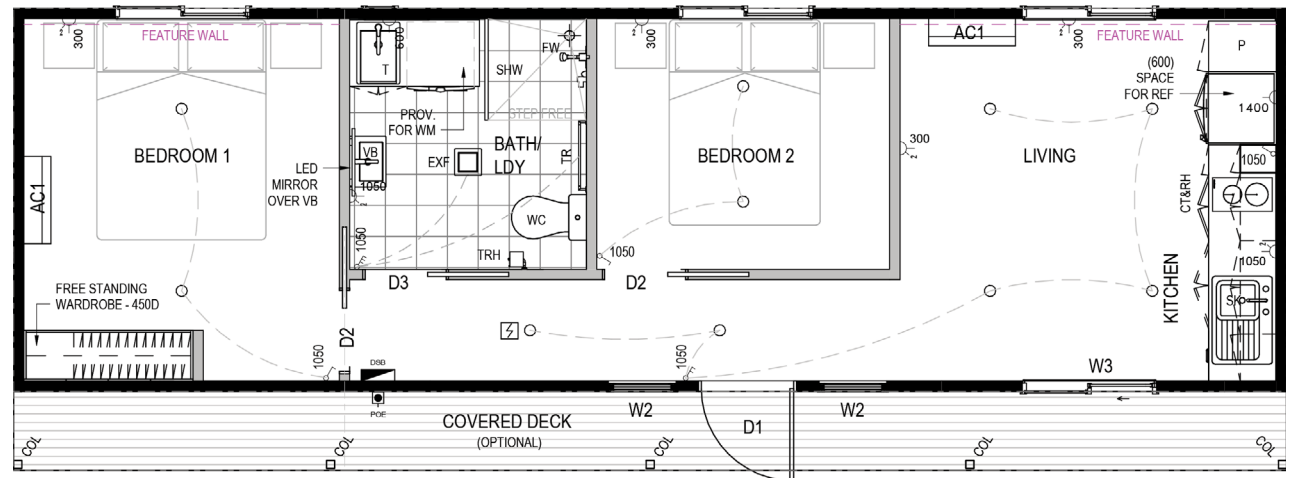
Launch pricing - limited build slots at this price.

Dimensions

Length	Width	Area
11.3m	3.4m	39.1m ²



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Hunter



Complete ORANA Home
\$175,900.00 + GST

LAUNCH PRICE

\$125,900.00⁺ GST

You save **\$50,000.00**

(Delivered to your nearest capital city.
Final site delivery quoted based on location)

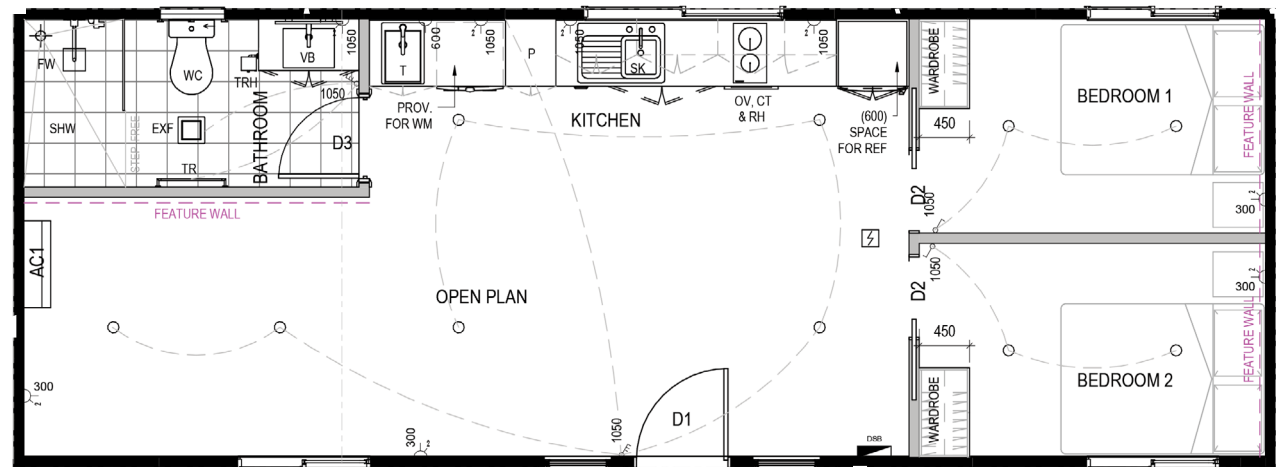
Launch pricing - limited build slots at this price.

Dimensions

Length	Width	Area
11.3m	4.2m	48.3m ²



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Scan QR or
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Yarra

Dimensions

Length	Width	Area
15.0m	3m	45.0m ²



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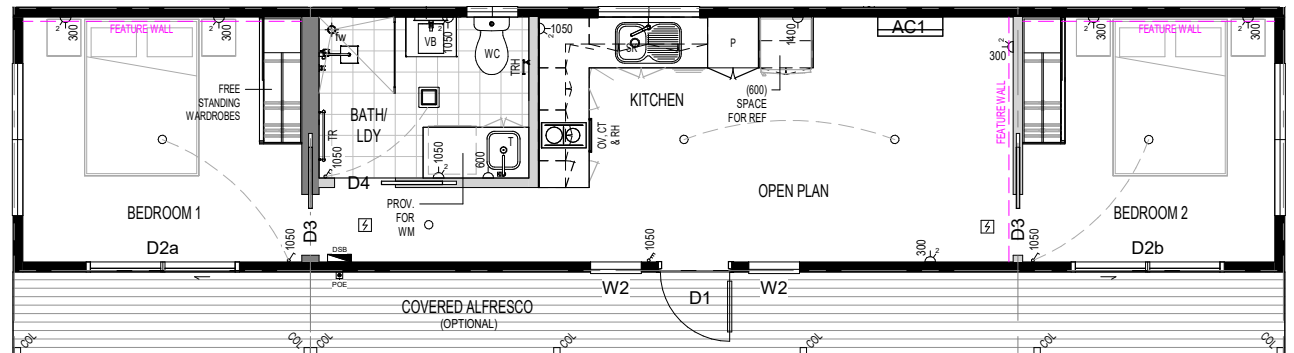
Complete ORANA Home
\$239,900.00 + GST

LAUNCH PRICE

\$176,900.00 + GST

You save **\$63,000.00**

*(Delivered to your nearest capital city.
Final site delivery quoted based on location)
Launch pricing - limited build slots at this price.*



Tasman

Dimensions

Length	Width	Area
15.0m	3.4m	51.0m ²



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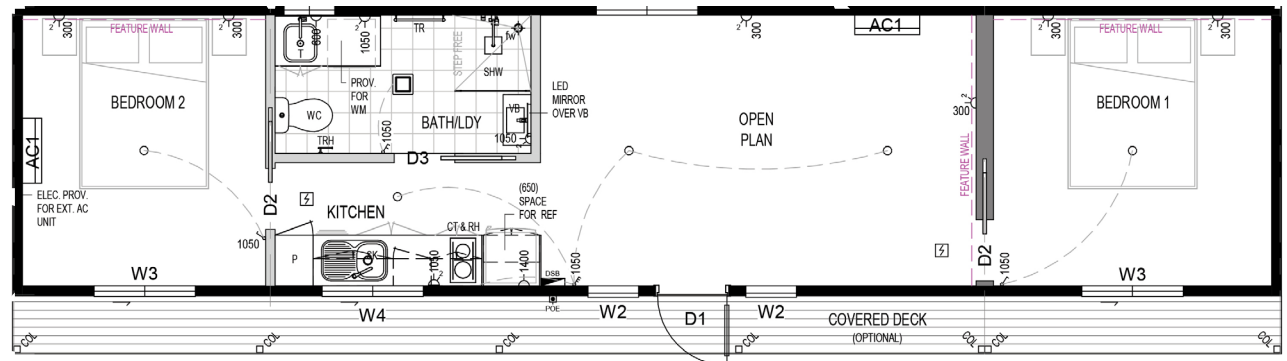
Complete ORANA Home
~~\$238,900.00~~ + GST

LAUNCH PRICE

\$181,900.00 + GST

You save **\$57,000.00**

*(Delivered to your nearest capital city.
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Launch pricing - limited build slots at this price.*



Esperance

Dimensions

Length	Width	Area
13.0m	4.2m	54.6m ²



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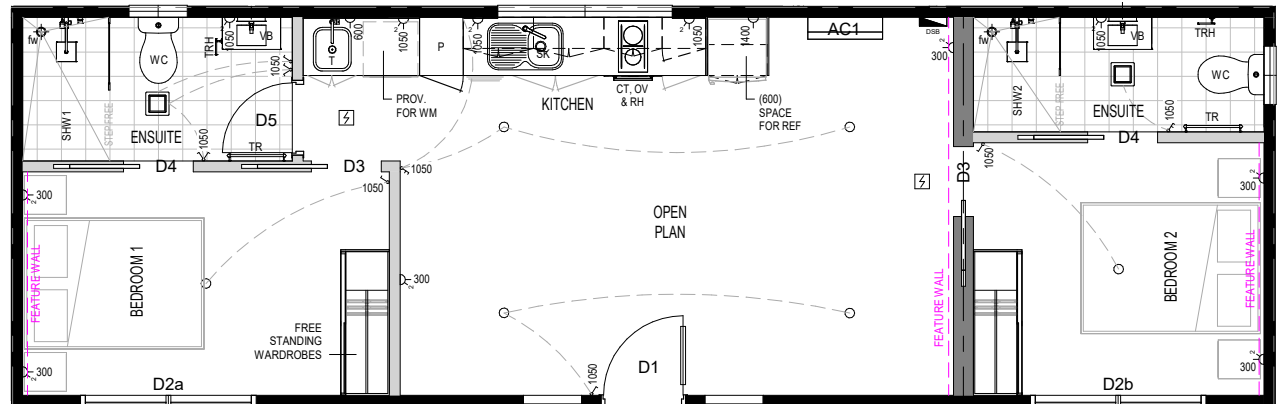
Complete ORANA Home
\$254,900.00 + GST

LAUNCH PRICE

\$189,900.00 + GST

You save **\$65,000.00**

*(Delivered to your nearest capital city.
Final site delivery quoted based on location)
Launch pricing - limited build slots at this price.*



Albany

Dimensions

Length	Width	Area
8.0m	6.8m	54.4m ²



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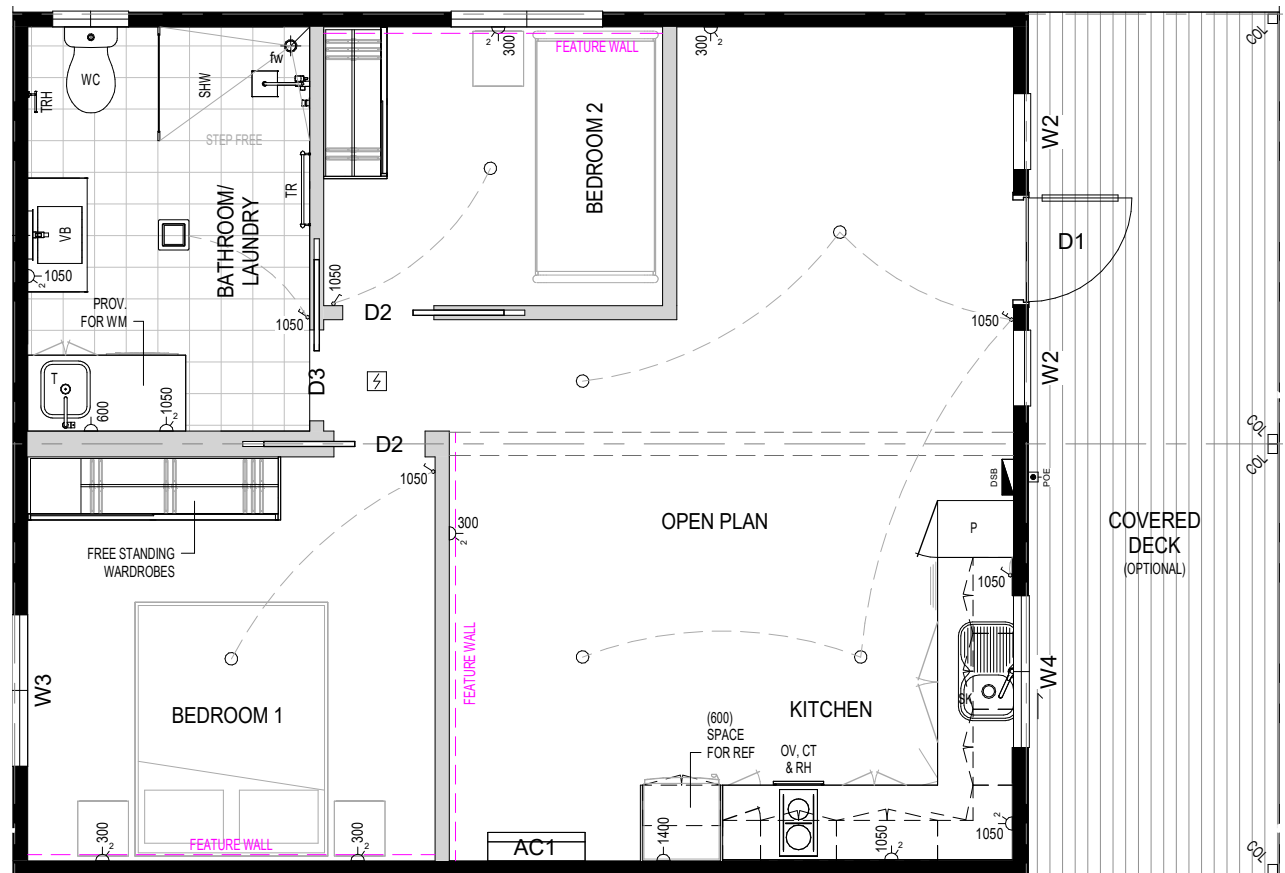
Complete ORANA Home
\$255,900.00 + GST

LAUNCH PRICE

\$191,900.00 + GST

You save **\$64,000.00**

*(Delivered to your nearest capital city.
Final site delivery quoted based on location)
Launch pricing - limited build slots at this price.*



Fraser

Dimensions

Length	Width	Area
14.0m	4.2m	58.8m ²

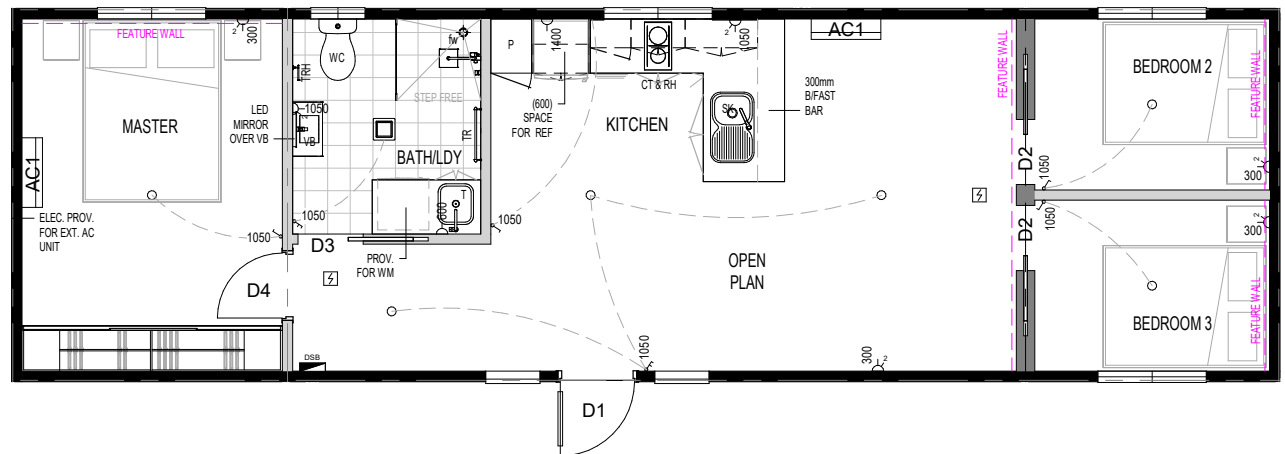


View full plans
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Complete ORANA Home
\$260,900.00 + GST

LAUNCH PRICE
\$194,900.00 + GST
You save **\$66,000.00**

*(Delivered to your nearest capital city.
Final site delivery quoted based on location)
Launch pricing - limited build slots at this price.*



Burleigh

Dimensions

Length	Width	Area
10.0m	6.0m	60.0m ²

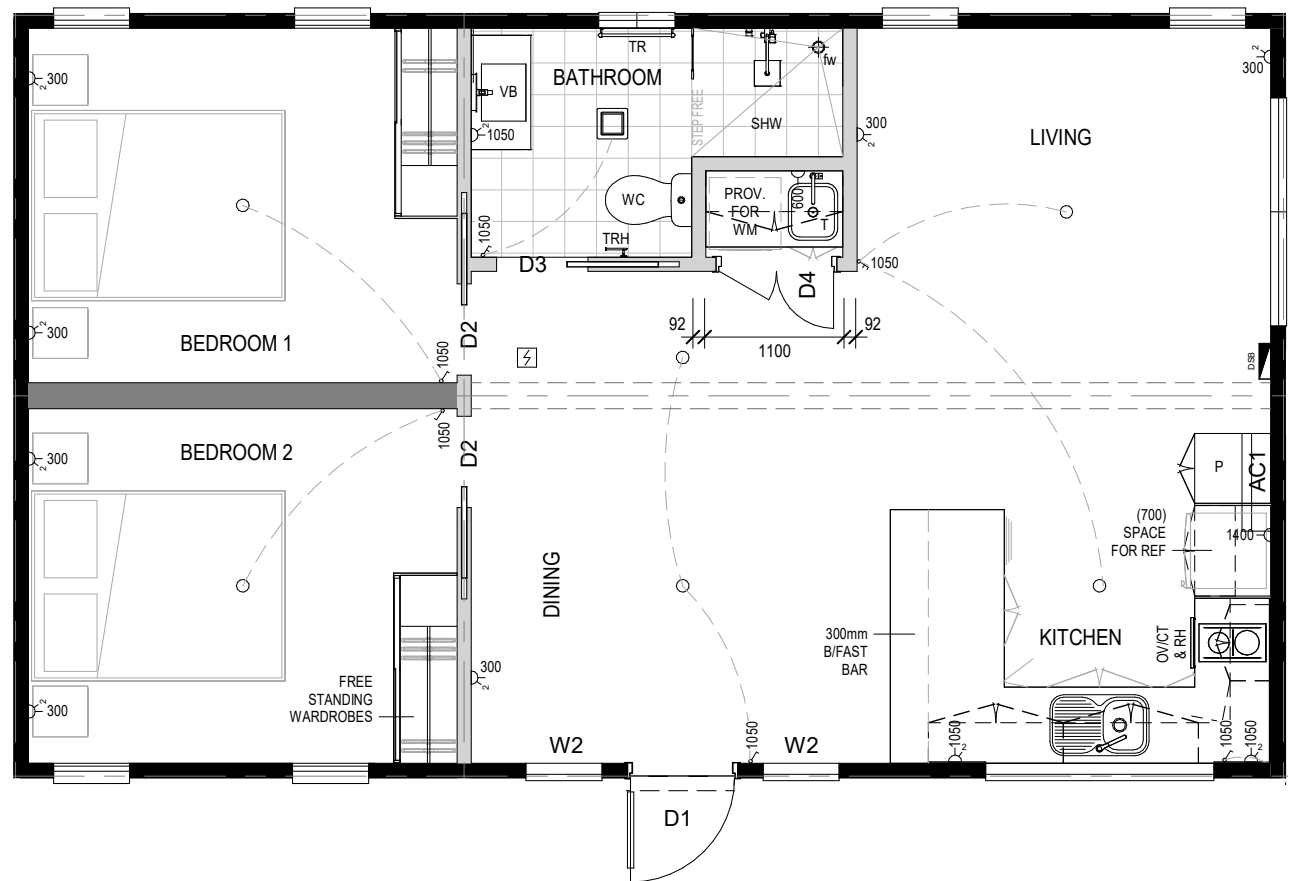


View full plans
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Scan QR or
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Complete ORANA Home
\$260,900.00 + GST

LAUNCH PRICE
\$194,900.00 + GST
You save **\$66,000.00**

*(Delivered to your nearest capital city.
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Launch pricing - limited build slots at this price.*



Airlie

Dimensions

Length	Width	Area
10.0m	6.8m	68.0m ²



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Complete ORANA Home
~~\$269,900.00 + GST~~

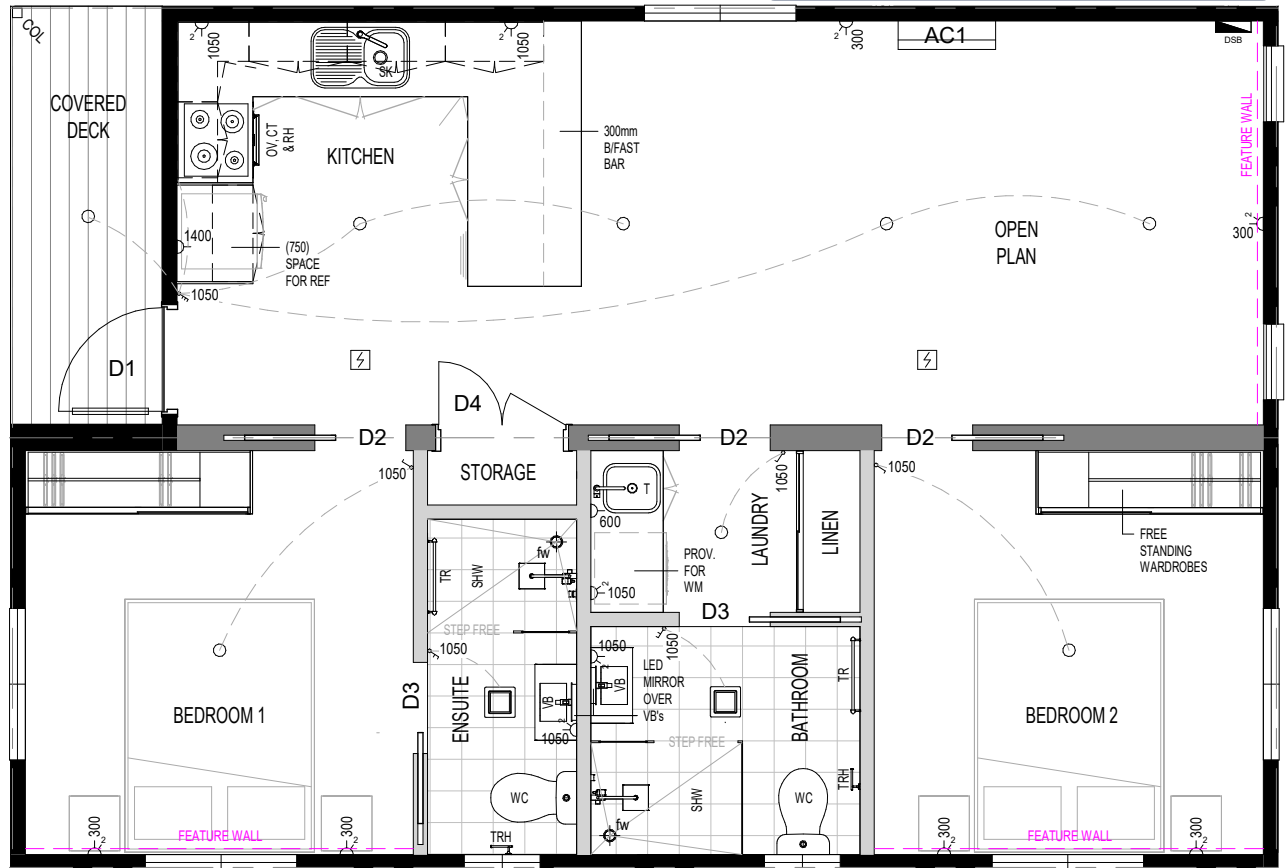
LAUNCH PRICE

\$201,900.00⁺ GST

You save **\$69,000.00**

(Delivered to your nearest capital city.
Final site delivery quoted based on location)

Launch pricing - limited build slots at this price.



Snowy

Dimensions

Length	Width	Area
16.0m	4.2m	67.2m ²

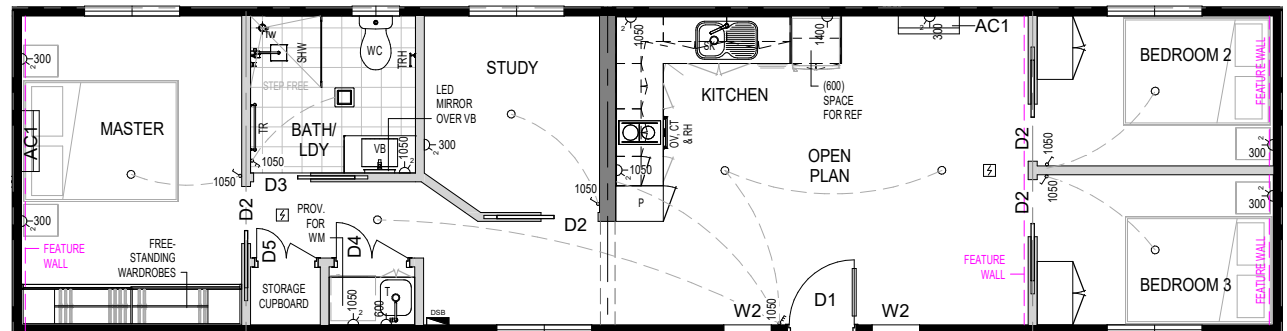


View full plans
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Complete ORANA Home
~~\$270,900.00~~ + GST

LAUNCH PRICE
\$201,900.00 + GST
You save **\$69,000.00**

*(Delivered to your nearest capital city.
Final site delivery quoted based on location)
Launch pricing - limited build slots at this price.*



Barossa

Dimensions

Length	Width	Area
16.0m	4.2m	67.2m ²

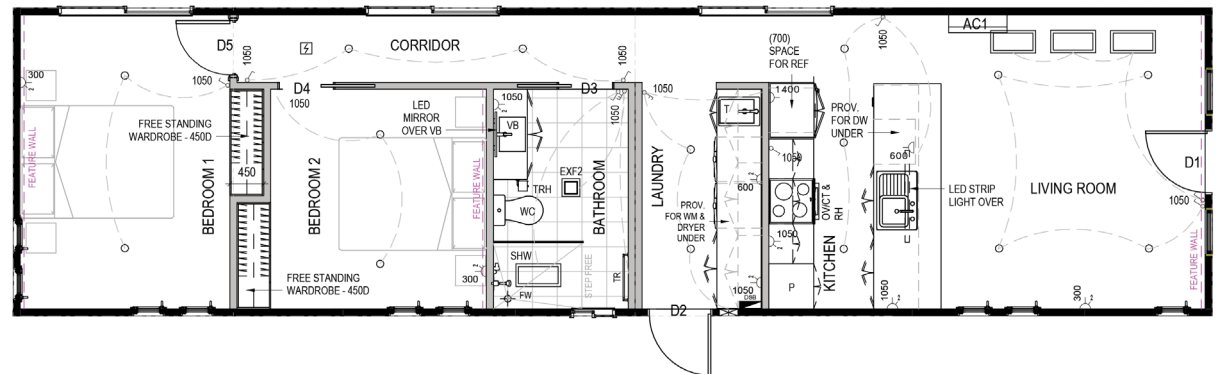


View full plans
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Scan QR or
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Complete ORANA Home
\$275,900.00 + GST

LAUNCH PRICE
\$203,900.00 + GST
You save **\$72,000.00**

*(Delivered to your nearest capital city.
Final site delivery quoted based on location)
Launch pricing - limited build slots at this price.*



Daintree

Dimensions

Length	Width	Area
10.0m	7.6m	76.0m ²

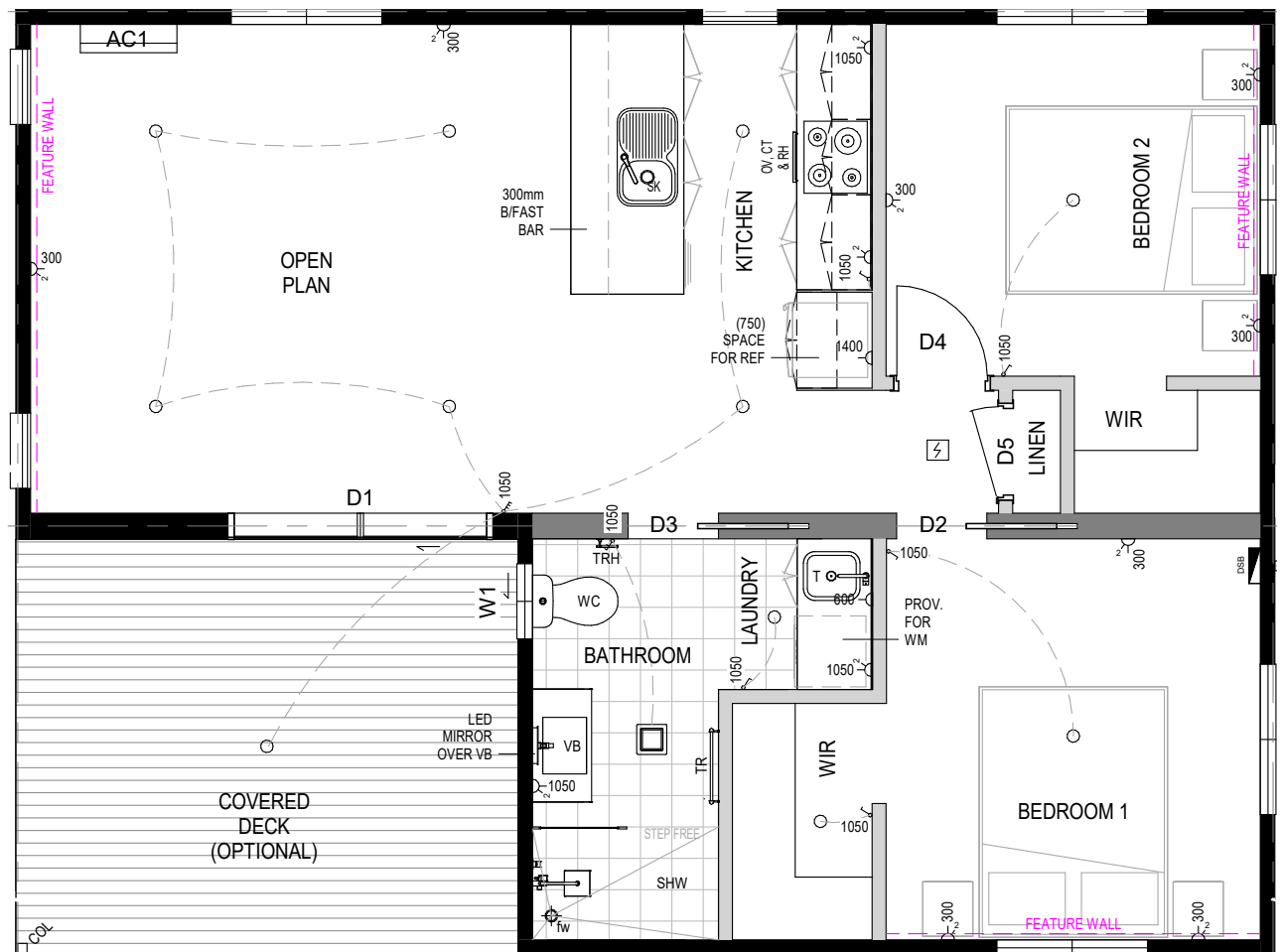


View full plans
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Complete ORANA Home
\$287,900.00 + GST

LAUNCH PRICE
\$209,900.00 + GST
You save **\$78,000.00**

*(Delivered to your nearest capital city.
Final site delivery quoted based on location)
Launch pricing - limited build slots at this price.*



Breeze

Dimensions

Length	Width	Area
11.3m	8.4m	94.9m ²



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Complete ORANA Home
\$296,900.00 + GST

LAUNCH PRICE
\$222,900.00 + GST
You save **\$74,000.00**

*(Delivered to your nearest capital city.
Final site delivery quoted based on location)
Launch pricing - limited build slots at this price.*



Exterior



**Architectural by design.
Personal by choice.**

ORANA homes are designed to deliver a refined architectural presence — clean lines, balanced proportions, and a level of finish that stands apart from traditional secondary dwellings.

Each home is built on a precision-engineered structural system, delivering strength, consistency, and long-term performance.

**Design Every Detail
Before It's Built**

Once you've selected your ORANA theme, you can customise all exterior colours and finishes through our Design Studio.

Customise Every Detail:

- ✓ Cladding colours
- ✓ Trims, flashings & exterior details
- ✓ Windows & doors
- ✓ Feature finishes



All-Inclusive Specification

Everything required to achieve a complete architectural finish is included. No variations. No surprises.

Four Signature Exterior Themes — Fully Customisable

Each ORANA home is available in four curated exterior themes, designed to suit Australian conditions and lifestyles. Each theme provides a design direction — with all colours and finishes fully customisable through the ORANA Design Studio.



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

Interior

Designed for comfort. Finished for living.

Every ORANA home is delivered fully finished — ready to live in from day one.

Fully Finished — Included as Standard

- Smooth-set internal walls and ceilings
- Complete internal painting throughout
- Modern skirting and door trims throughout
- Engineered timber flooring to living areas
- Premium carpet to bedrooms

Kitchens & Bathrooms

- 40mm stone benchtops to kitchen and laundry
- Full-height cabinetry with integrated storage
- Premium fixtures and fittings throughout
- Tiled bathroom flooring with designer wall finishes
- LED mirrors and heated towel rails included
- Fully equipped kitchens and bathrooms, delivered as a complete package

Lighting & Features

- Feature wall included to living area
- Optional feature walls available to bedrooms
- Consistent modern hardware and finishes throughout
- LED lighting throughout

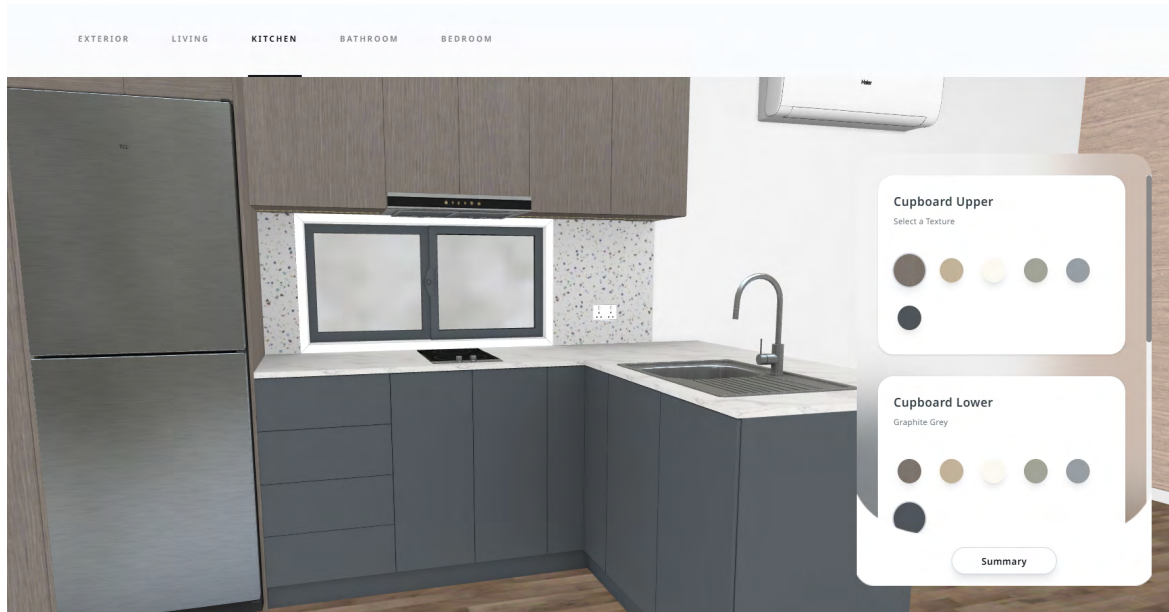
From structure to finish, every detail is considered — delivering a clean, modern interior that feels complete the moment you walk in.



All-Inclusive Specification

Everything required to achieve a complete architectural finish is included.
No variations. No surprises.

Experience Your Home Before It's Built



Explore every ORANA design in full 3D and personalise your colours, finishes, and features to create a home that feels like yours.

- * Full 3D visualisation from every angle
- * Personalise exterior colours and materials

- * Available online or as an in-person guided experience
- * Customise interior finishes across kitchen, living, bathroom, and bedrooms



Visit our display centre for a guided design experience, where your home is brought to life on a large-format screen with your consultant.

Each design is based on our proven floor plans, with full customization of colours, finishes, and features.

Optional Services & Enhancements

Permit & Engineering Pack

A fully prepared approval package — giving you everything required to submit your ORANA for permitting with your local authority.

- * Architectural floor plans
- * Structural engineering
- * MEP documentation
- * 7 Star EER documentation
- * Detailed site plan

\$7,490.00

ORANA Project Concierge

Guided support to help coordinate your project without the complexity of traditional builders.

- * Trade quote coordination
- * Crane & delivery planning
- * Utility contractor introductions
- * Site preparation contractor introductions
- * Installer referrals
- * Project sequencing guidance

\$2,490.00

Verified Site Review

A professional site assessment to confirm approval pathway, identify constraints, and reduce risk before committing.

- * Preliminary planning feedback

- * Risk identification
- * Setback and overlay review

- * Likely approval pathway

\$1,250.00

Home Enhancements

Extend and customise your living space with practical, design-driven additions

- * Covered deck / alfresco
- * Layout modifications

From \$3,035



COVERED DECK / ALFRESCO



Your Complete Project — *Simplified.*

A smarter, more transparent pathway that gives you full visibility and control — without the hidden margins and complexity of traditional building models.

ORANA provides a complete pathway to delivering your home — combining clear pricing, trusted contractors, and a streamlined process from design through to installation.

Our turnkey pricing is designed to give you a clear indication of the total project cost, while allowing installation to be tailored to your specific site and preferences.

How It Works:

1. Configure Your **ORANA**
2. Understand Your Site
3. Choose Optional Services
(*permit pack, site review, concierge*)
4. Contractor Pricing Coordination
5. Customer selects and engages contractors directly
6. Delivery & Installation Support

Once your design and plans are finalized and you are ready to proceed, ORANA will obtain detailed installation pricing from trusted contractors based on your specific site and requirements. All project costs are clearly defined before you proceed, with site-specific pricing available through our pricing tool.

All optional services and upgrades are clearly priced upfront, allowing you to build your project with full cost transparency from day one.

GET YOUR SITE-SPECIFIC PRICE

Use our online pricing tool to input your site details and receive a clear, tailored project estimate in minutes.



ORANA

by AJC MODULAR



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Disclaimer

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