



SCAN
FOR
WEBSITE



SHAYE'S TINY HOMES

Created with Love



SPRING 2023

ALL OUR HOMES ARE PROUDLY DESIGNED
AND BUILT IN AOTEAROA, NEW ZEALAND

WWW.SHAYESTINYHOMES.CO.NZ



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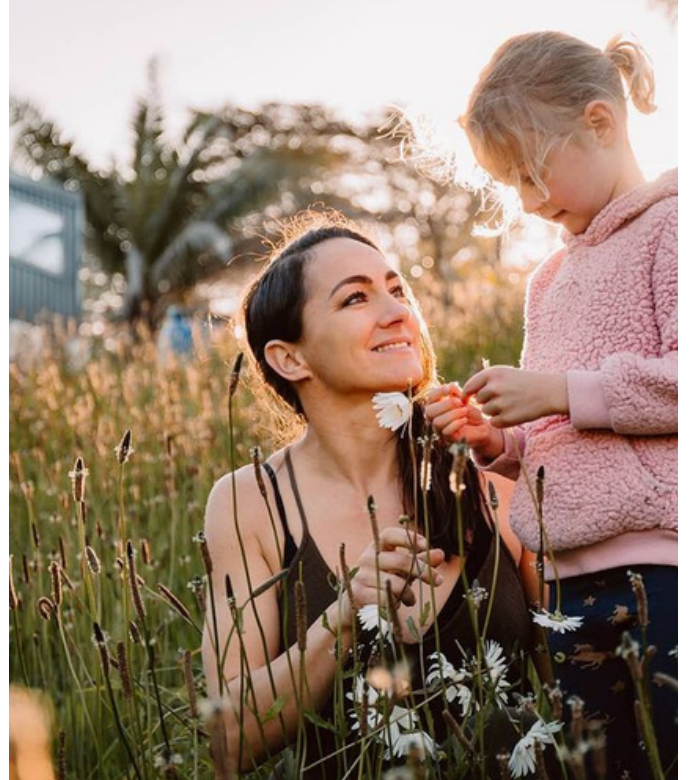


OUR STORY

Our story begins in 2013, when our founder, Shaye Boddington, decided to design and build her first tiny house. Shaye (and her then-partner) had purchased some land and wanted an affordable and environmentally friendly home for themselves and their young daughter. That's how Shaye came to design and build Lucy, her first tiny and the inspiration for the company logo. What started as a one-off project has since turned into a passion and a growing business!



Since those early days, the business has grown significantly. Combining Shaye's design know-how and experience with a group of highly skilled builders and support staff, Shaye's Tiny Homes now design and build numerous high-quality tiny homes each year.



Having experienced first-hand the financial freedom, ease of living and joy that a tiny home offers, Shaye was inspired to team up with a builder to build another one...and then a third and a fourth. Eventually, Shaye's Tiny Homes was formed to design and build beautiful, highly livable tiny houses built to the highest standards.



Each and every one of us loves what we do and take a lot of pride in delivering to our clients, the home of their dreams. We strive to create homes that are equally practical and beautiful, while also being sustainable and affordable. We believe that tiny houses can help solve some of the big challenges the world faces by providing affordable homes, being more sustainable and energy-efficient, reducing the space taken up in today's housing trends, and aiding financial freedom. We're incredibly proud to be part of that movement and look forward to helping more people and families into their own tinyhomes.

OUR DESIGNS

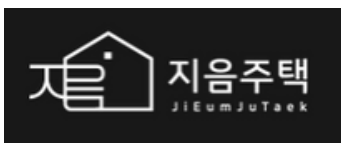
Shaye's Tiny Homes have designed and built hundreds of beautiful, highly livable, tiny houses for happy clients all over New Zealand. The quality, attention to detail, and immaculate finishings are a constant source of discussion in numerous media articles and videos featuring Shaye's houses. The houses are so varied that it is impossible to showcase them all. In this magazine, we will highlight just some of the different designs.



Not only are Shaye's Tiny Homes known throughout New Zealand but they are also highly sought after worldwide. They are renowned for their unique designs featuring the now famous, and widely used, head-height walkways. These walkways link lofts and allow for walking room around beds. They enable full-height wardrobes with room to stand while you dress. All this on mezzanine levels. No more crawling in lofts. Other features too, are recognisable in Shaye's designs. The clever use of space, windows that allow for through breeze and beautiful lighting effects, expansive kitchens, future-proofing options that allow for extendable modular designs and a host of other details that make living in a Tiny House so much more comfortable.

It is for these reasons that builders from around the world have requested licences to build Shaye's designs. Below are some of the international builders providing Shaye's Tiny Homes to Tiny House clients all around the planet. Shaye's Tiny Homes have licenced builders in Australia, USA, Mexico, Canada, Spain, Turkey, UK, South Korea and more in the pipeline for 2023.

LICENCED INTERNATIONAL BUILDERS

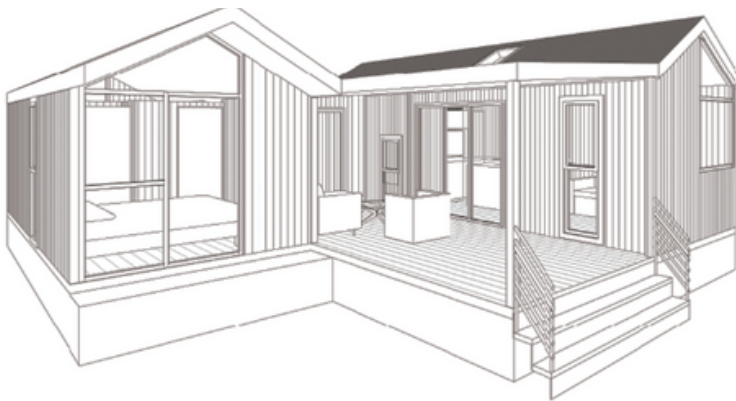


New in spring 2023

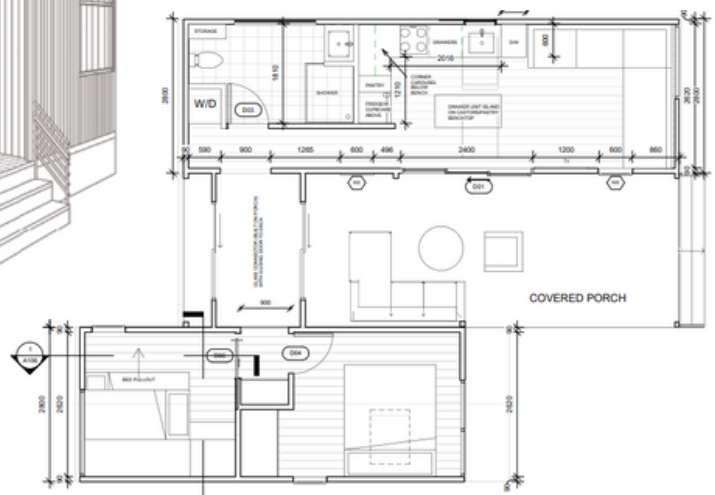
B'nB

Ridgeview Forest Retreat

We are excited to announce that Shaye's Tiny Homes will be providing the house for this beautiful B'nB. Situated in heart of the Waitakere Ranges near Bethels Beach. Rockyridge Forest Retreat promises to be an outstanding venue. Keep an eye on our updates to get more information. The house will be on display and available to view at this year's Tiny House Expo before it moves to its new home.



THE PLANS



New designs for 2023

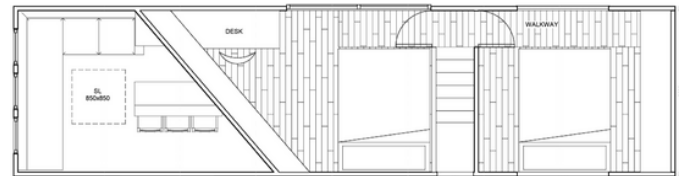
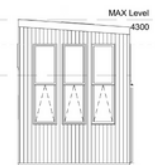
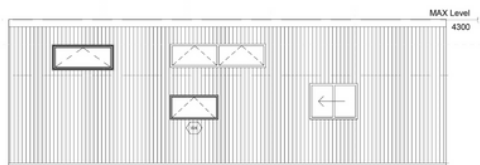
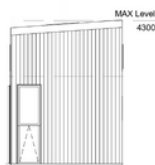
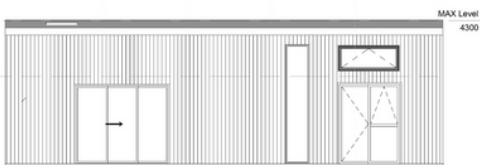
TINY STARTER HOME.

A perfect starter home. Towable on its own trailer.



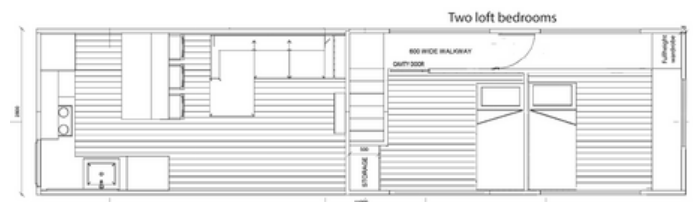
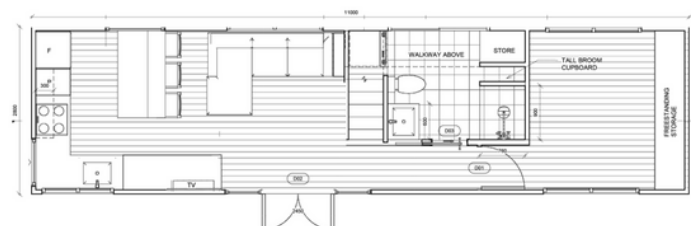
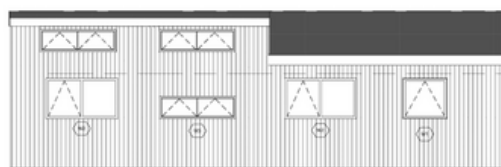
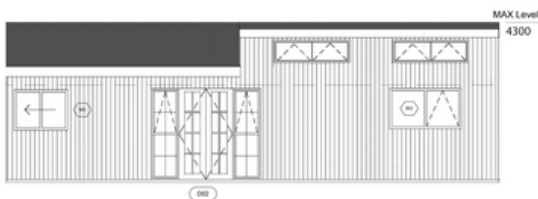
MODERN 3 BEDROOM TINY HOME.

So much living space on an 11meter trailer!



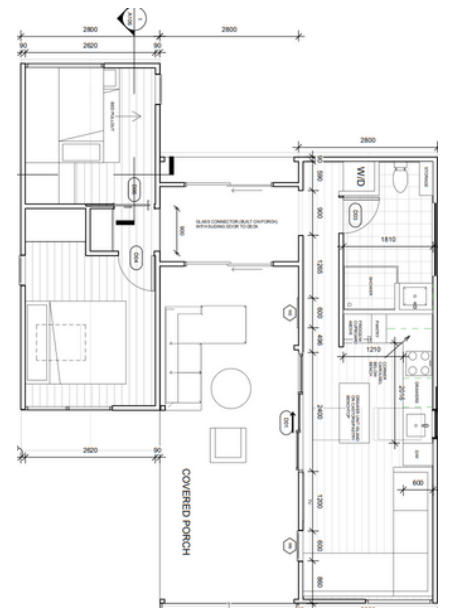
COTTAGE STYLE 3 BEDROOM TINY HOME.

First-ever walkways in loft areas with a gable roof design!



MODULAR TINY HOMES

PODS, DECKS AND MORE



Future proof for expanding. Add the pod door. Speak to us about so many options.

NEW TO SHAYE'S TINY HOMES

TINY HOMES ON FOUNDATIONS

CODE COMPLIANCE CERTIFICATE (CCC)

These houses will be issued with a Code Compliance Certificate (CCC).

This certificate verifies that the building work and design is compliant with the New Zealand Building Code.

The CCC is specific to a factory built design and does not include any site activity i.e. foundations, sewage, driveways, connections etc.

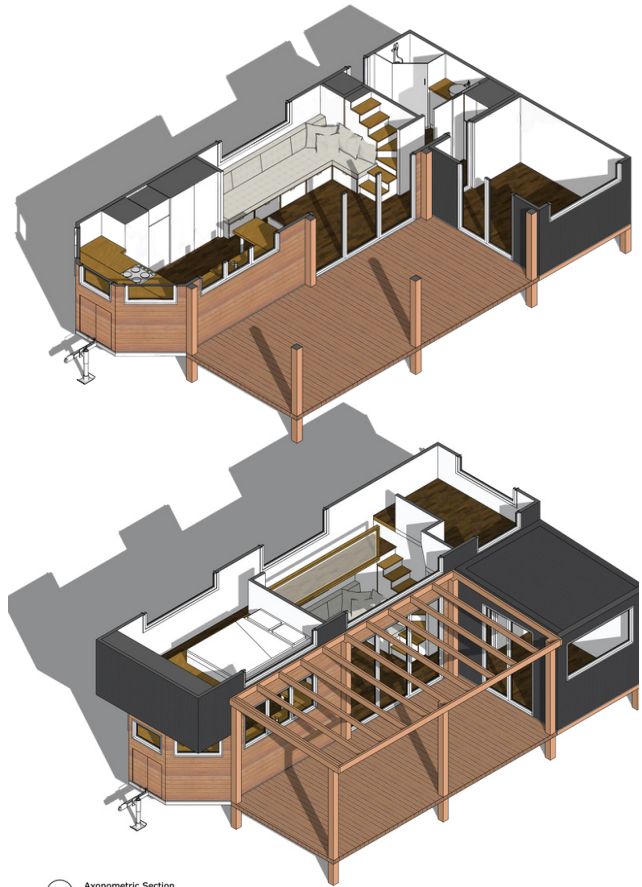
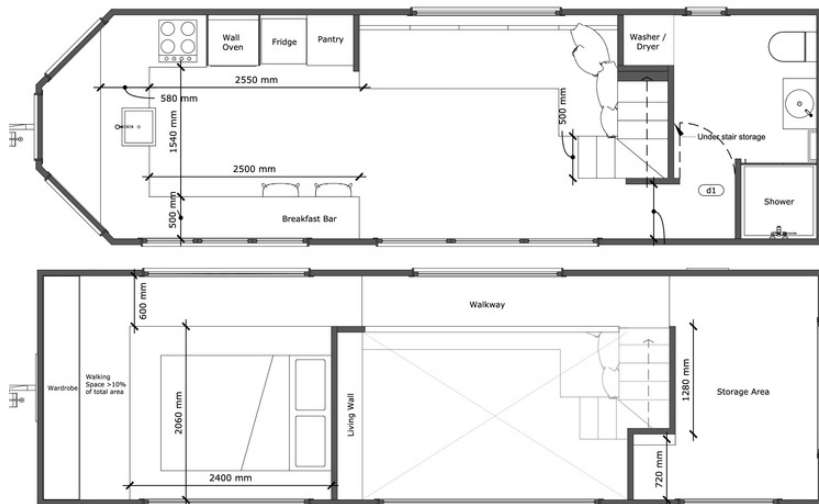
Houses are only delivered once they have passed a final building inspection with CCC documentation issued

TYLER TINY HOME

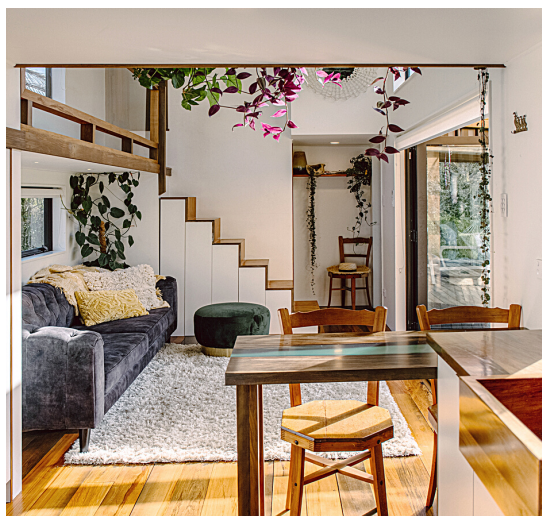


HAZEL

GAME CHANGER HEAD HEIGHT WALKWAYS



- HEAD HEIGHT WRAP AROUND WALKWAY IN MAIN BEDROOM
- ENTERTAIN TO YOUR HEARTS DELIGHT WITH THE MASSIVE KITCHEN.
- HEAD HEIGHT WALKWAY BETWEEN TWO UPSTAIRS BEDROOMS
- A LARGE COMFORTABLE OPEN PLAN LOUNGE AND LIVING AREA
- LARGE LUXURIOUS BATHROOM

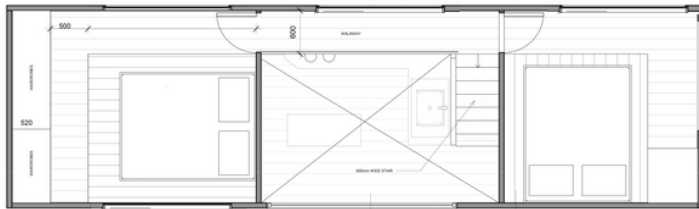


About the Hazel Design:

This is Shaye and her daughter Hazel's very own home. This home features a large, spacious kitchen, comfortable living room and a luxurious bathroom with a range of configurations. The most unique aspect is a full wrap around walkway in the main bedroom and a walkway linking to the second bedroom. Walkways are now used in many of our designs.

SOPHIE

HEAD HEIGHT WALKWAYS IN BOTH
BEDROOMS



- HEAD HEIGHT WRAP AROUND WALKWAY IN BOTH BEDROOMS
- MASSIVE KITCHEN WITH CENTER BUTCHERS BLOCK
- HEAD HEIGHT WALKWAY BETWEEN TWO UPSTAIRS BEDROOMS
- A COSY SEMI PRIVATE TV LOUNGE
- LARGE LUXURIOUS BATHROOM

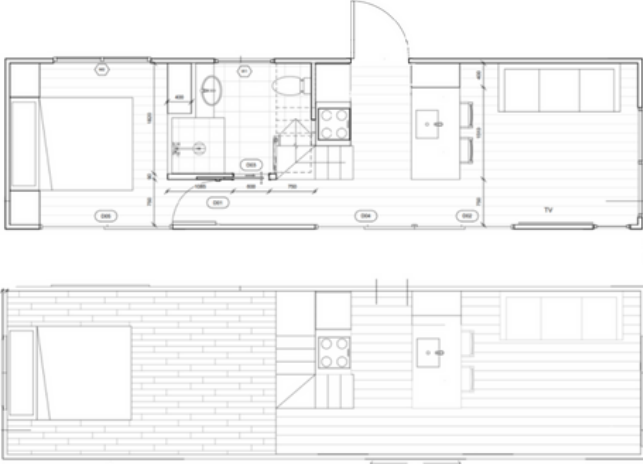


About the Sophie Design:

Sophie was designed for a family with an older child. It features a large, central kitchen, cosy TV lounge, a luxurious bathroom and two bedrooms with wrap around walkways. There is also a pod door providing the option for a extra bedroom or spare room.

LARA

GROUND FLOOR BEDROOM.



- GROUND FLOOR BEDROOM
- COMPACT KITCHEN
- UPSTAIRS LOFT FOR STORAGE OR BEDROOM
- COMFORTABLE TV LOUNGE
- LUXURIOUS BATHROOM

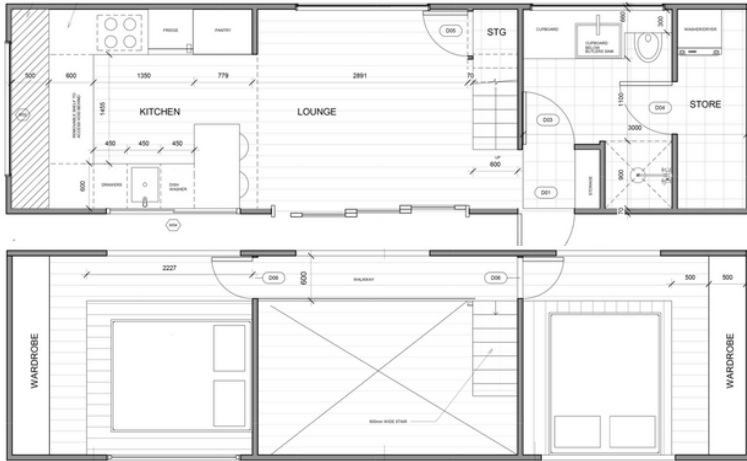
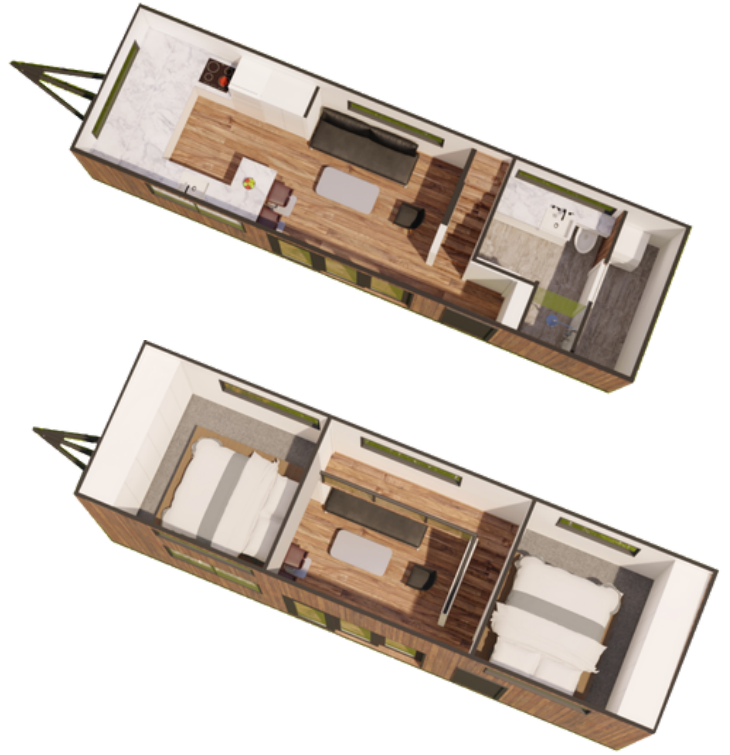


About the Lara Design:

After a number of requests for a tiny home suitable for retirement, Lara was designed. This house features a comfortable down stairs bedroom, large TV lounge, central kitchen, a luxurious bathroom and a loft that can be used for a spare bedroom or storage area. There is also a pod door providing the option for a extra bedroom or spare room.

JASMINE

SEPERATE LAUNDRY



- 2 BEDROOMS WITH WRAP-AROUND WALKWAYS.
- FULL HEIGHT WARDROBES IN BEDROOMS.
- LARGE KITCHEN
- COMFORTABLE LOUNGE
- LUXURIOUS BATHROOM
- SEPERATE LAUNDRY AREA

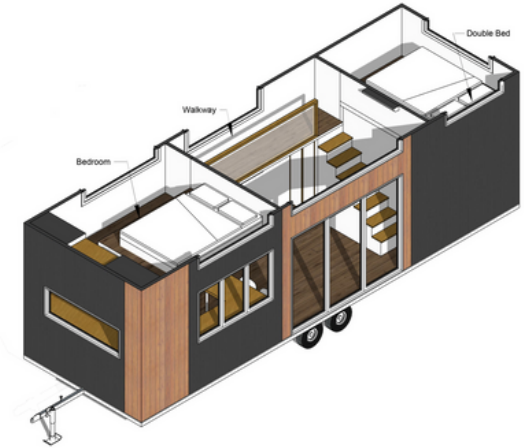
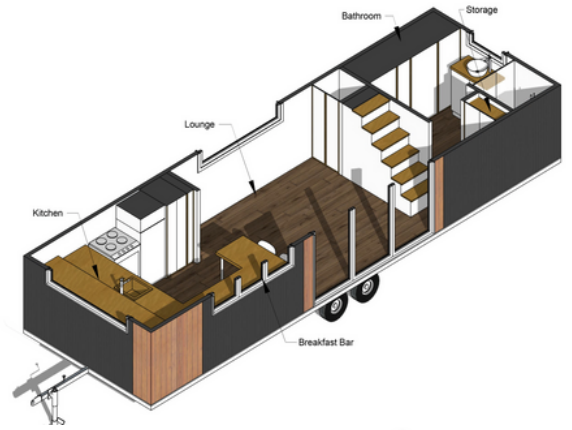


About the Jasmine Design:

After a number of requests for a tiny home suitable for teenage children, Jasmine was designed. This house features two bedrooms with wrap-around walkways and room for a desk in the second bedroom. A comfortable lounge, large kitchen, a luxurious bathroom and a laundry off the bathroom. There is also a pod door providing the option for an extra bedroom or spare room.

BRITT

WALKWAYS IN BOTH BEDROOMS



- WRAP AROUND WALKWAY IN MAIN BEDROOM
- WALKWAY IN SECOND BEDROOM
- BEAUTIFUL LOUNGE
- KITCHEN WITH AMPLE STORAGE
- LUXURIOUS BATHROOM

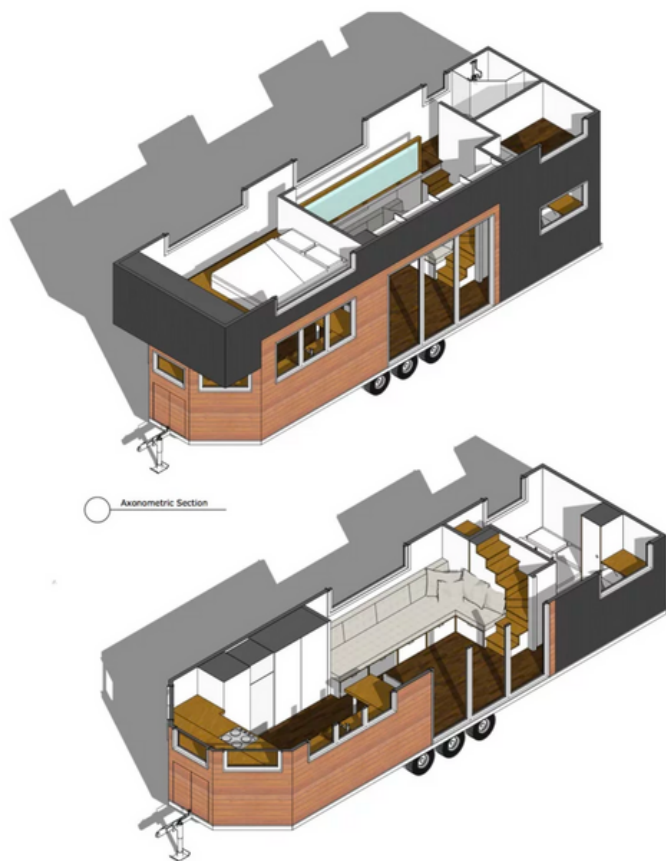
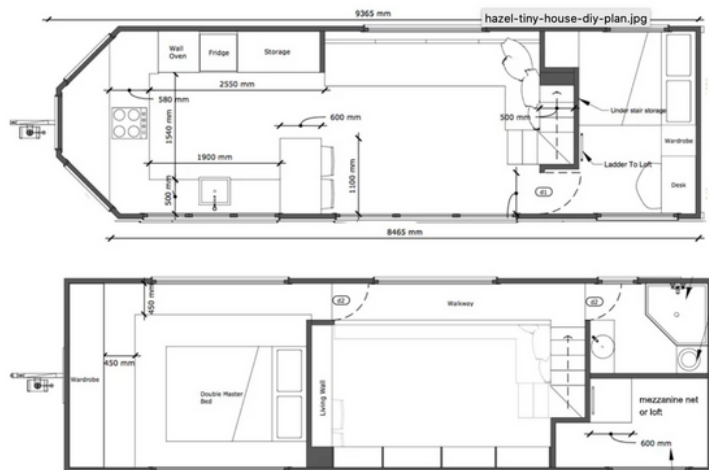


About the Britt Design:

This house features a large, comfortable lounge, a kitchen with plenty of storage, a luxurious bathroom and a second loft with a full height walkway. The main bedroom has the traditional Shaye's Tiny Homes wrap around walkway with space for two full height wardrobes and a chest of drawers. Storage galore on this house. There is the option for a pod door as well.

HOLLY

LUXURY UPSTAIRS BATHROOM!



- A GREAT SIZED KITCHEN
- MAIN BEDROOM WITH WRAP AROUND WALKWAY
- 2 FUNKY KIDS BEDROOMS WITH HEAD HEIGHT DRESSING ROOM
- A MODERN UPSTAIRS BATHROOM

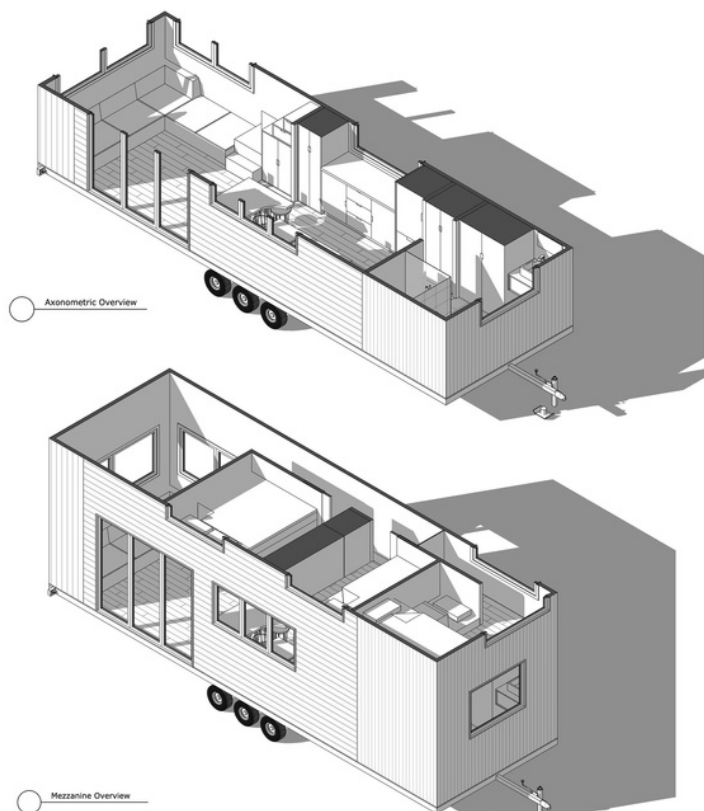
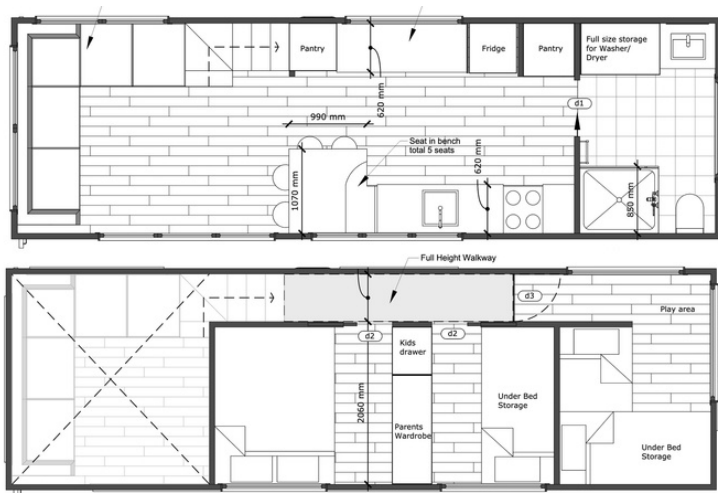
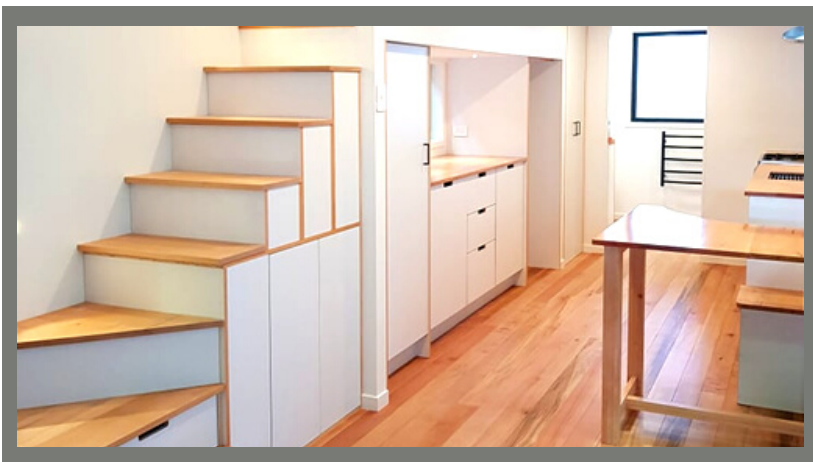


About the Holly Design:

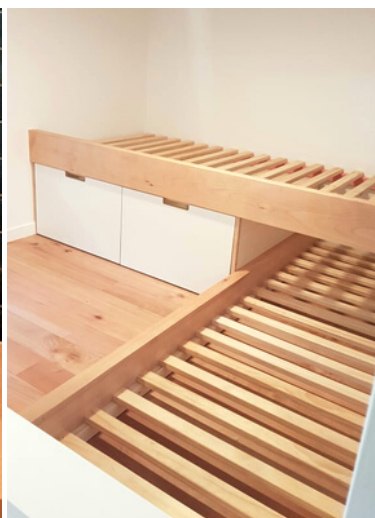
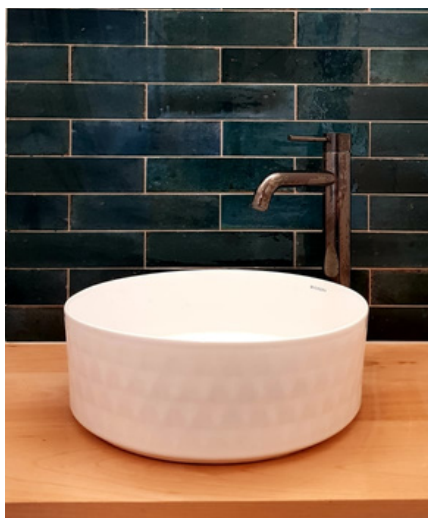
Holly was designed and built for a single dad and his two children. The kids love the concept of the cosy sleeping loft above the second bedroom. Holly has a upstairs bathroom, comfortable lounge, big kitchen and the option of three bedrooms.

BOBBI

3 BEDROOM TINY HOUSE



- 3 BEDROOMS EACH WITH THEIR OWN DOOR FOR PRIVACY
- LARGE BATHROOM WITH LAUNDRY
- FUNCTIONAL KITCHEN WITH BREAKFAST BAR
- SPACIOUS LOUNGE

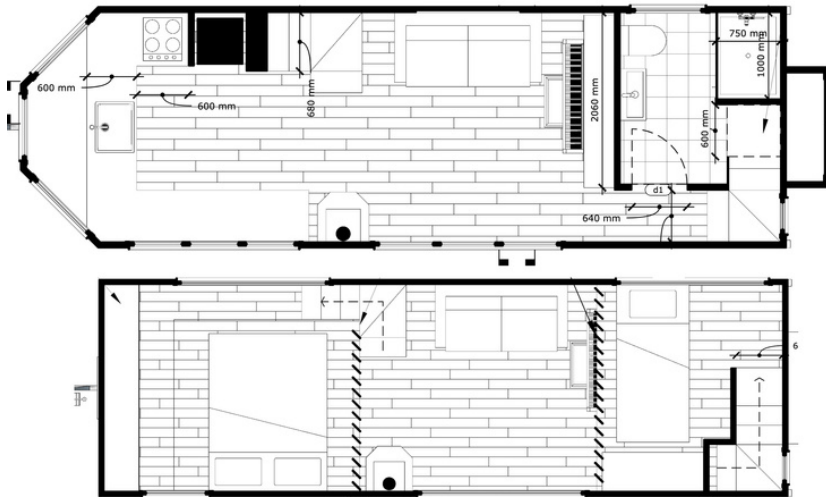
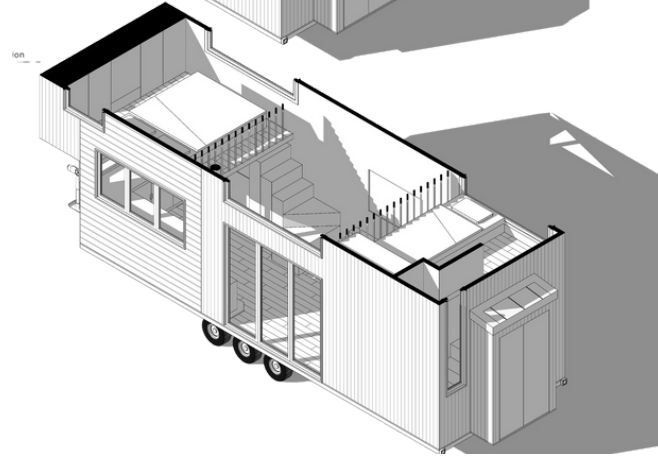
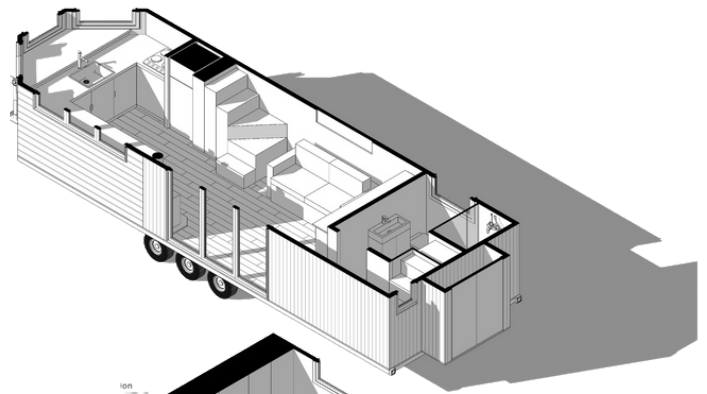


About the Bobbi Design:

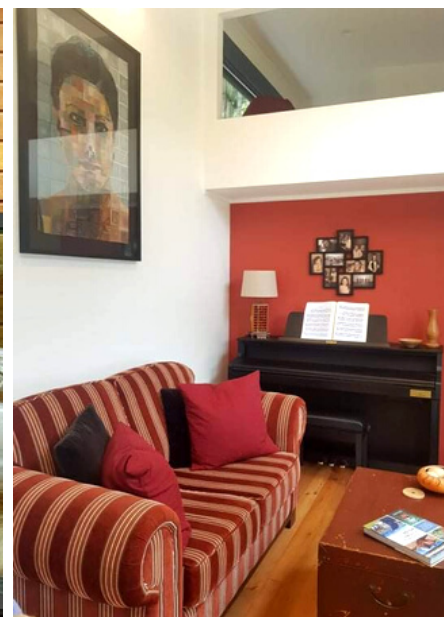
This tiny house is cleverly designed with 3 bedrooms for a family of 4! Mum and her three children were thrilled to receive their beautiful home, complete with private bedrooms and creative uses of space. With a spacious kitchen, living room and bathroom there is plenty space for them all.

CHRISTINE

SIMPLE, SLEEK & FUNCTIONAL DESIGN



- DOUBLE STAIRCASE WITH STORAGE
- WRAP AROUND WALKWAY IN BEDROOM
- SPACIOUS BATHROOM
- LARGE OPEN PLAN KITCHEN AND LIVING AREA

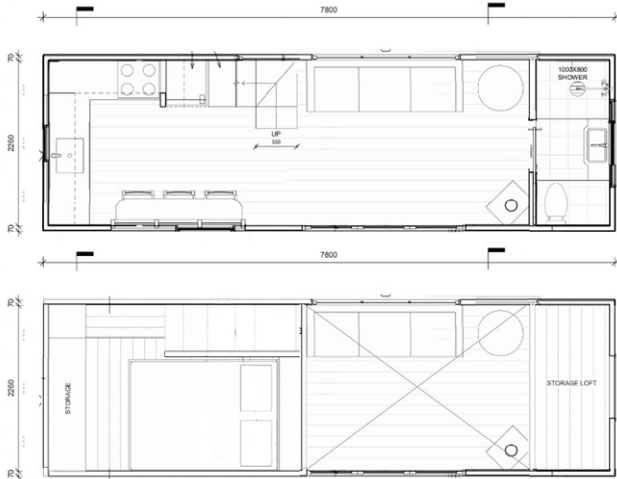


About the Christine Design:

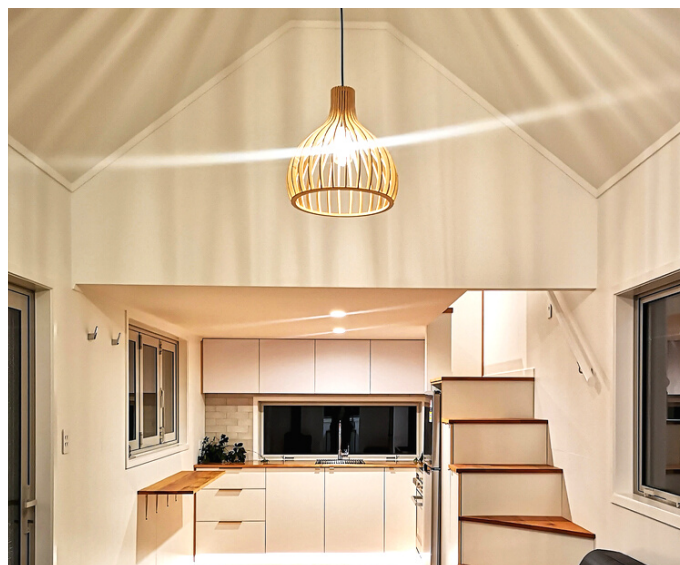
This tiny house was designed to accommodate a piano as well as a large collection of sizeable artworks. Large display walls and plenty of room to move around the piano were essential! Comes with big kitchen, wrap around walkway in main bedroom, one loft bedroom and a stylish bathroom.

KIM

TINY HOUSE MEETS COUNTRY COTTAGE



- DORMER WINDOWS WITH SKYLIGHTS FOR EXTRA HEIGHT
- COSY POT BELLED FIRE PLACE
- WALK WAY ALONG SIDE OF BED
- FUNCTIONAL, SPACIOUS KITCHEN



About the Kim Design:

With a unique country style and high ceiling, this tiny house gives a great sense of space and light. The fireplace is a great feature for those chilly winter nights.

BUILD PROCESS

A NOTE FROM SHAYE

As a business owner and human who genuinely cares, I want the build process to go smoothly. I want all our clients to know what to expect and to understand how we work. If you are considering getting your tiny home built by us, please read this page so that you understand our build process

1) ENQUIRY STAGE

During this stage, we invite you to visit our workshops and inspect our builds . We address any questions you may have about your potential build, along with available build times and current pricing guides for your preferred plan.

If you want something a bit more custom we ask you to send through your drawings, Pinterest pictures, vision board, etc so we can understand what you're thinking. We are open to looking into custom builds and seeing if Shaye can make them work.. Customisations do however come with a cost due to new plans and time taken to develop the concept.

2) BUILD DEPOSIT

Once you are satisfied that all your questions have been answered and you have decided you'd like to get your tiny home built by us, you can book your spot in our calendar. At this stage, you pay your (non-refundable) build deposit (\$8000) which secures your booking. Once this has been paid, we schedule a planning meeting.

3) PLANNING MEETINGS

During our fun and thorough planning meeting we aim to cover every aspect of your build which requires your unique personalisation - from cladding choices down to your kitchen knobs! Because of the detail involved in this meeting, we allow at least 2 hours to get everything covered. We do need to know a rough budget to plan accordingly. We do aim to make the majority of decisions in this planning meeting - however, if there are things you want to go away and think about, that's totally fine too!

It is not impossible to change windows, we would just need to ensure that the structure of the home isn't impacted. Removing windows is easier adding different windows in. However it's not impossible.

4) BUILD QUOTE AND CONTRACT

After your planning meeting, we will email you a quote and contract to approve. This contract will include a full specification of your beautiful new home as well as price based on the discussions in your planning meeting. If the quote needs to be adjusted we can offer you suggestions on components that could be changed to fit within your budget.

5) ACCEPTANCE OF QUOTE AND CONTRACT

When you are happy with the quote and contract, all you need to do is sign it off (indicating your acceptance) and return it to us. Once we have your signed quote and contract the price is fixed and any material increases that occur can not affect your quote - this gives you peace of mind in these strange times of inflation.

Once your signed contract is received we'll get straight onto pre-ordering all your components so they are in our system and ready to go! It is important to be aware that after a contract is actioned, changes cause problems, so for the most part, once a contract is signed we do need to stick to it.

6) BUILDING BEGINS

When the building of your tiny home begins, we welcome you to the workshop often to come and view it's progress! You just need to let either Shaye or Tash know a day in advance in a viewing so we can be there to meet you and make sure our health and safety protocols are followed as we are a construction site. We're proud of our workmanship and know that we follow best build practices so have an "open door" policy in terms of seeing your home at various stages.

If you are not based in Auckland and can't make your scheduled visits - then we are totally happy to video call and/or send photos - just let us know!

7) COMPLETION OF YOUR HOME.

This is the exciting stage when your tiny home is about to be delivered. Our team would have been in touch indicating the approximate completion date of your home and connecting you with our preferred Tiny House haulage companies. The haulage company will need to inform you on transport costs and transport insurance so be sure to request this info if they haven't mentioned it. It can be handy to pencil in a date with a haulage company a month out from your estimated home completion date just so that you are on their radar! We can give you advice on this .

PERSONALISATION

YOU CAN CHOOSE:

- YOUR EXTERIOR CLADDING MATERIALS AND COLOURS.
- TO DELETE WINDOWS OR DOORS
- TO ADD IN A POD DOOR IF THAT PARTICULAR DESIGN HAS A DESIGNATED SPOT FOR ONE.
- THE TYPE KITCHEN WINDOW AND MAIN DOOR : FOLDING, SLIDING AWNING, FRENCH DOORS ETC.
- SKYLIGHTS.
- YOUR FLOORING COVERINGS FROM OUR RANGE OF TRIED AND TESTED FLOORING OPTIONS
- YOUR CABINETRY COLOURS.
- CABINETRY INSTALLED IN THE BEDROOMS OR LEFT AS A SPACE YOU CAN CUSTOMISE YOURSELF.
- YOUR BENCHTOP MATERIAL FROM A WIDE RANGE OF STONE, TIMBER AND FORMICA.
- YOUR KITCHEN AND BATHROOM TILES.
- WHETHER YOU WANT A TILED SHOWER OR ACRYLIC SHOWER.
- YOUR TAPWARE COLOURS AND MODELS FROM OUR THOROUGH RANGE OF TRUSTWORTHY SUPPLIERS.
- YOUR KITCHEN SINK (TO THE SET SIZE REQUIRED FOR WHICHEVER DESIGN YOU HAVE SELECTED).
- YOUR PAINT COLOUR AND ANY FEATURE WALL PAINT COLOURS OR WALLPAPER.
- YOUR TOILET MODEL, FLUSHING OR COMPOSTING.
- ELECTRICAL ADDITIONS (ABOVE OUR STANDARD ELECTRICAL PLANS).
- TO HAVE A FIREPLACE
- WHETHER YOU WOULD LIKE US TO PROVIDE YOUR APPLIANCES SUCH AS FRIDGE, AIR-CONDITIONER, DISHWASHER ETC (PLEASE NOTE, OFTEN THERE ARE SPECIFIC MODELS THAT WORK BEST WITH THE SIZE AVAILABLE IN THE DESIGN - WE WILL ADVISE YOU OF THESE MODELS).
- A LIVING WALL FEATURE, OR A WALL LEFT BLANK FOR A FEATURE ARTWORK.

YOU CAN SEE FROM ABOVE THAT THERE IS PLENTY OF SCOPE TO MAKE YOUR HOME UNIQUE AND YOURS!

PAYMENT SCHEDULE

INFORMATION ON OUR PAYMENT TERMS AND SCHEDULE

DEPOSIT

A non-refundable \$8,000 booking fee is required to secure your build spot.

INSTALMENT 1

45%. Due 8 weeks prior to the build starting date. Preliminary material ordering stage. Includes trailer, joinery, tapware, cabinetry and first-stage building materials. If your date of booking is less than 8 weeks from your build starting then we will discuss payment schedules together and come up with a plan that works for everybody.

INSTALMENT 2

25%. Due when your build has internal linings fitted and first-fit plumbing and electrics. (Approximately 3 weeks into the build).

INSTALMENT 3

20%. Due when your build has reached the internal fit-out stage. (Approximately 6 weeks into the build).

INSTALMENT 4

10% Balance remaining of the quoted price and any variations to the quoted price. This must be paid in full prior to your tiny house leaving our factory. (Approximately 1 week before delivery). At this stage of the build you are welcome to book an appointment with the team to have a final inspection and see your beautiful home complete!

EXTRAS/VARIATIONS

There are seldom any extras that clients add during the build process (all decisions and selections are made in the planning stage and signed off in the contract). However, if there is a variation due to a client request, and we are able to carry out the request, payment is required upon agreement of the variation/extra.