



THE LODGE

INNOVATION
BY DESIGN

60 SQM - 2 BEDROOM - CYCLONE RATED - COUNCIL APPROVED - CLASS 1A



Our Modular Homes are created by our award winning Australian Design and Architecture team, ensuring that The Lodge design is not only stylish and modern, but also functional and easy to construct. Our approach combines an innovative modular building system with end-to-end support and services, enabling project completion in a remarkably shortened time-frame.



Architectural design excellence at an affordable price.



- **Fully Compliant**
National Construction Code Class 1a
- **Built to Last**
Cyclone - Category 3 rated
- **Council Approved**
Fast track approvals* *Subject to State and Council Variations
- **Affordable Quality**
Complete 60m2 home - 2 bedrooms
- **High Energy Efficiency**
Meets the most stringent standards

High quality finish and fittings

All materials have been chosen for their sustainability and durability. The Lodge utilises materials that are capable of withstanding the harsh Australian climate, ensuring your home remains beautiful for years to come.

Rapid time-frame to moving in

The Lodge offers a truly innovative building system with end-to-end support and in-house certification services available, enabling remarkably short time-frame to completion. **Move in within just weeks.**

\$99,500* INCL. GST

- * PLUS:
- Shipping container purchase
 - Domestic Freight – Port of arrival to site
 - Building Approval and Certification Package - State specific
 - Earthworks, site prep and services connections – Site specific

Sustainable and Durable - Quality materials throughout

Structure:

Steel beams with lightweight steel floor joists.
Walls: Lightweight steel frames with hot rolled steel structural columns.
Roof: Lightweight steel frames.

Flooring

General: Timber-look composite hybrid flooring.
Bathrooms: Vitrified porcelain tiles.
External Deck: Not Included.

Walls:

External: Painted fibrous cement panels.
Internal: Composite non-combustible panels.
Bathroom: Vitrified porcelain tiles and painted fibrous cement panels.

Roofing:

Colorbond equivalent - quality corrugated steel.
Colorbond equivalent gutter, capping/flashing.

Ceilings

General: Composite non-combustible panels.
Bathroom: Painted moisture resistant plasterboard panels.

Joinery

Joinery Carcass: Melamine boards.
Joinery Panels: Timber-look laminate boards.
Bench tops: Zero silica composite stone.

Windows

Double-glazed powder coated aluminium windows with flyscreens.

Doors

External: Double-glazed powder coated aluminium doors.

Fixtures and Fittings

Powder-coated brass door hardware.
Powder-coated brass bathroom fixtures.
Stainless Steel under-mount double-bowl sink.
Ceramic top-mounted bathroom basin.
Wall-faced porcelain toilet pan.

Purchaser Upgrade Options:

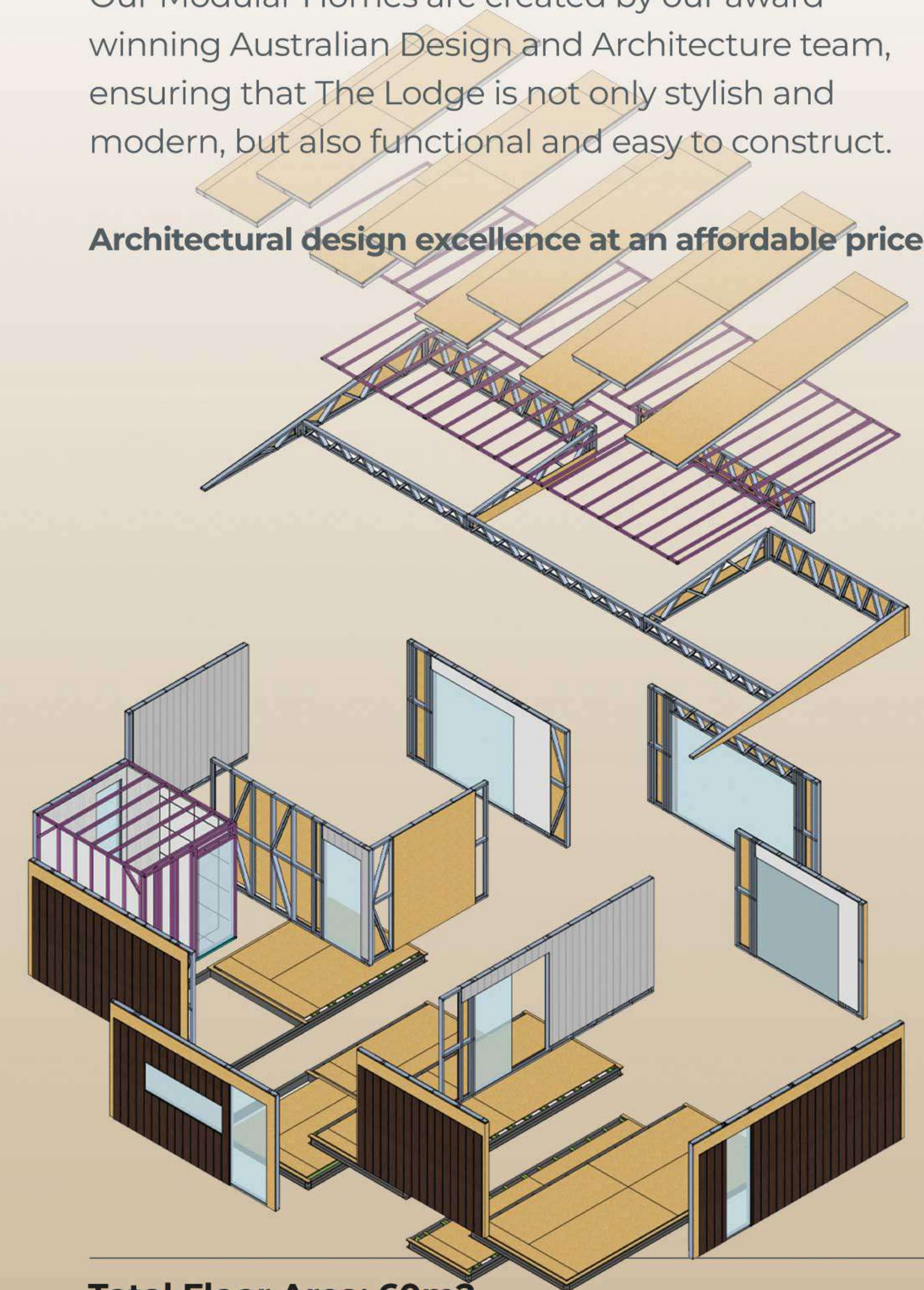
Air-conditioning
Hot Water System
Solar System
Decking

Australian Architectural design

Hassle-free building process

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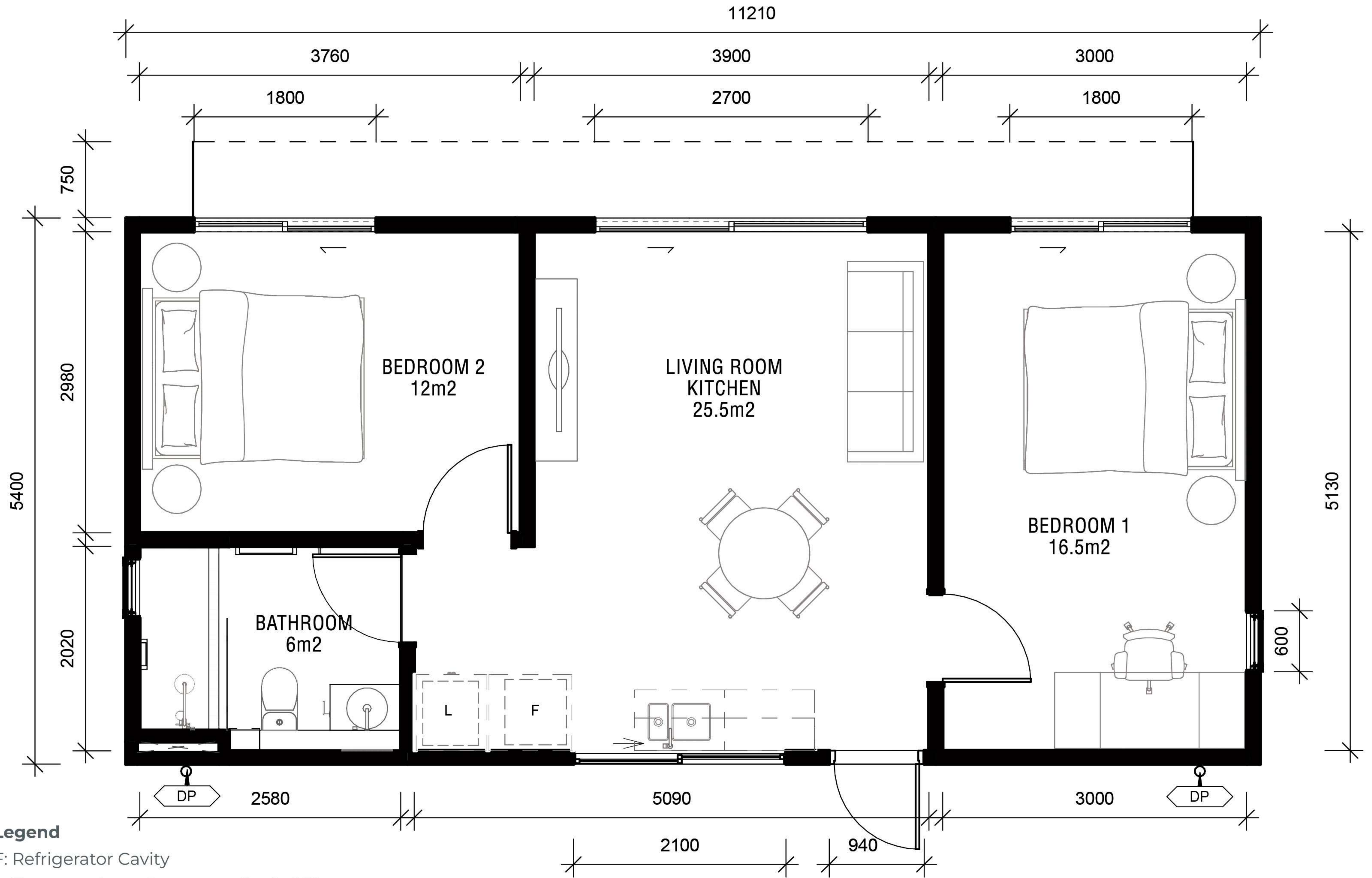
Architectural design excellence at an affordable price.



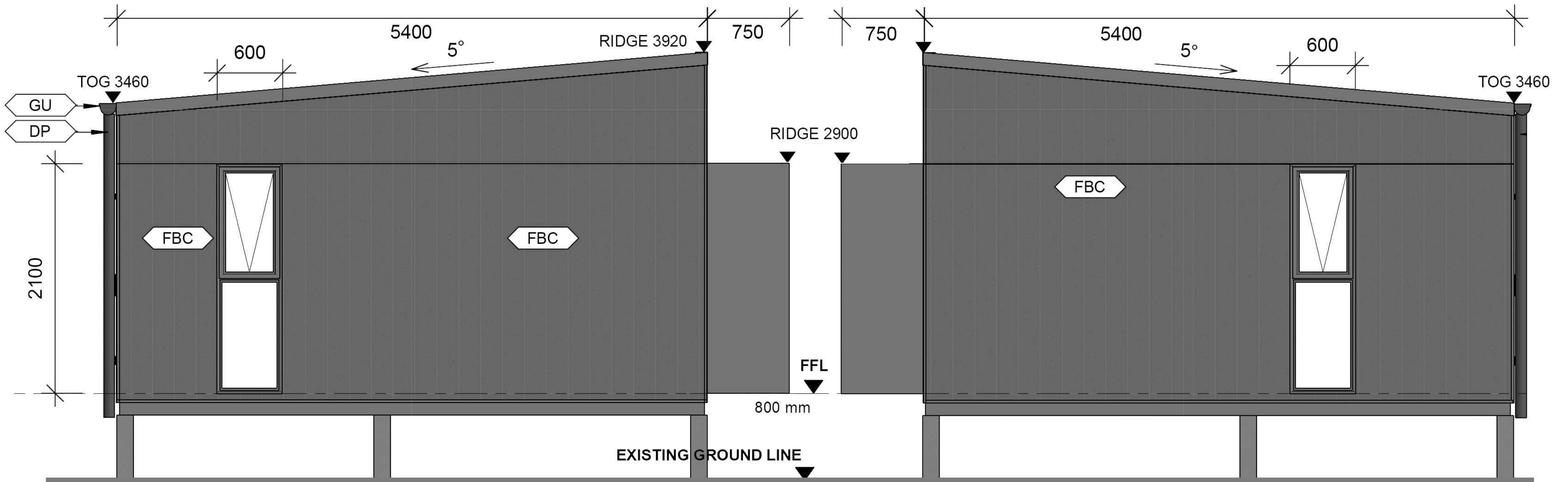
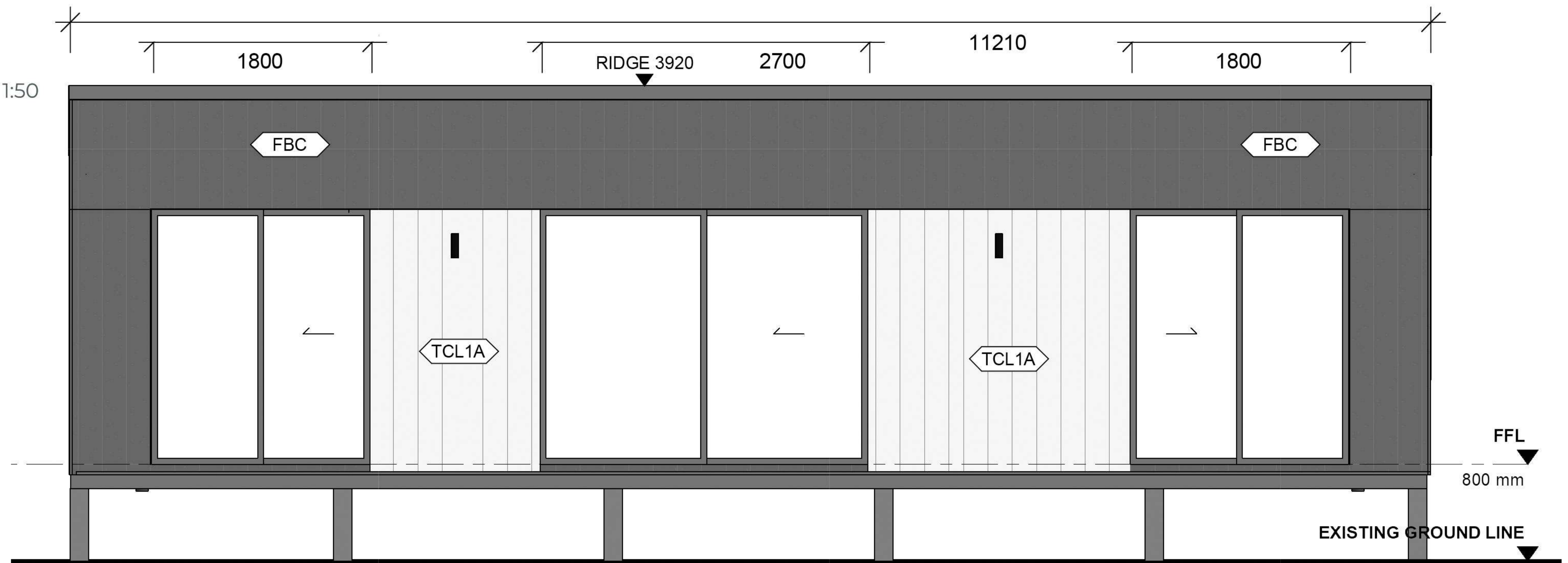
Total Floor Area: 60m²



We pride ourselves on delivering high quality building kits that are easy to assemble and designed to last. Our team of industry experts have worked to ensure that your Lodge not only meets, but exceeds Australian standards, providing a superior living experience available nation-wide.

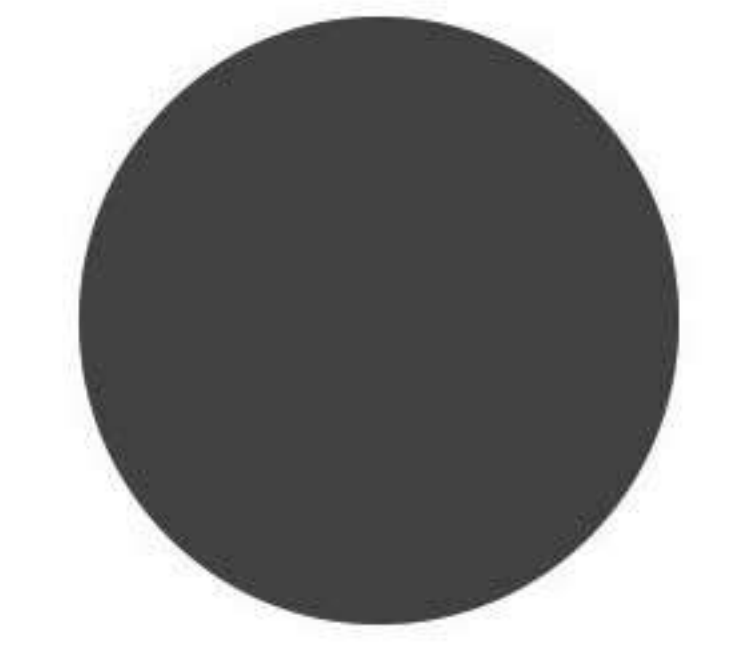
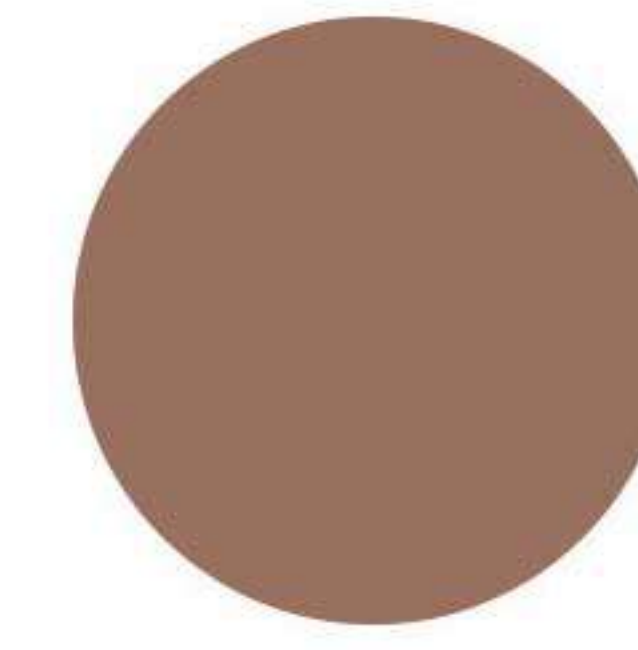
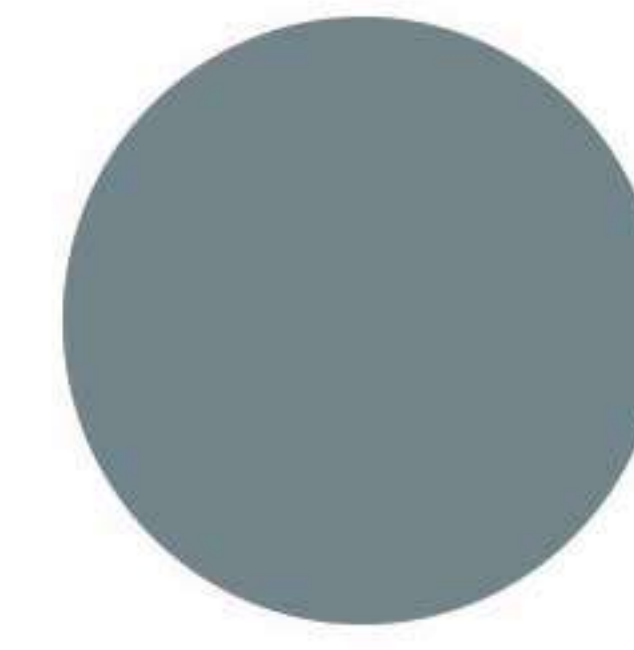
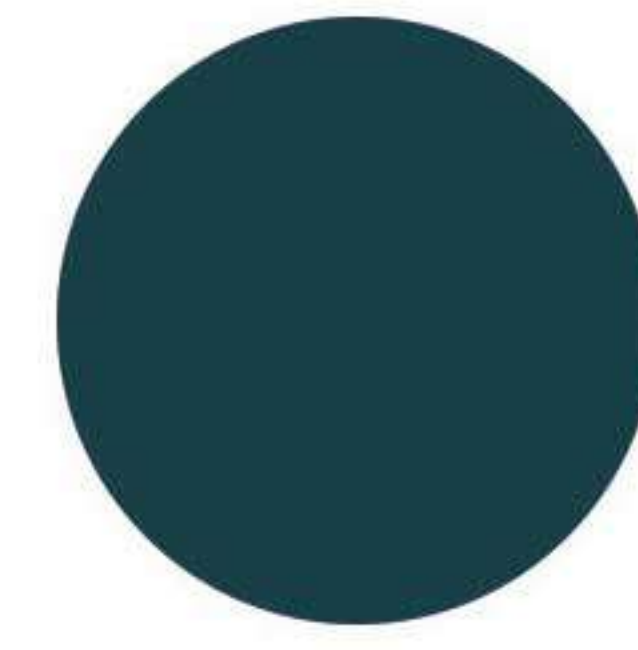
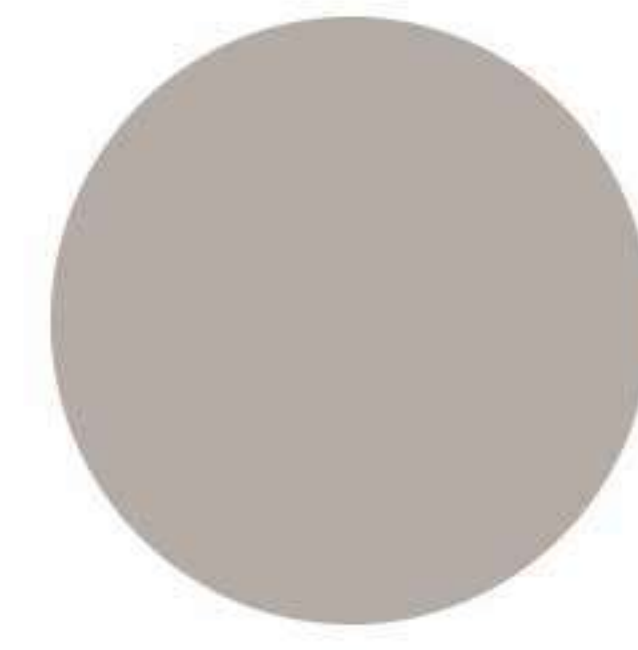
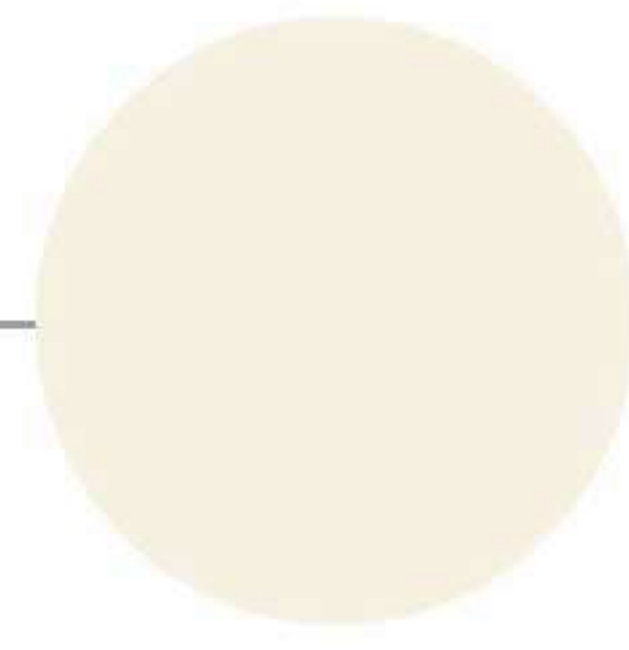


Scale 1:50



A natural palette

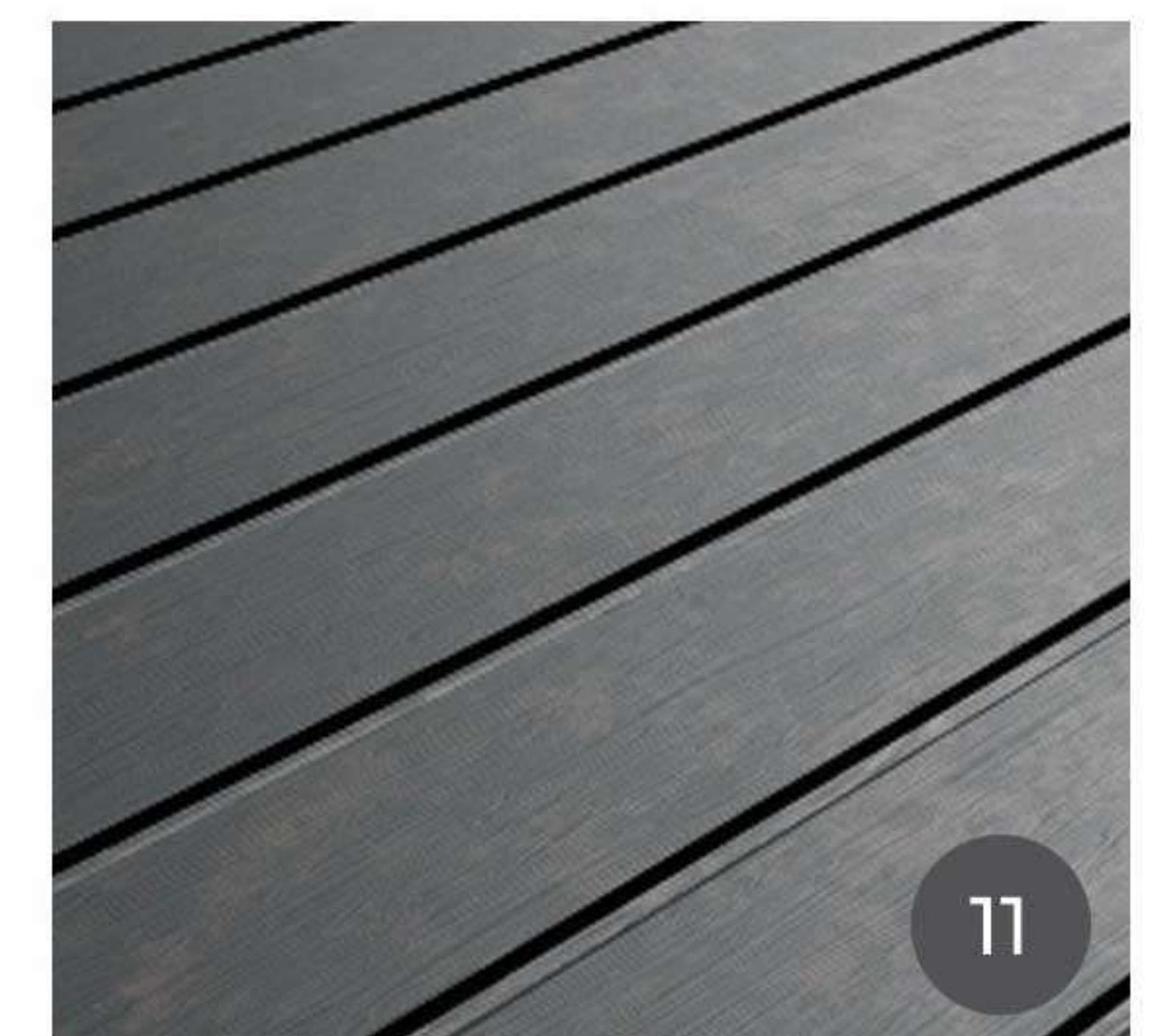
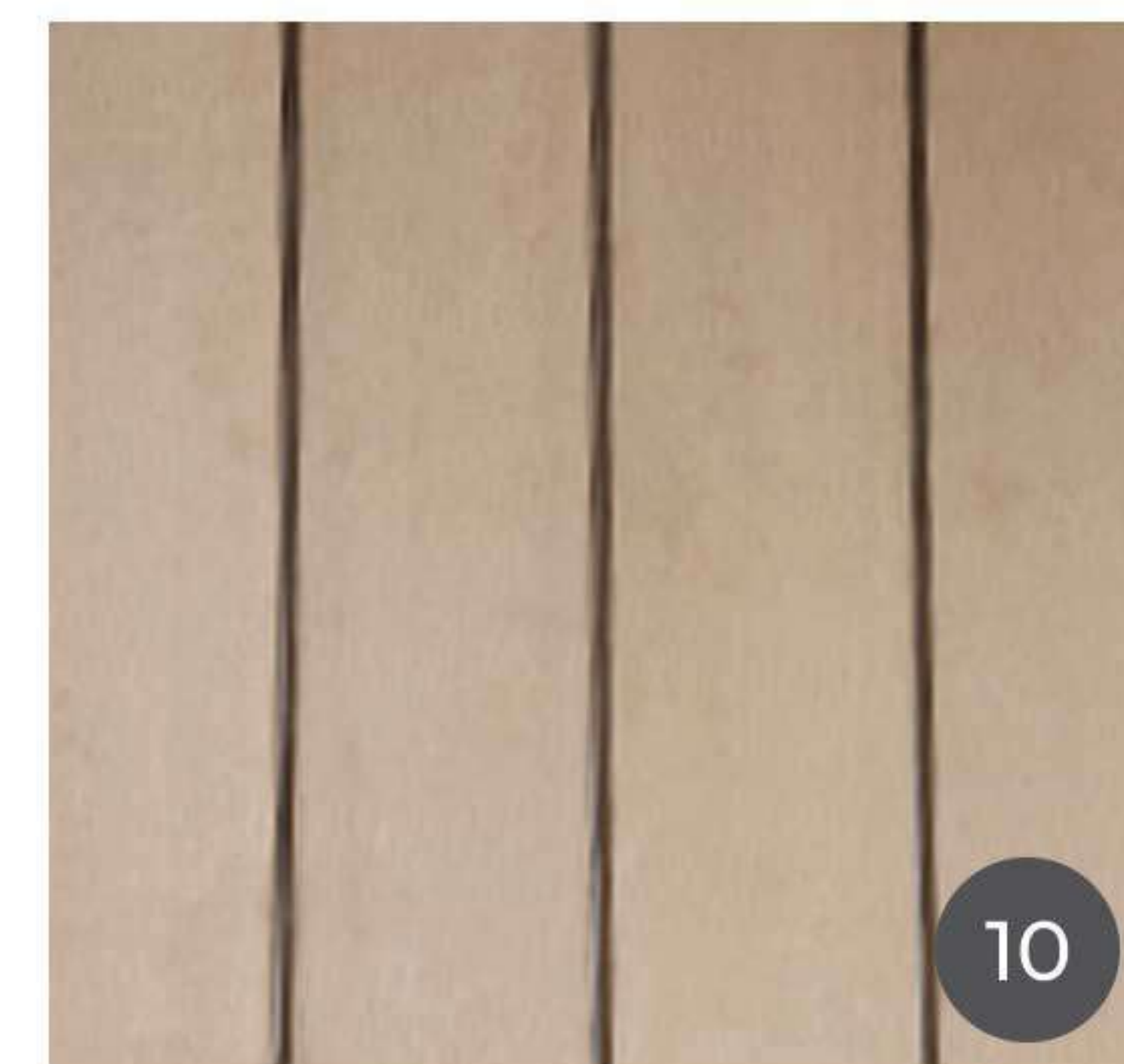
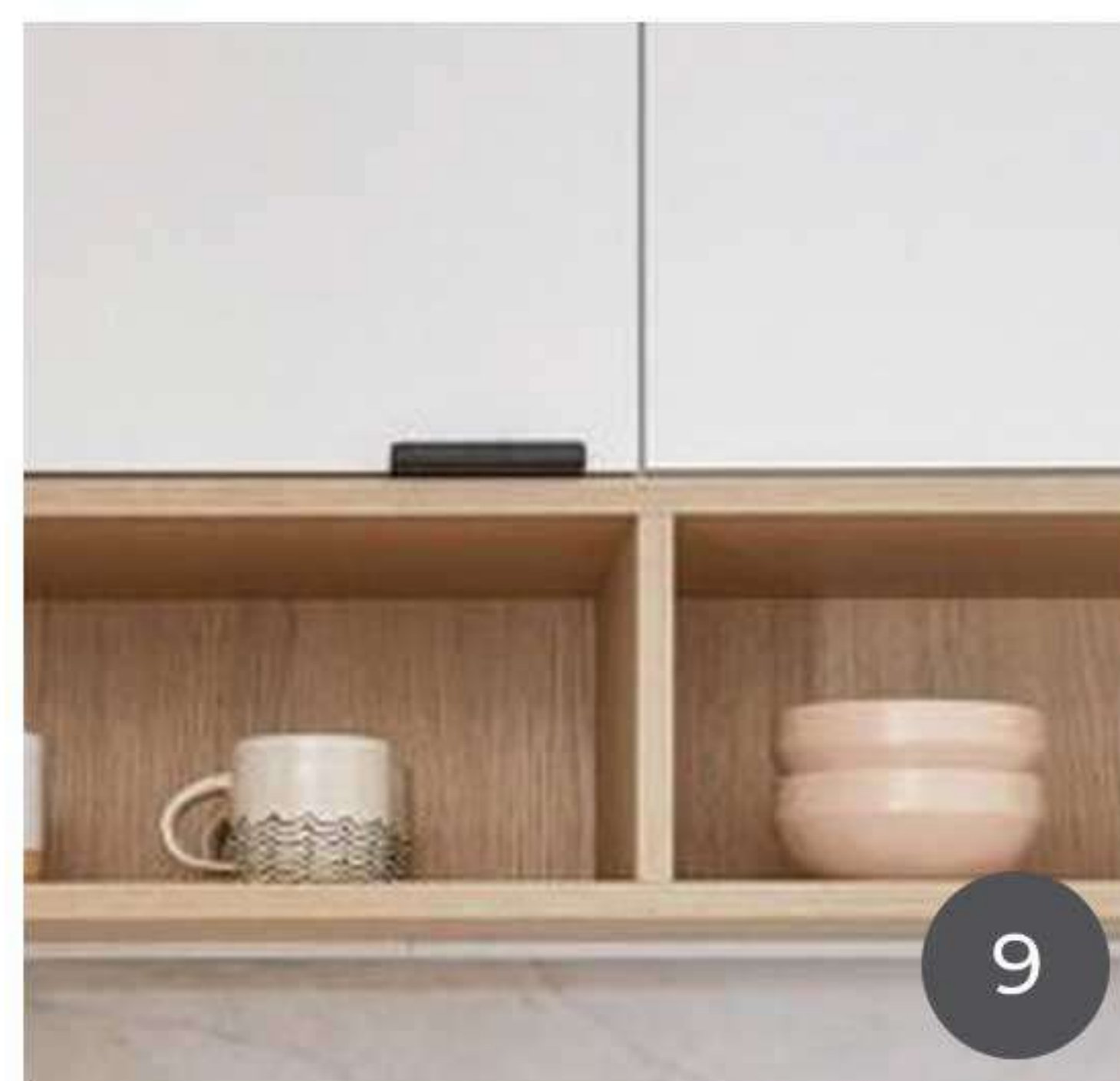
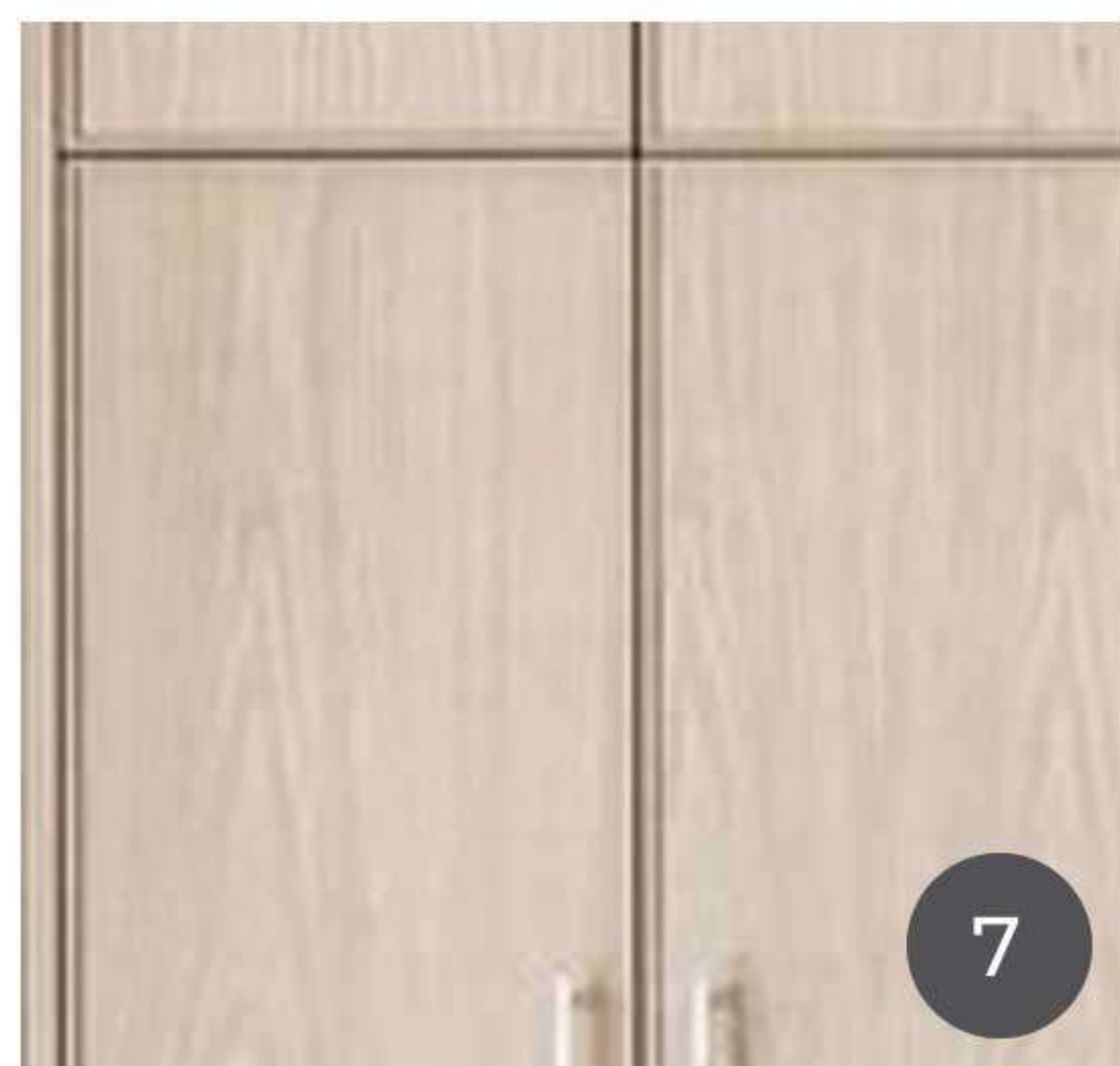
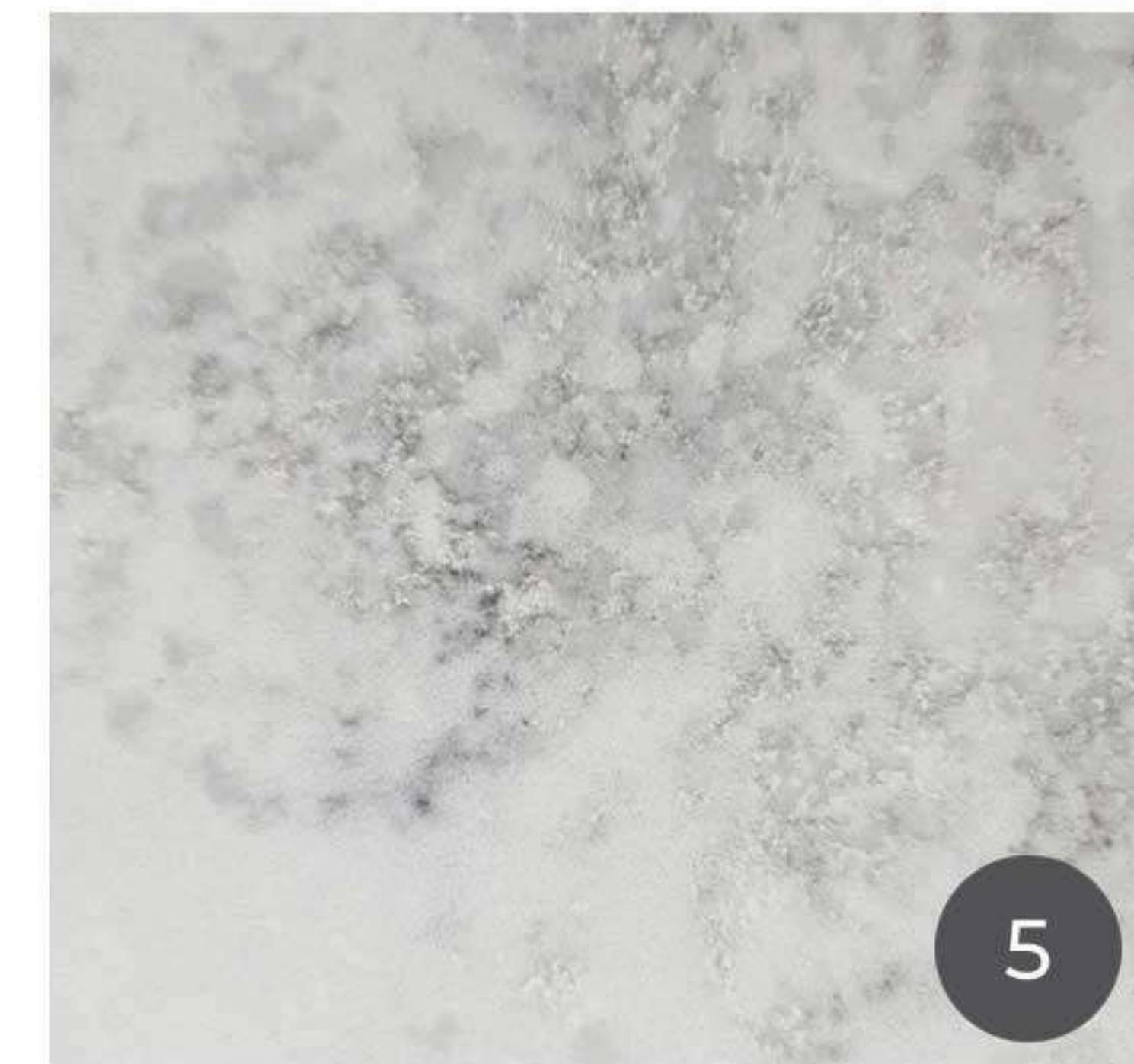
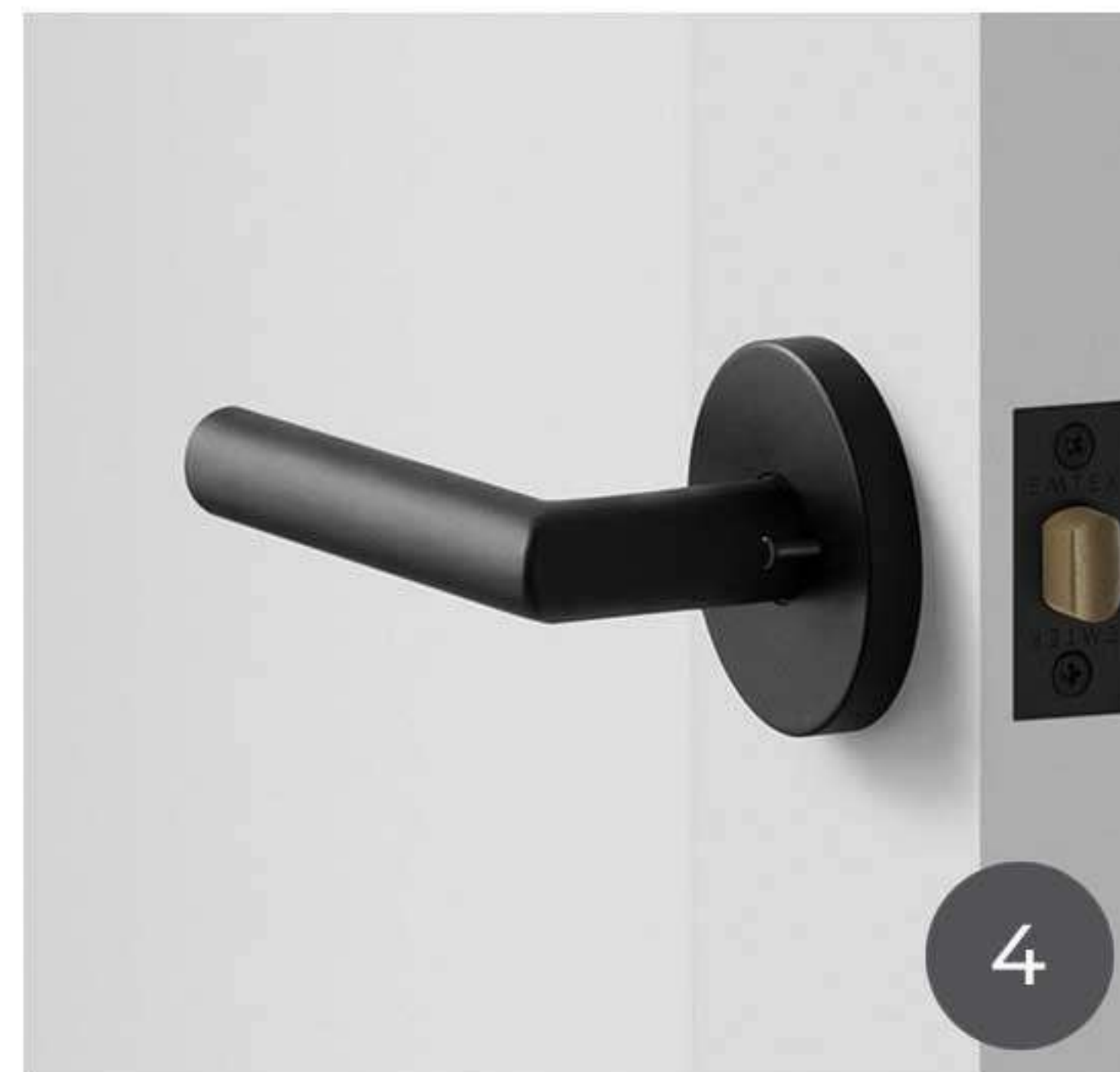
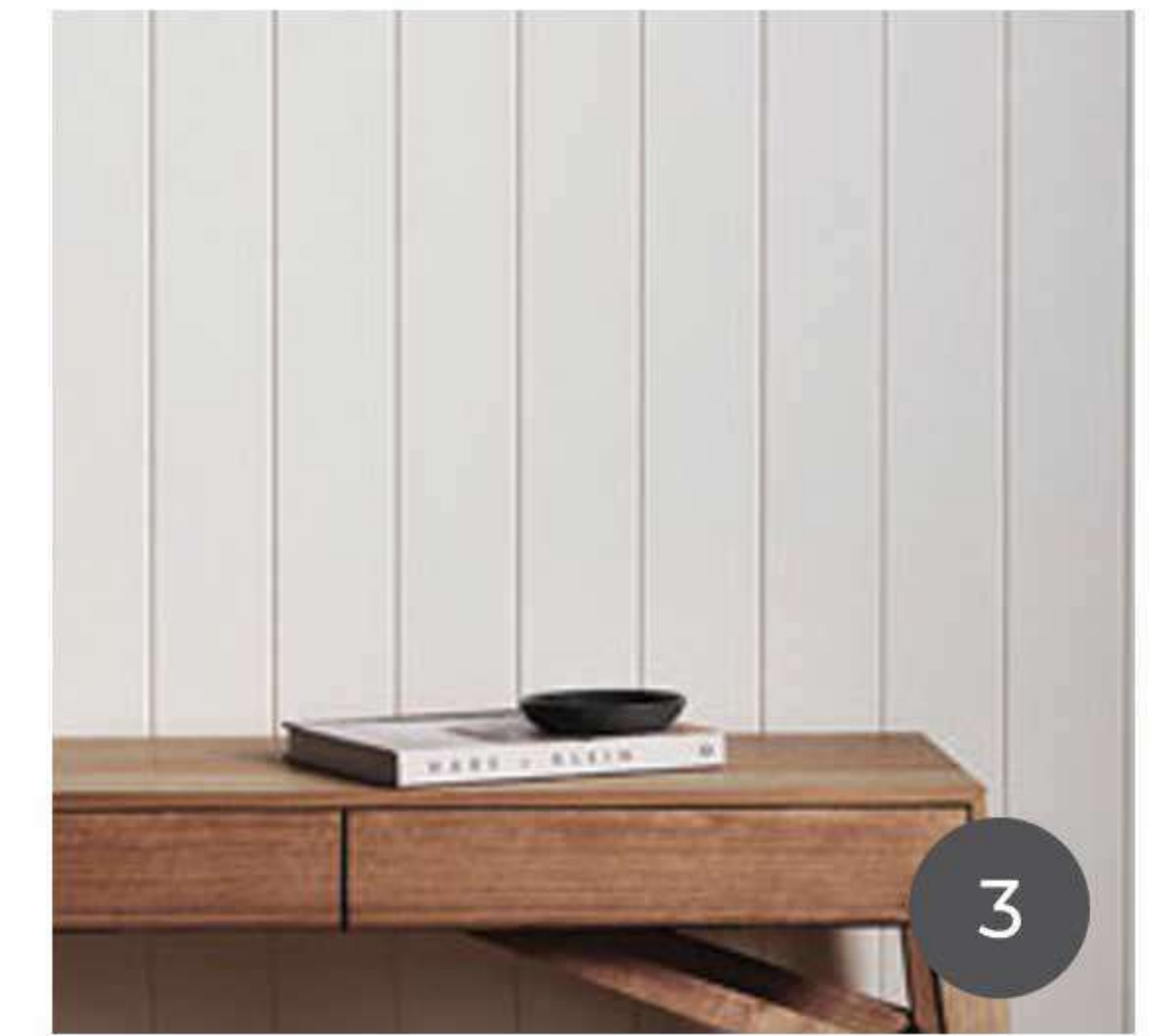
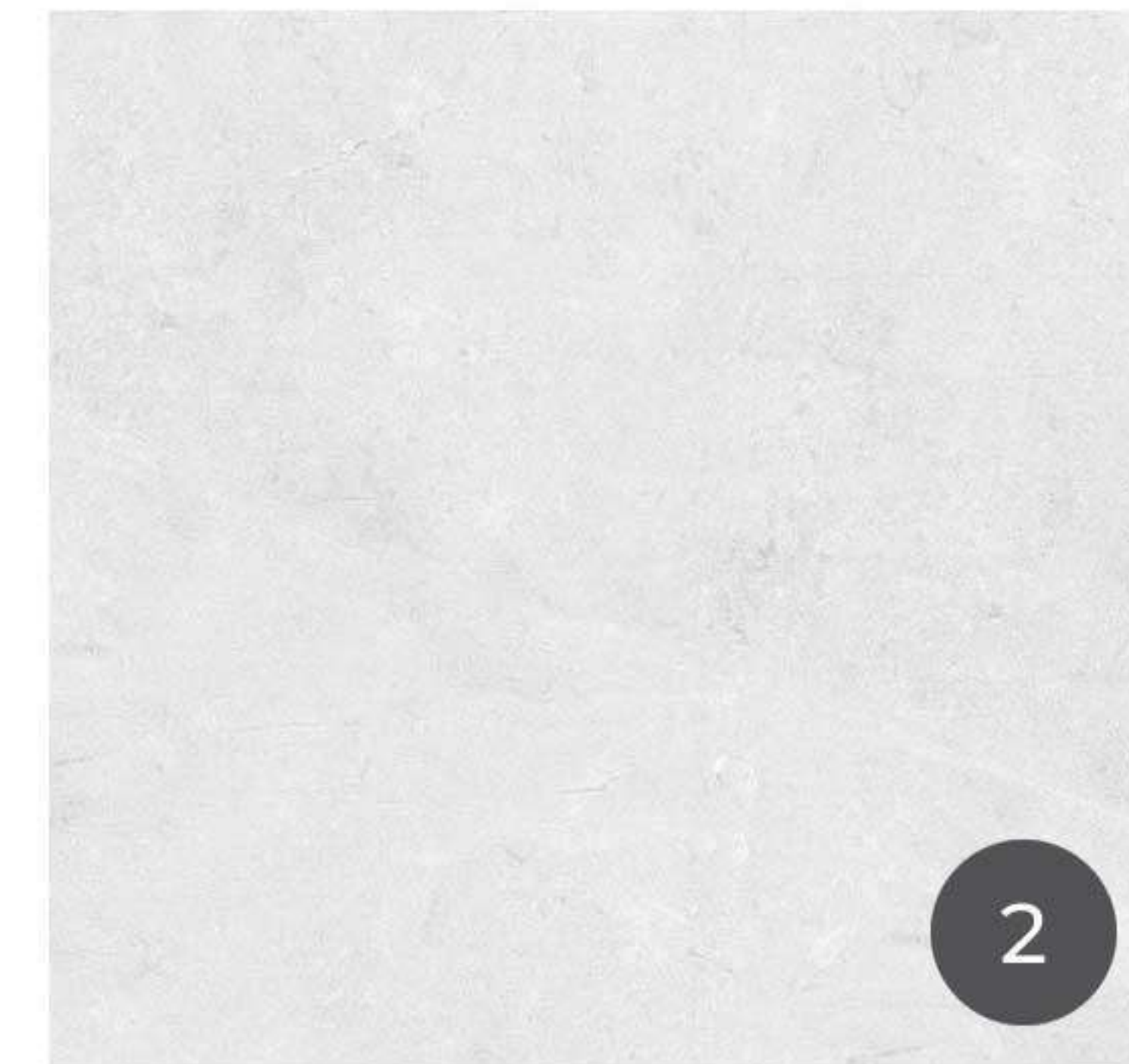
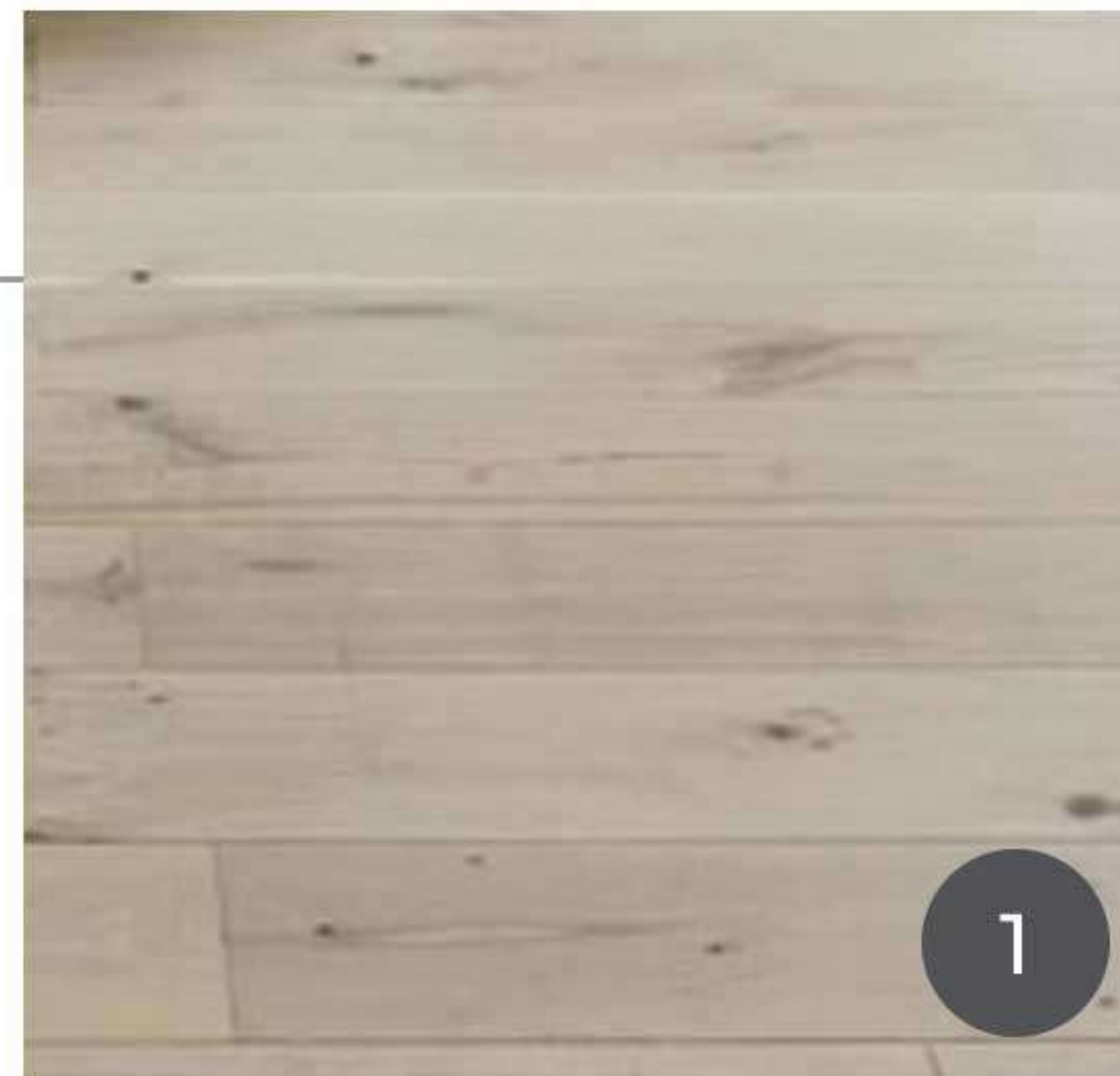
Inspired by the Australian Outback



Materials

Complimentary by nature

1. Stone composite timber look floorboards
2. 600x600mm Vitrified porcelain tiles
3. Composite non-combustible decorative panels.
4. Black Powder-coated brass door hardware
5. Zero silica composite stone bench tops
6. Ceramic top-mounted bathroom basin
7. Laminate, timber look veneer joinery
8. Timber-look laminate joinery + premium soft close hardware
9. Feature kitchen and bathroom shelving
10. Composite timber look feature cladding
11. Painted fibrous cement timber textured cladding



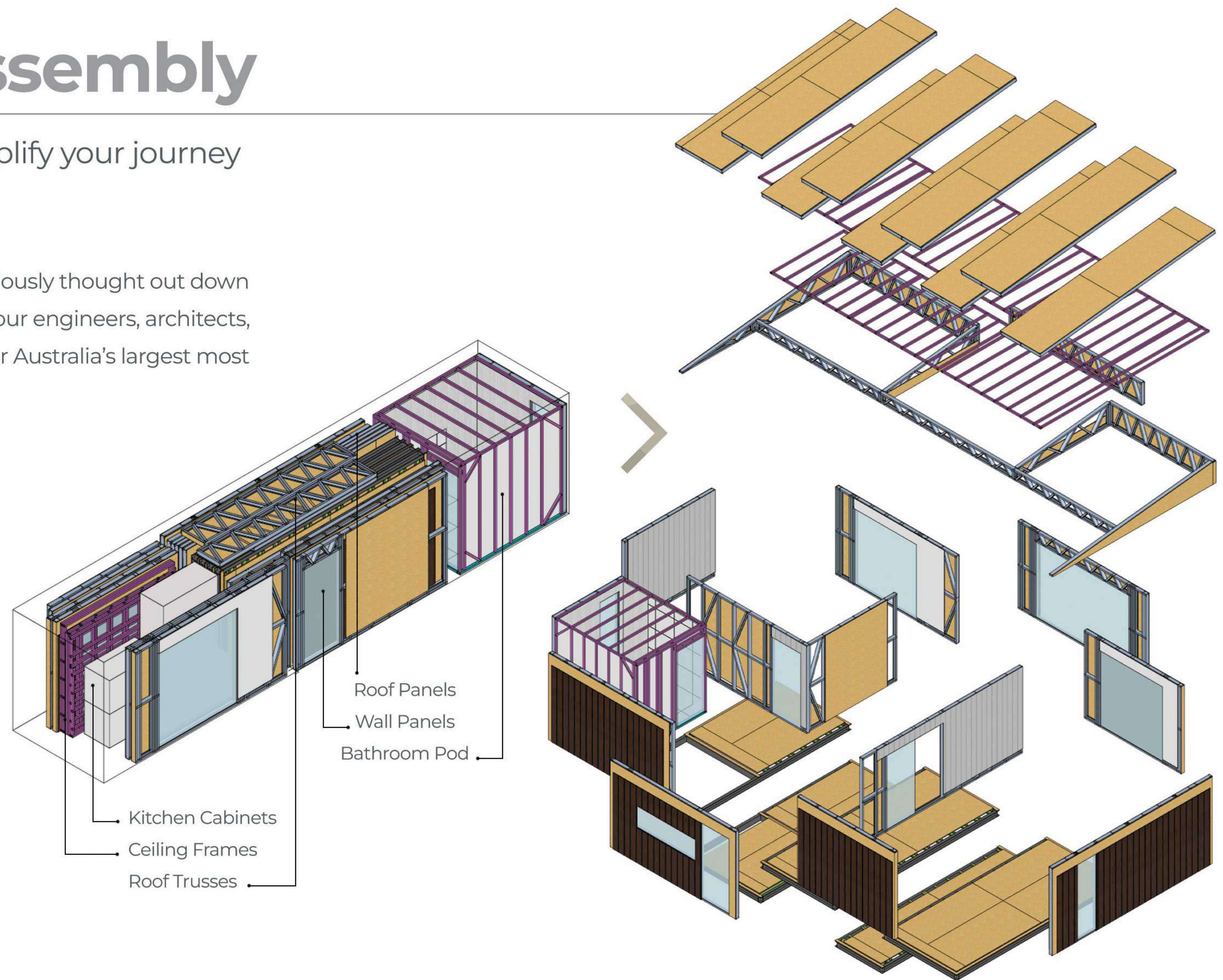
Approval and Assembly

We have a streamlined process to simplify your journey

Our approval and assembly process has been meticulously thought out down to every detail, leveraging the combined expertise of our engineers, architects, builders, certifiers and prefabrication experts to deliver Australia's largest most innovative and cost effective housing solution.

No allen key required!

The Lodge has been designed to meet all applicable compliance standards, and our partners at VTAS offer standard and bespoke certification services that ensure a smooth transition from purchase to construction and occupation. This pathway outlines the key stages of the approval and building process, providing step-by-step guidance so you'll know what to expect at every stage. With our friendly, knowledgeable team by your side, you'll receive expert advice tailored to your needs and full support to get you building faster.




Preliminary Planning Assessment and Eligibility


Order Desktop Assessment from **SDGF** to check your eligibility for planning 'Self Assessment' to avoid costly Development Application (DA) Fees. **Cost - \$500**



You will be contacted by our **VTAS** partners and asked to supply site plans and other site-specific info to facilitate the review. **VTAS** will then notify you of the outcome. **THERE ARE THREE POSSIBILITIES:**



1. ELIGIBLE
No DA required - Building Approval cost only.

Place order (30% deposit) to secure a production slot.

2. NOT ELIGIBLE
DA will be required
Case by case costs.


3. NOT PERMITTED
Kit purchase available for other purposes.


Get Approved Fast with VTAS Certification Services

Choose either **Contract-Builder** or **Owner-Builder** pathways and engage **VTAS** Certification Services.

VTAS CERTIFICATION SERVICES

VTAS manage the building Approvals process with Engineering / Certification Partners **Cost - \$15k (QLD)***



VTAS will issue a **Request for Information (RFI)** – a list of items needed to complete the initial Building Approval. Some of these items will come from 3rd parties such as Builders / Geotech Engineers etc. Once all requested items are returned, VTAS will issue the initial **Building Approval**. The approval documents will have a list of conditions and stamped construction plans with copies lodged with Council on your behalf. You can now **START YOUR BUILD**

WITHOUT VTAS SERVICES

If you commence any independent Building / Certification Processes: **VTAS Certification Services will not be available to you.**





Without VTAS Certification

Services. There is no guarantee of independently achieving Class 1A/ Cyclone Cat 3 Certifications.

Payments and Delivery

Lead times approx. 12-16 weeks from paid Deposit.

1. Paying the Balance Invoice (**70%**) your order will be shipped **to your nearest Australian entry Port.**

2. Upon payment of the Delivery Invoice, your order will be road-freighted to **your local build site.**

3. Your 40' container arrives with **all components necessary** to complete your kit packed inside. This includes floor systems, pre-assembled panels, wall linings/finishes, ceilings, roof system, joinery fixtures and fittings as well as pre-finished bathroom pod.

Frequently Asked Questions

How long does The Lodge take to build?

Typically, the assembly process about 2 weeks for a team of 3-5 builders and requires a Franna crane or similar. This rapid assembly process is a key benefit of The Lodge's design.

What do I do with the shipping container?

Our shipping containers are brand new, single voyage units. They can be re-purposed and integrated into your overall site plan, be quickly deployed as extra storage space if you prefer or simply sold to offset some project costs.

What site preparation is required before delivery?

Your site must be levelled and cleared of obstructions. Footings or foundations should be prepared by a licensed builder based on our specifications.

Do I need to use a licensed builder?

Yes, because The Lodge is classified as a Class 1a dwelling under the National Construction Code (NCC), the construction must be overseen by a professional builder properly licensed in your local jurisdiction. That includes properly qualified Owner / Builders. Additionally, electrical and plumbing work must be carried out by licensed tradespeople.

What on-going maintenance is required?

The Lodge is constructed from durable, high quality materials, and as with any house, the usual levels of routine maintenance will be required.

Can I expand or modify the home later?

Sure, you can (post-delivery) – but we do not offer any customisation to our standard plans. You would need to speak to a builder, architect and certifier regarding future expansion or modification of plans.

Is external decking included?

No, the decks we show in our collateral are for display and inspiration only. Talk to your chosen builder about requirements for this and any other post-delivery customisations.

What does the VTAS Certification Package provide?

The VTAS team will work with you throughout the building process, liaising with partner Certifiers, Engineers and service providers as required. We will supply all necessary documentation to support certification and building approval to get your Certificate of Occupancy issued. We remove the stress and simplify the process so you can focus on other priorities.

Can I elect not to take the Certification Package?

You can, but in that case, once you commence your own building and certification process, you will be ineligible to subsequently seek to access the service. Further, without using the Certification package we offer no guarantee, explicit or implied that the building will be successfully certified Class 1a or cyclone rated (CAT3).

Can I customise my Lodge?

While kit homes can be modified by a licensed builder, we cannot guarantee a modified kit will achieve certification or council approval. If you are seeking a custom solution, we recommend you speak to your builder & certifier before making any changes.

Does The Lodge suit sloping sites?

Yes and we DO NOT require concrete slabs!

Our range of engineered footing systems ensures that sloping sites can be easily accommodated.

Note: footing costs are not included in product pricing and may incur additional cost depending upon site specifics.

What are your standard ceiling heights?

- Living rooms: 2.7m
- Kitchens and bedrooms: 2.4m
- Bathrooms: 2.3m

Do you include heating and cooling?

No. Heating and cooling options are provided on an individual basis to suit your site and personal requirements. We'll work with you to determine the most suitable energy solution for your project.

Will power points be included?

Yes, power points for appliances are provided (e.g. for washer, dryer, fridge, convection microwave). Appliances are not included.

Will I need a septic tank?

If you have a remote site, not on town sewerage, you will likely require a septic tank. In this case, you will need to commission an LCA (Land Capability Assessment) and find out your local council requirements. We recommend engaging a local plumber to help you through this process.

Can I install solar?

Yes, solar panels can be fitted to your new home. They are a fantastic way of reducing your footprint and fossil fuel consumption, not to mention the long-term power bill savings.

What warranties and support are available after purchase?

Waterproofing, Plumbing fixtures, Steel structure, Hardware, Cladding, Roof sheeting, Aluminium frames and glazing - **7 years.**

Electrical & light fittings, Joinery Hardware and Floor finishes - **2 years.**

We provide a help-line service to assist during the assembly process and offer a full warranty claim management service.

Can I build on smaller allotments?

Small lots (<450m² or <600m² for rear lots) may have state or council-specific provisions. In some cases, a development application may be required.

Do I need to provide extra car parking spaces?

Parking requirements depend on local council regulations. Additional parking may not be necessary for lots with two existing spaces.

Do I need insurance during the build process?

Yes, insurance will need to be obtained by the licensed builder or the owner builder. Costs and application process vary from state to state.

What are the additional costs beyond the purchase of the unit?

- Certification package
- Application fees
- Road freight from nearest Port of Entry to site
- Site prep / earth works
- Footing scheme (16 stumps)
- Building assembly
- Connection of basic services – power / water / sewage

I'm interested – what should I do first?

Request a preliminary **desktop assessment** – this process assesses eligibility for a 'fast-track' planning **self-assessment** pathway. If eligible, there will be no requirement to submit a Development Application which can be costly and ultimately unsuccessful. If not eligible, the project can still proceed but will require D.A. This service is offered by our partners VTAS.

I'm interested in buying a number of these units as an investment / to rent out / for a business – does that complicate the approvals process?

Not really, it simply means that the entire scope of the project needs to be discussed so that a tailored services quote can be provided by our partners at VTAS based on the specifics. A Desktop Assessment is not suitable in these circumstances.

What material is used for the structural components?

Structure: Steel beams with lightweight steel floor joists.

Walls: Lightweight steel frames with 'hot rolled' steel structural columns. **Roof:** Lightweight steel framing.



THE LODGE

CAIRNS DISPLAY CENTRE

11 Lake Placid Road Caravonica, Cairns QLD 4870
Open: Weekdays 9am - 5pm Saturday 9am - 2pm
Call 07 4243 5433
email - info@sdgffnq.com.au



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