

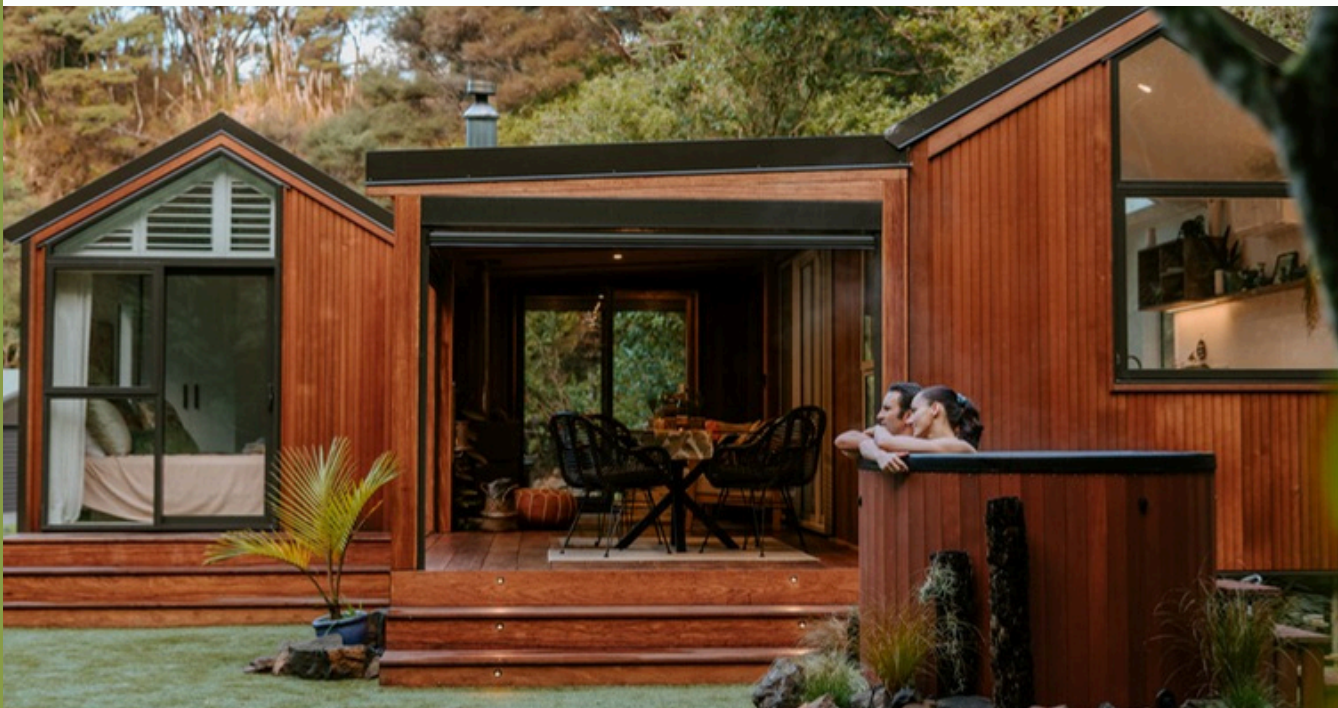


SHAYE'S TINY HOMES

Created with Love



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



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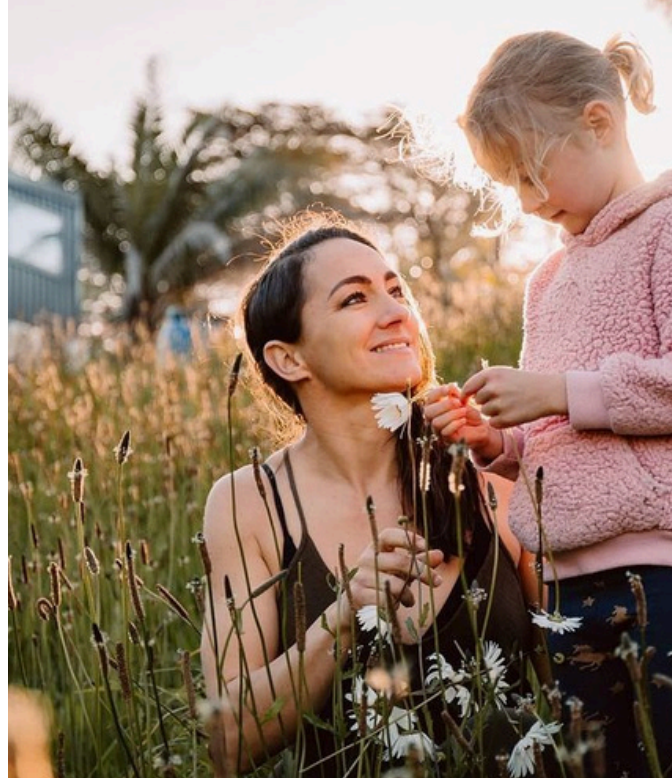


OUR STORY

Shaye's Tiny Homes began in 2013, when founder Shaye Boddington designed and built her first tiny house, Lucy—the little home now featured in our logo. What started as a personal project for an affordable, eco-friendly lifestyle quickly grew into a passion and, eventually, a business.



Shaye's designs balance practicality, beauty, and sustainability. Using modular principles, we make homes that adapt as needs change—whether it's a first step into homeownership, a family-friendly upgrade, or a stylish, low-maintenance retirement option.



Recognising the freedom and happiness tiny living could bring, Shaye teamed up with a skilled group of builders to form Shaye's Tiny Homes. Together, they've grown from a one-woman experiment into a dedicated team producing many exquisitely crafted homes each year—including tiny houses, minor dwellings, and modular pods, all built to the highest standards.



We believe tiny homes are part of the solution to today's housing challenges: they're affordable, energy-efficient, and financially freeing. At Shaye's Tiny Homes, we're proud to help people create spaces that are not only homes—but stepping stones to a better way of living

Luxury B'nB accomodation

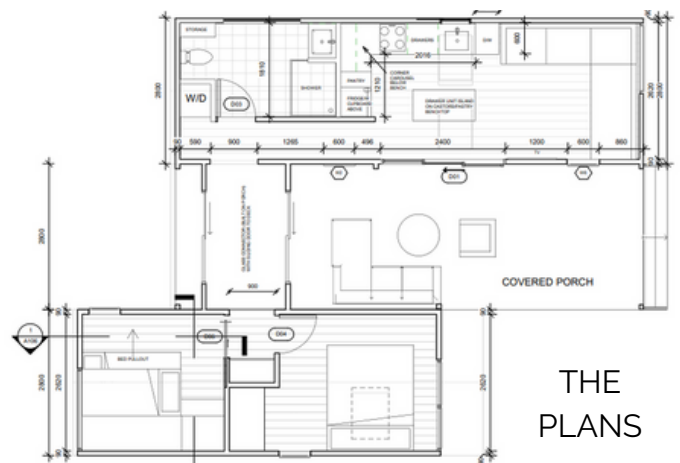
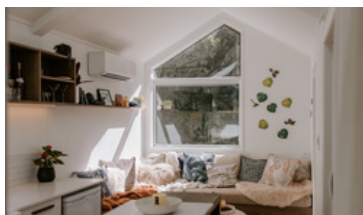
Ridgeview Forest Retreat



At the start of 2024 Shaye's Tiny Homes went into a joint venture to create a stunning B'nB situated in heart of the Waitakere Ranges near Te Henga, (Bethells Beach).

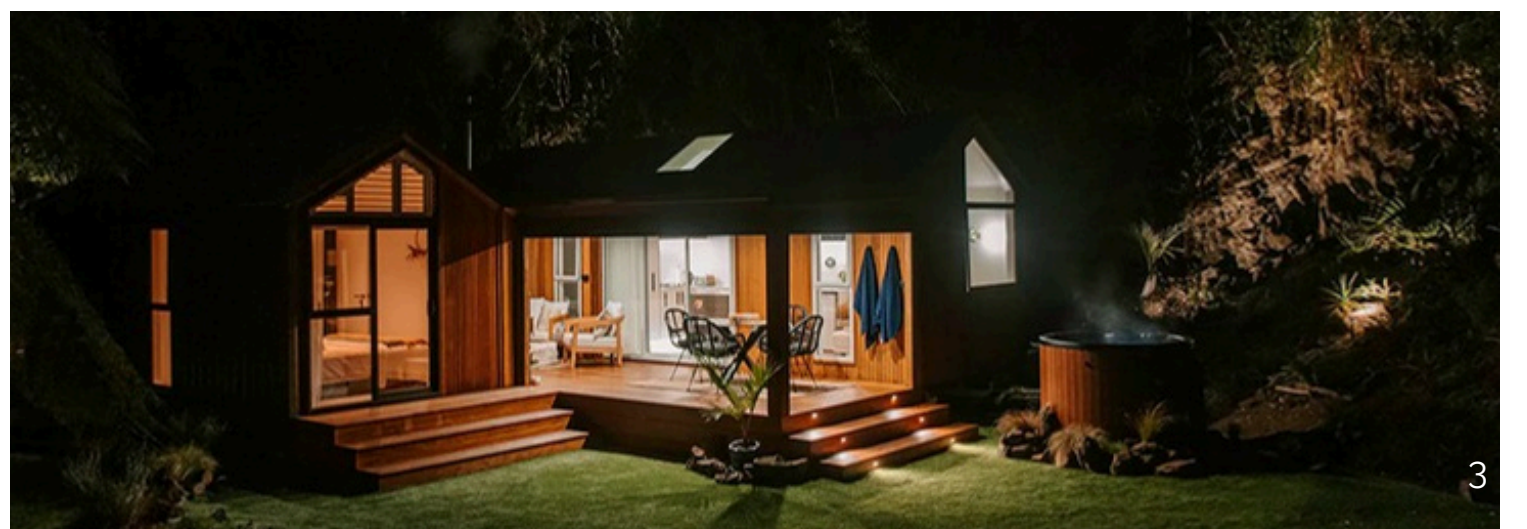
In it's short time running, Ridgeview Forest Retreat has received nothing but glowing reviews. Many guests have commented on the clever and functional design as well as high end finishings and an overall luxurious feel. The tiny house is available for stays on Air Bnb and for a limited time, if you stay in the tiny home and purchase a build from Shaye's Tiny Homes in the same year, you will get two nights of your stay re-imbursed.

A great 'try before you buy' model as well as a relaxing get away!



CUSTOM BUILT HOMES

Shaye's Tiny Homes specialize in custom built Tiny homes. These are designed alongside the clients and most are based on features used in Shaye's many different tiny home designs. Modular homes with multi-purpose porches are becoming very popular.



OUR STANDARD DESIGNS

Check website for updated prices.

Shaye has 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 highlight just some of the different designs.



Shaye's Tiny Homes: From New Zealand to the World

Shaye's Tiny Homes are celebrated not only across New Zealand but also around the globe. Our designs are recognised for their unique blend of beauty, functionality, and innovation—with the now-famous head-height mezzanine walkways as a defining feature. These walkways connect lofts, create standing room around beds, and allow for full-height wardrobes.

Other hallmarks of Shaye's designs include the clever use of space, expansive kitchens, carefully positioned windows that welcome airflow and natural light, and modular layouts that can grow and adapt as life changes. Every detail is thoughtfully considered to make small-space living both practical and deeply comfortable.

This design philosophy has earned international recognition, with builders worldwide choosing to bring Shaye's Tiny Homes to their clients.

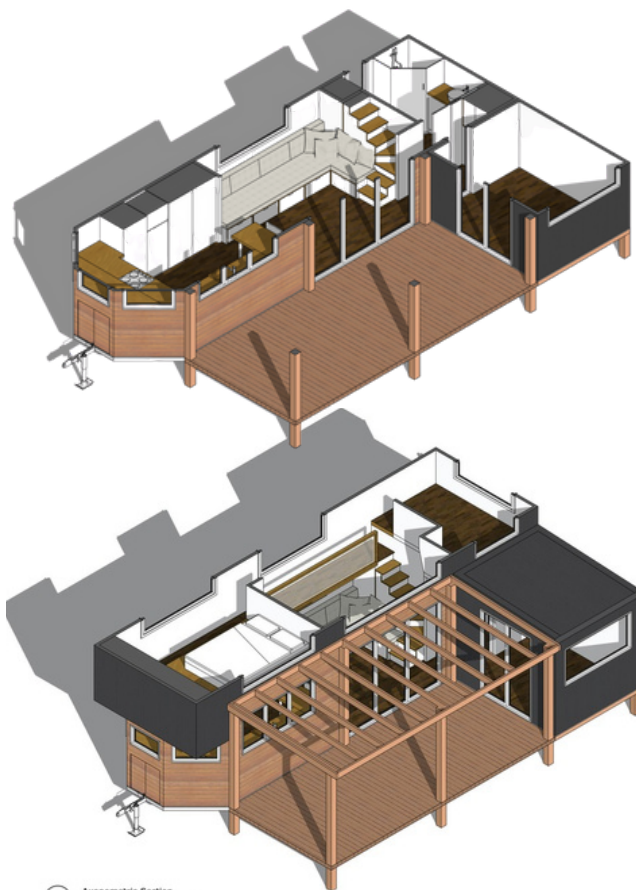
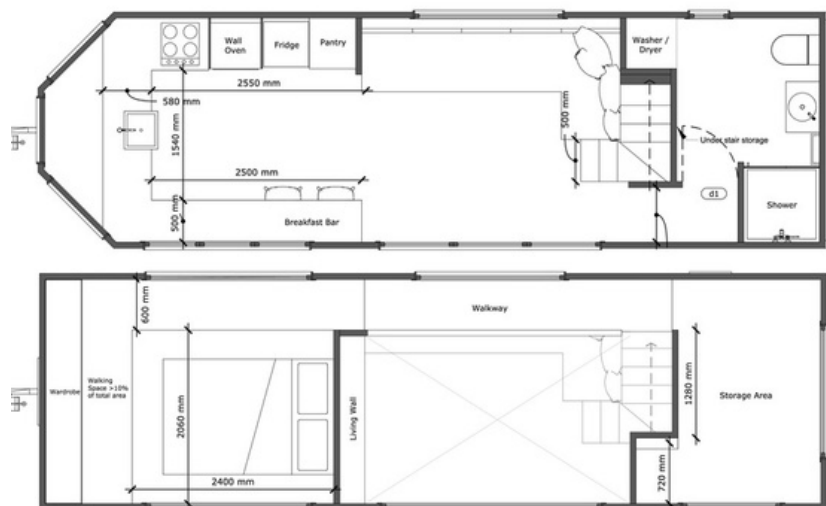
In the United States, our licensed partners, Tiny Topanga, have delivered dozens of homes, tailoring Shaye's designs to meet local regulations across the USA, South America, and even Hawaii. Their success reflects just how adaptable—and universally loved—these homes have become.

Meanwhile, in Australia, our licensed partners, Aussie Tiny Houses, have embraced the Hazel design as their flagship model. Offered in two different sizes, the Hazel has quickly become their best-selling home, delighting customers across the country. Its popularity is a testament to the timeless style, liveability, and smart functionality that define every Shaye's Tiny Home.

HAZEL

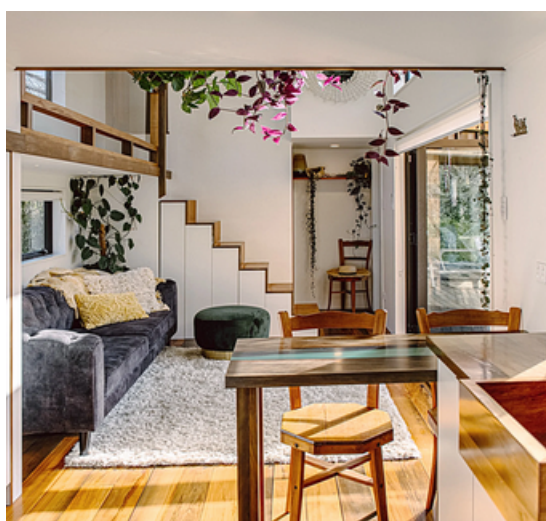
(BAY WINDOW)

GAME CHANGER HEAD HEIGHT WALKWAYS



Axonometric Section

- 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
- LUXURIOUS BATHROOM

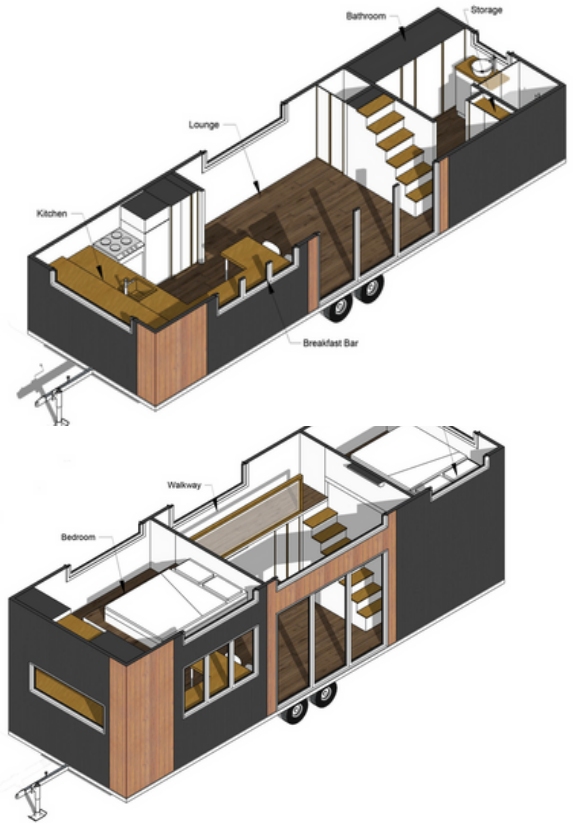


About the Hazel Design: Trailer 8.5M x 2.8M

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 and have been adopted worldwide.

HAZEL

(NO BAY WINDOW)



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

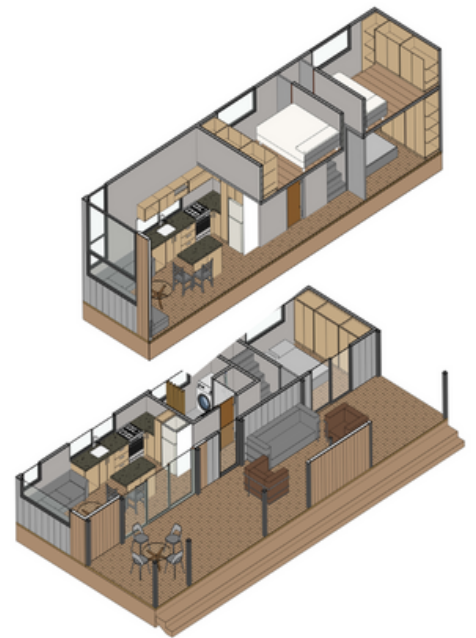
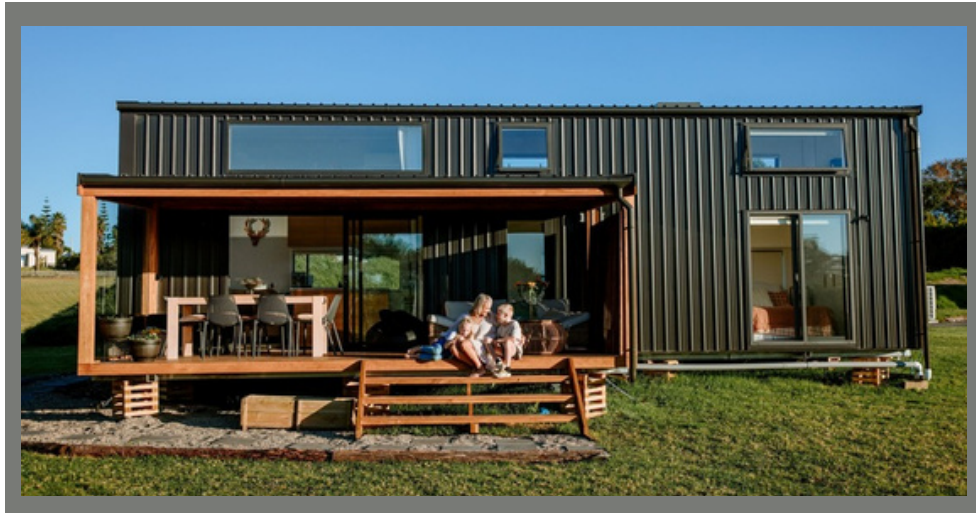


About the Hazel (no Bay) Design: Trailer 9.0M x 2.8 M

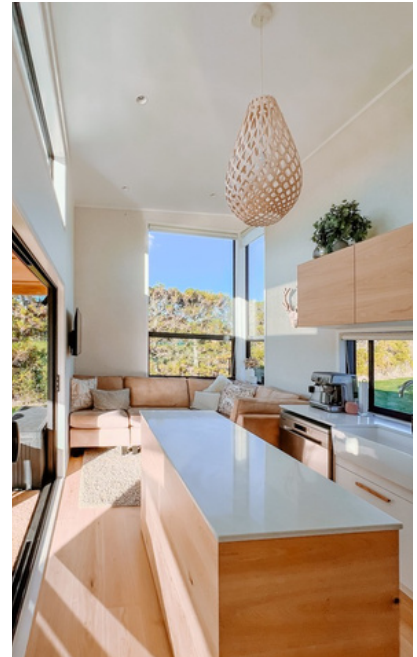
This house is almost identical to Hazel but excludes the bay window. It features a large, comfortable lounge, a kitchen with plenty of storage, a luxurious bathroom and a second loft with a full height walkway. The main bedroom has the traditional Shaye's Tiny Homes wrap around walkway with space for two full height wardrobes and a chest of drawers. There is the option for a pod door as well.

LISA

3 BEDROOM TINY HOUSE



- MAIN BEDROOM ON GROUND FLOOR
- 2 BEDROOMS UPSTAIRS EACH WITH HEADHEIGHT WALKWAYS
- LARGE BATHROOM WITH LAUNDRY
- FUNCTIONAL KITCHEN
- BREAKFAST BAR
- SPACIOUS TV LOUNGE
- LARGE PORCH WITH DINING TABLE.
- CLEAR RETRACABLE AWNINGS.

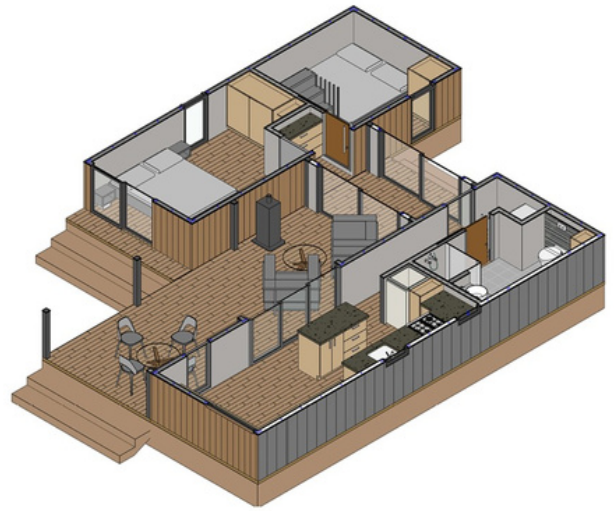
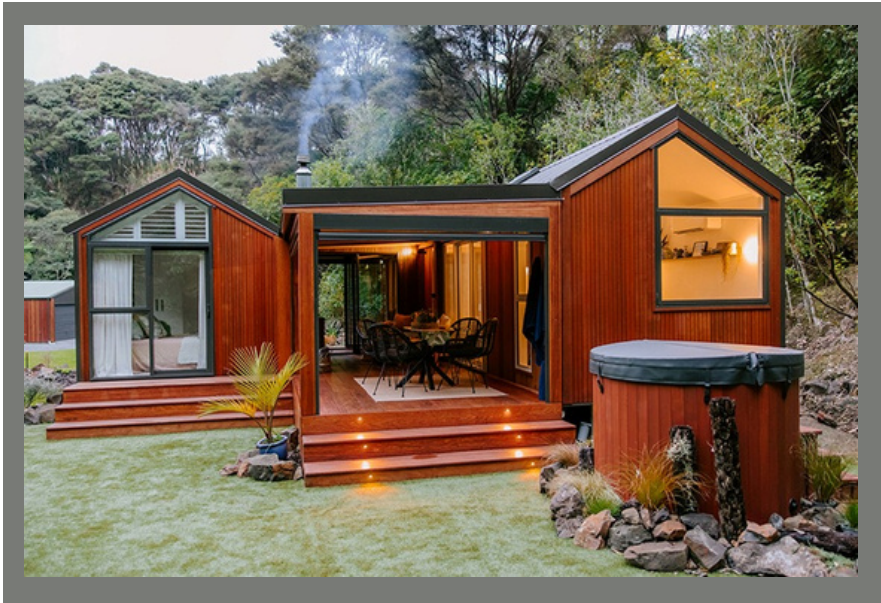


About the Lisa Design: Trailer 12.0M x 2.8M

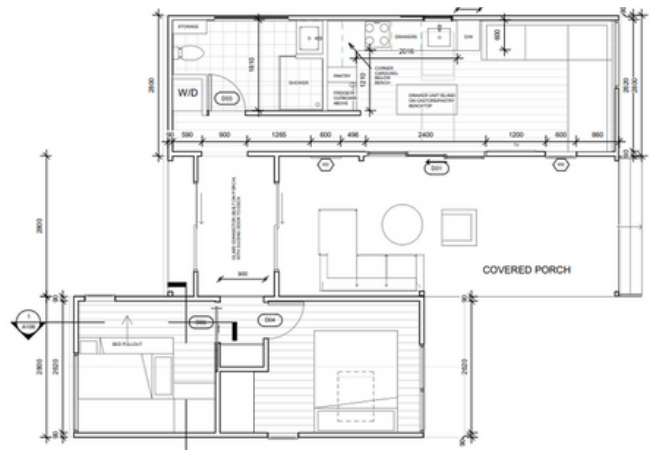
This tiny house is cleverly designed with 3 bedrooms for a Mum and her two children! This little family was thrilled to receive their beautiful home, complete with spacious private bedrooms and creative uses of space. There is a large open plan kitchen and living room leading out to a beautiful covered porch. The bathroom is fully tiled with heated floors and a beautiful shower. This house is all they could possibly ask for.

ASHLEIGH

MODULAR DESIGN



- 2 OR 3 BEDROOMS (OPTIONAL)
- LARGE BATHROOM
- SEPARATE LAUNDRY NOOK
- FUNCTIONAL KITCHEN WITH BREAKFAST BAR
- SPACIOUS LOUNGE
- VERSATILE PORCH WITH COSY FIREPLACE AND DINING AREAS.
- RETRACTABLE BLINDS

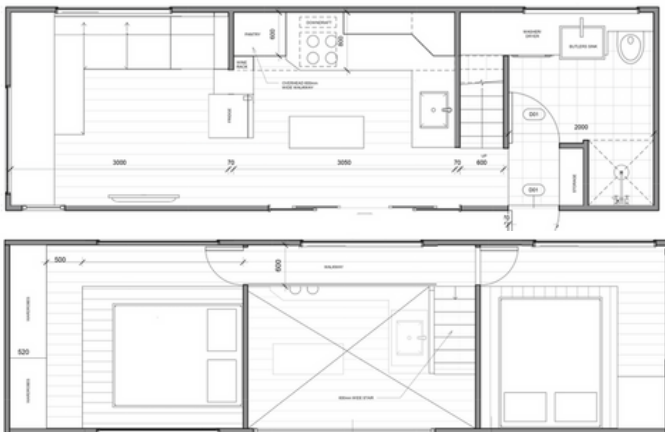


About the Ashleigh Design: Trailer 9.0M x 2.8M

Originally designed as a B'n B, this house is a fantastic example of modular tiny house design. The Ashleigh features 2 -3 bedrooms, a stunning covered outdoor lounge and dining room, large bathroom, kitchen and a cozy TV lounge. The 'services' area of the house and the 'bedroom pod' are connected via a clever walkway built onto the porch. The fire place lounge and dining area can be closed in from the weather through the use of retractable clear blinds.

SOPHIE

HEAD HEIGHT WALKWAYS IN 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

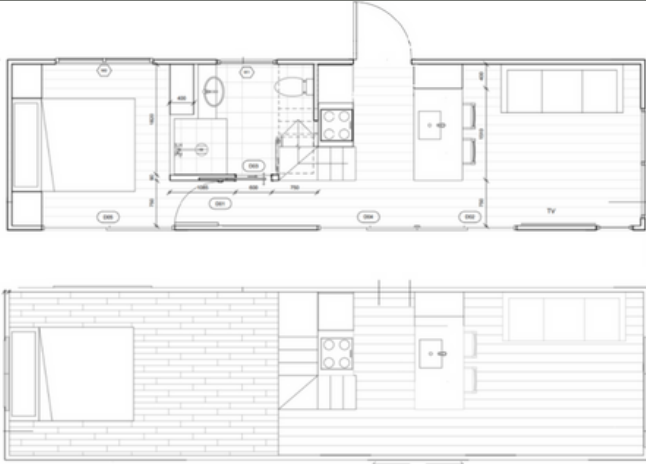


About the Sophie Design: Trailer 9.0M x 2.8M

Sophie was designed for a family with an older child. It features a large, central kitchen, cozy TV lounge, a luxurious bathroom and two bedrooms with wrap around walkways. There is also a pod door providing the option for adding an extra bedroom or extending into a modular set up.

LARA

GROUND FLOOR BEDROOM



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

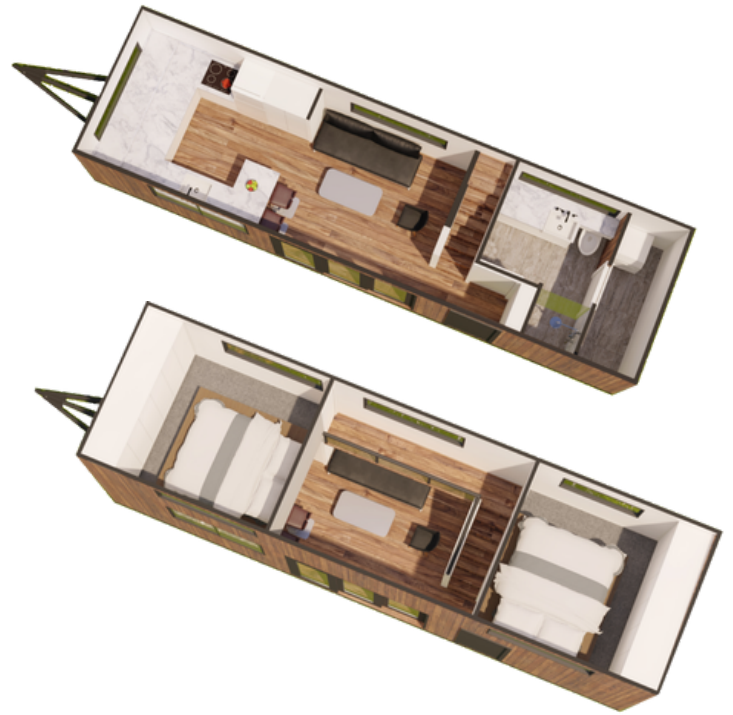


About the Lara Design: Trailer 10.0M x 2.8M

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

SEPARATE LAUNDRY



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

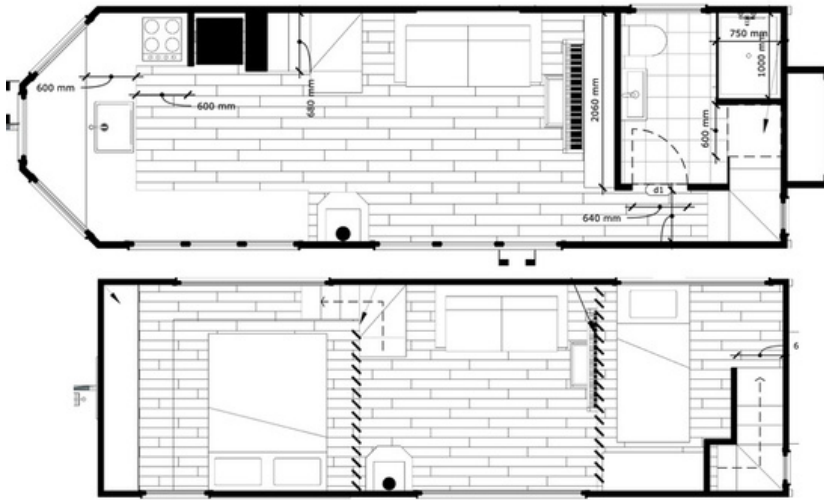
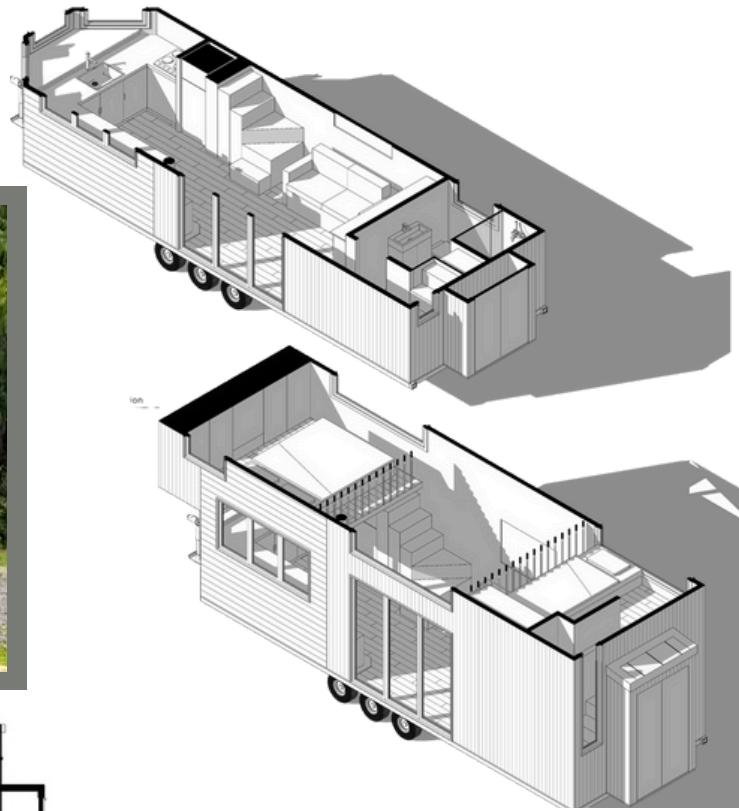


About the Jasmine Design: Trailer 10.0M x 2.8M

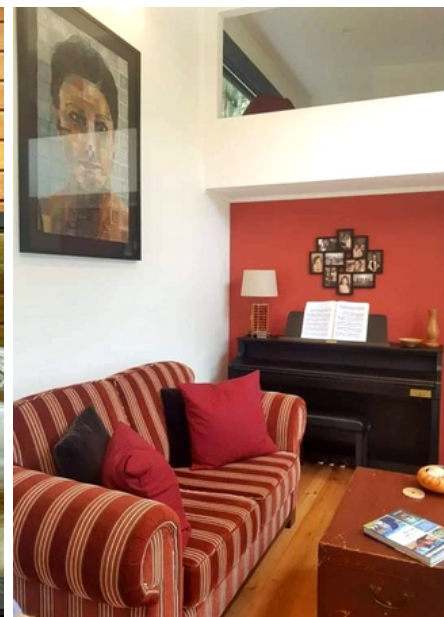
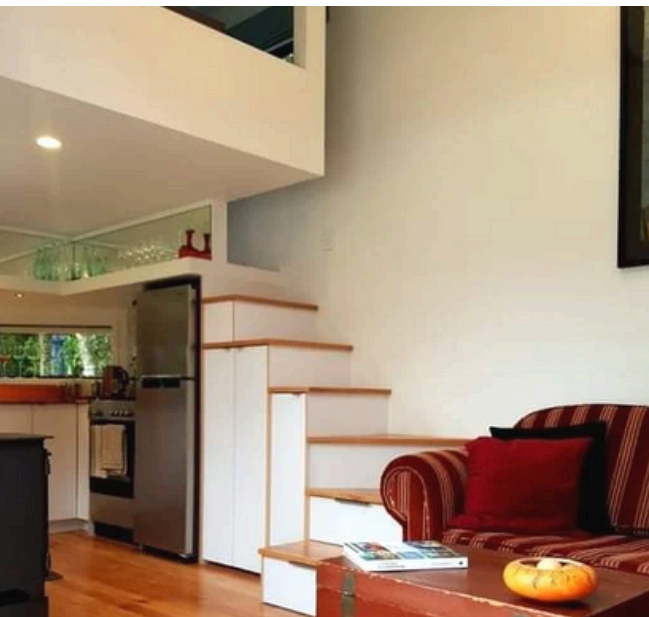
After a number of requests for a tiny home suitable for teenage children, Jasmine was designed. This house features two bedrooms with wrap-around walkways and room for a desk in the second bedroom. A comfortable lounge, large kitchen, a luxurious bathroom and a laundry off the bathroom. There is also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

CHRISTINE

SIMPLE, SLEEK & FUNCTIONAL DESIGN



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

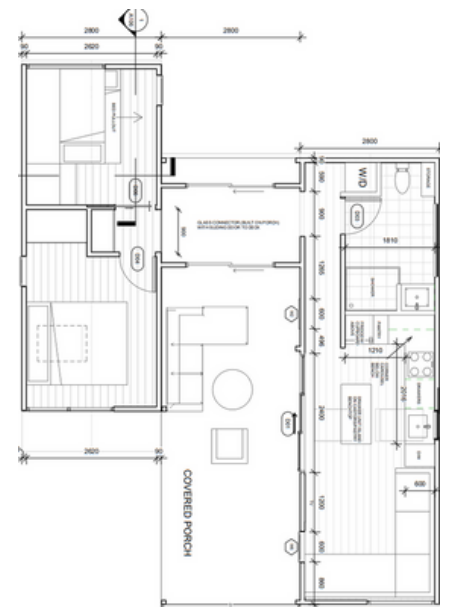
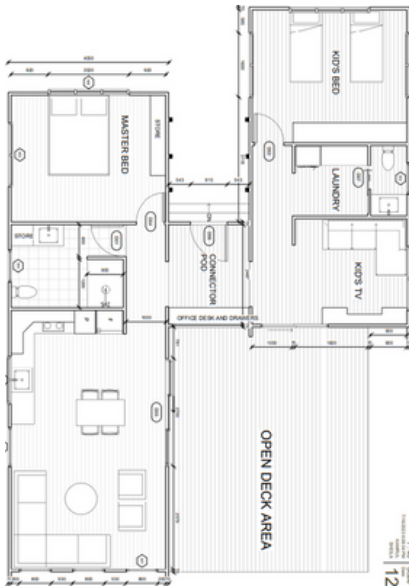
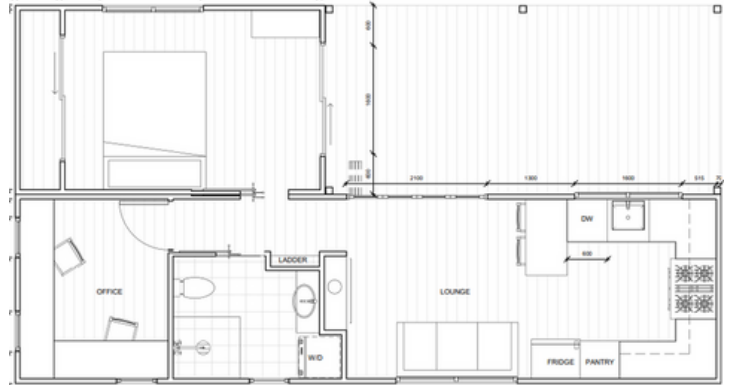


About the Christine Design: Trailer 8.5M x 2.8M

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.

MODULAR TINY HOMES

PODS, DECKS AND MORE



WITH MODULAR HOMES THERE ARE SO MANY OPTIONS

GARY DESIGN BRIEF.

- ONE MAIN BEDROOM POD WITH WALK IN WARDROBE.
- ONE SECOND GUEST BEDROOM LOFT.
- LARGE KITCHEN.
- COSY TV LOUNGE.
- SPACIOUS PORCH
- SPACE FOR OUTDOOR DINING AREA
- LAUNDRY OFF BATHROOM

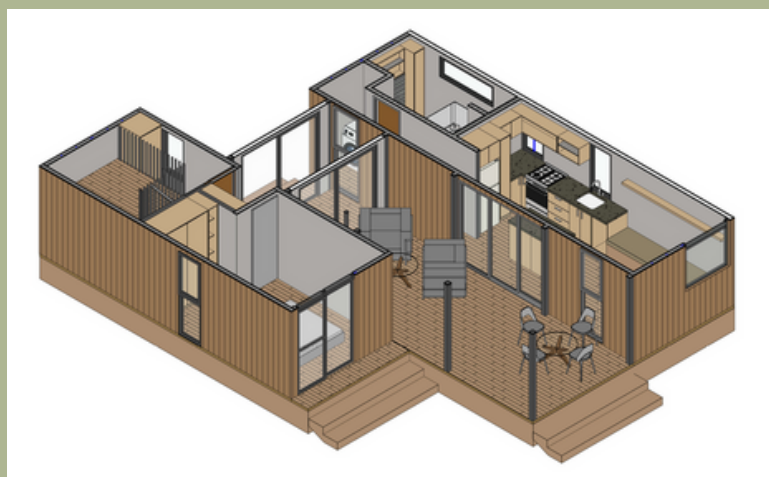
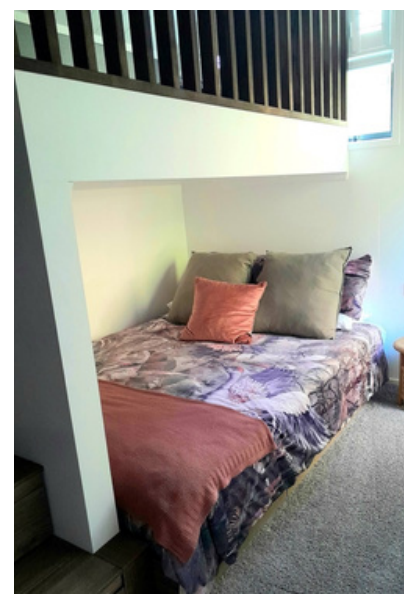
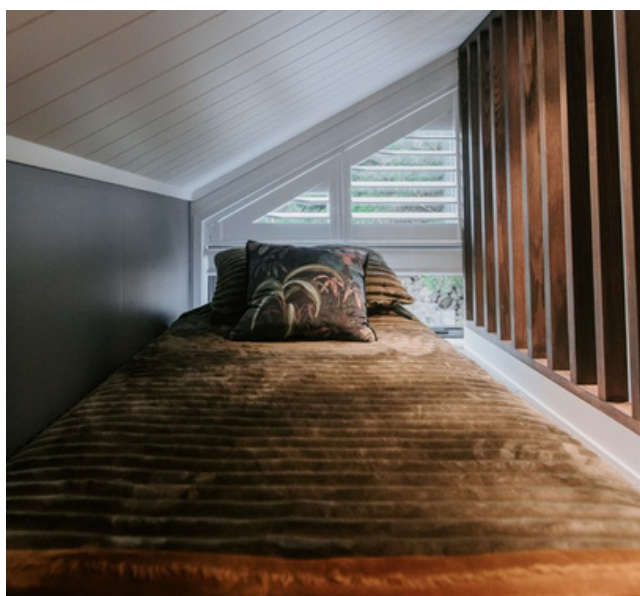




RIDGVIEW FOREST RETREAT. B'NB DESIGN BRIEF.

- ONE DOWNSTAIRS MAIN BEDROOM
- ONE VERSITILE SECOND BEDROOM.
- KITCHEN SUITED TO A BNB
- COSY TV LOUNGE.
- SPACIOUS PORCH WITH COSY FIRE PLACE AREA.
- OUTDOOR DINING AREA
- RETRACTABLE CLEAR AWNINGS
- MATCHING HOT TUB

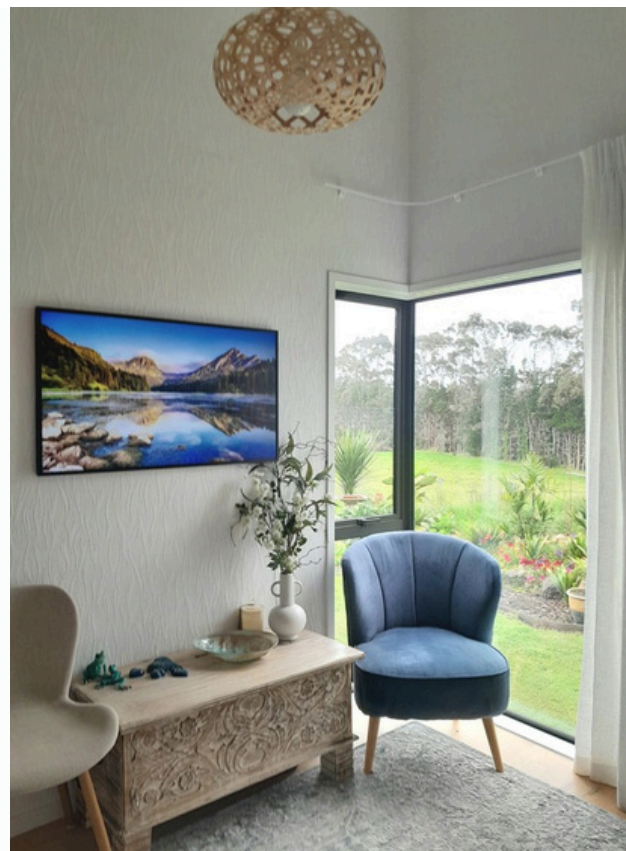




**SHEILA AND NOEL'S HOUSE.
DESIGN BRIEF.**

- A BIG PLAYROOM WHICH CAN CONVERT TO A SPARE ROOM FOR GUESTS WITH FULL HEADHEIGHT WALWAY.
- ONE KIDDIES BEDROOM.
- ONE DOWNSTAIRS BEDROOM WITH WALKIN WARDROBE.
- BACK DOOR.
- BIG KITCHEN.
- COSY TV LOUNGE.
- SPACIOUS PORCH WITH FIREPLACE.



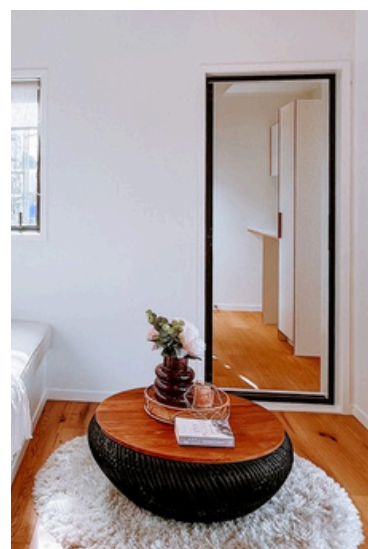
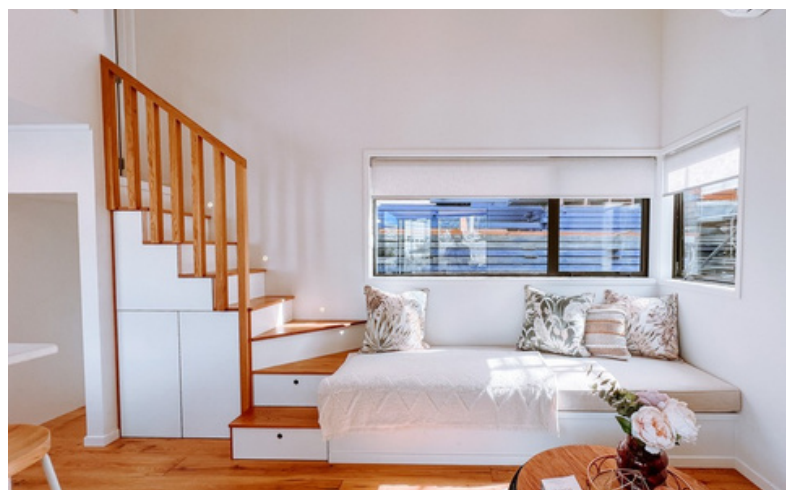
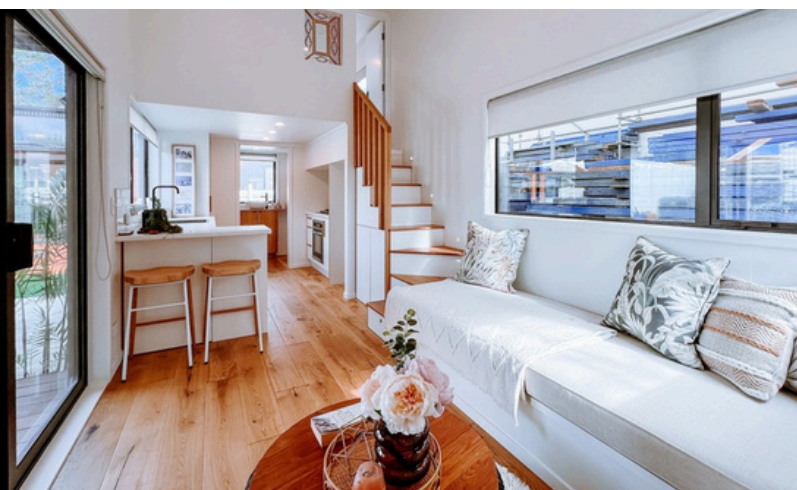


FLOOR PLAN 3

MODULAR BUILD : BREE 4

BREE'S HOUSE DESIGN BRIEF.

- A BIG LOFT BEDROOM FOR CHILD..
- ONE DOWNSTAIRS MAIN BEDROOM
- BIG KITCHEN.
- COSY TV LOUNGE.
- LAUNDRY WITH BACK DOOR
- SPACIOUS PORCH





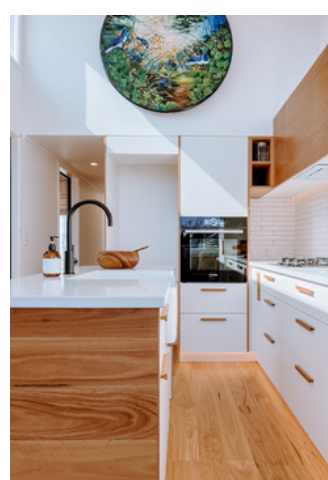
FLOOR PLAN 4_H 21

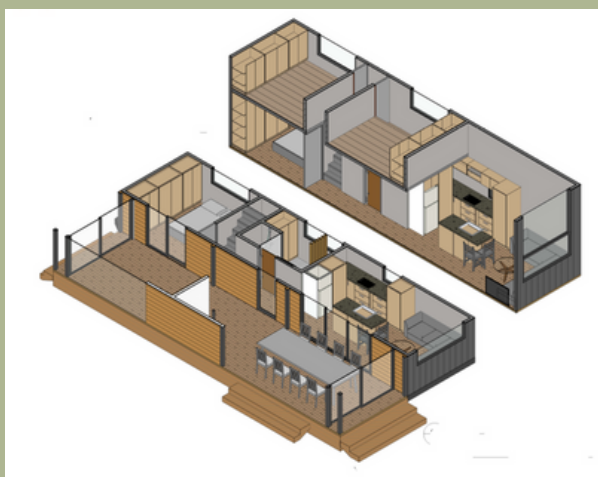
MODULAR BUILD : JENNI 5

JENNI AND KEVIN.

DESIGN BRIEF.

- DOWNSTAIRS MAIN BEDROOM
- SPARE BEDROOM AND OFFICE UPSTAIRS
- BIG KITCHEN
- DECK WITH SLIDING GLASS DOORS
- COZY TV LOUNGE
- FIREPLACE AREA
- SUN LOUNGE
- UNDERFLOOR HEATING
- TRIPLE GLAZING
- THERMALLY BROKEN JOINERY





SHAYE'S TINY HOMES ON FOUNDATIONS

BUILT TO CODE .

All or single level design are the perfect Granny cottage. They will be issued with a Building Certificate, Electrical certificate and Plumbing certificate..

These certificates verify that the building work and design is compliant with the New Zealand Building Code.

The Building Certificate 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 all appropriate documentation issued

TYLER TINY HOME



Minor Dwellings, Granny Flats & Modular Homes.

Flexible Living — From Tiny House on Wheels to Permanent Home

At Shaye's Tiny Homes, we believe homeownership should grow with you.

Many of our clients begin their journey with a tiny home on wheels — perfect for rented or leased land, lifestyle blocks, or flexible living while exploring different locations.

When the time comes to purchase your own land, the same house can be **transitioned onto permanent foundations, meeting New Zealand Building Code requirements and giving you a lifelong, fixed-location home.**

This flexibility makes it possible to start small, stay mobile, and settle when ready — without sacrificing comfort, craftsmanship, or compliance.

Permanent, Code-Compliant Homes – Built with Love, Designed for Life

Every one of our single-storey tiny home designs can be adapted to meet the NZ Building Code, providing a fully compliant minor dwelling or granny flat that's beautifully built to last.

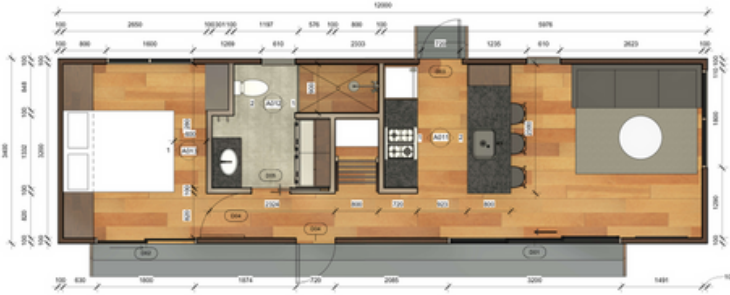
Each home is constructed off-site, undercover in our factory, ensuring precision, efficiency, and exceptional workmanship. Custom built to meet your needs.

Whether you're creating a retirement retreat, guest studio, or family home, you'll receive the same level of care that defines every Shaye's Tiny Home.

It's never been easier to create a home that fits your needs for today and tomorrow.

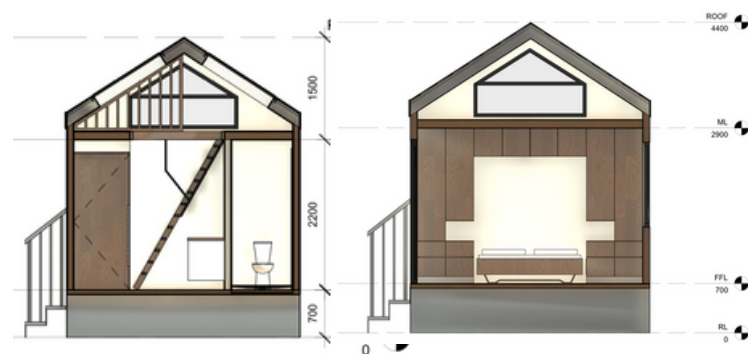


LARA MINOR DWELLING



Home Features

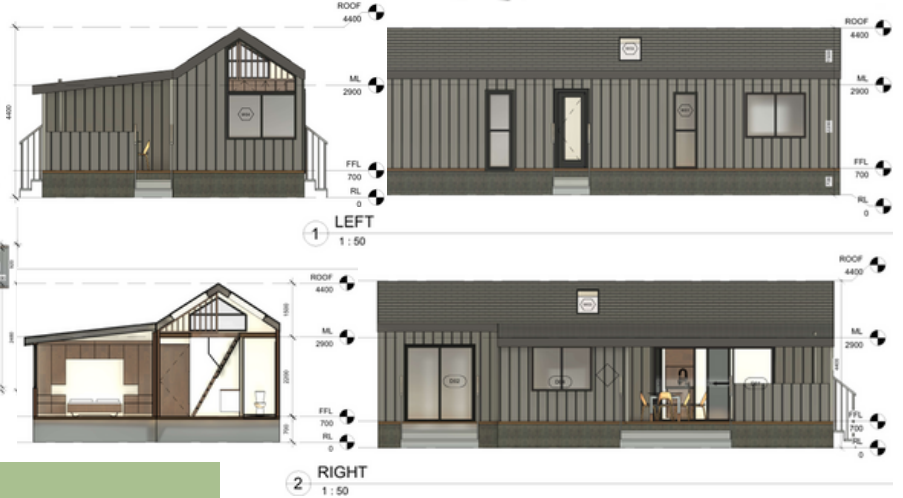
- 1 bedroom with fullheight wardrobe.
- Attic / loft with pull down stairs
- Beautiful lounge
- Large kitchen
- Spacious bathroom
- Laundry area
- Office nook
- Space for fireplace.



"Future proofing" door allows for adding a pod in the future

LARA

2 SECTIONS



Features

- 2 bedrooms with fullheight wardrobe.
- Attic / loft with pull down stairs
- Beautiful lounge
- Large kitchen
- Spacious bathroom
- Laundry area
- Office nook
- Space for fireplace.

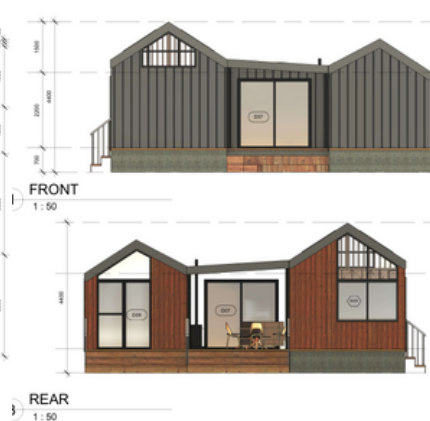
Plus versatile porch and pod area



LARA 2 piece modular home

LARA

3 SECTIONS



Features

- 3 bedrooms with fullheight wardrobe.
- Attic / loft with pull down stairs
- Beautiful lounge
- Large kitchen
- Spacious bathroom
- Laundry area
- Office nook
- Space for fireplace.

Plus walkway linking pod to house and versatile porch area



LARA 3 piece modular home

BUILD TO SHELL STAGE

If you are worried about budget, or you feel you want to be part of the build process for your own house, we offer the option of purchasing a shell. In this way you can at least, be secure in the knowledge that the main structure is safe, dry and built to best practice by extremely qualified builders.

SHELL TO LOCK UP STAGE

INCLUDES:

- Trailer completed - Polystyrene under trailer insulation. Gold foam for extra insulation and thermal break top of trailer. 18mm ply floor. Treated ply in bathroom area.
- All framing erected with service holes punched for plumbing and electricity.
- Building wrap.
- Thermally broken battens fitted under steel cladding sections, timber battens under timber sections.
- Vermin proofing and base flashing completed.
- Optional gold foam wrap to walls and roof for extra insulation
- All cladding completed. (cladding options available)
- Roofing completed.
- Doors and windows fitted.
- All flashings and gutters completed.
- Lock up stage completed.



FULLY LINED SHELL

INCLUDES ALL OF THE ABOVE PLUS :

- Pink batts insulation to all walls and ceilings.
- First fix plumbing and gas pipe work.
- Fully lined walls with 10mm ply
- Electrics fitted : wiring, plug points, light switches, ceiling lights (No pendants)
- Staircase (optional)
- Shower completed (Optional)

Clients can also choose to add any of the following - floor coverings, painting, cabinets, plumbing completed. Depending on which parts of the build they wish to complete themselves.

WE ARE HERE TO HELP

Starting out on your tiny house journey can be daunting but we have all the advice and help you could need.



NEED SOMEWHERE TO PARK?

Many clients are worried about finding land to lease for their Tiny Homes. We realize that this can be stressful and we aim to help in any way we can. We have located a number of land owners around New Zealand who are willing to rent out pockets of land to owners of our houses. We know there are many more beautiful spots out there and we continue to work on building this resource for our clients. This is a service we operate for our own clients who are booked in to buy a house.

SETTING UP YOUR HOME

We will give you all the advice you need to make your journey as smooth as possible.

- Land prep
- Haulage
- Supports, tie downs and bracing.
- Off grid information
- Toilet types
- Sewage and gray water systems
- Council matters

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 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!

We are happy to make changes to a design. after the discussion, Shaye will draw these up for your approval. However, we would will need to ensure that the structure of the home is not compromised.

4) BUILD QUOTE AND CONTRACT

After your planning meeting, and any changes have been agreed upon, we will email you a quote and contract. 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.

When 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 on your build start date. 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 of 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. The normal build time for a house is three months. Our team would have been in touch indicating the 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 homes' completion date, just so that you are on their radar! We can give you advice on this .

PAYMENT SCHEDULE

For your peace of mind we have partnered with IPromise

Every consumer wants the job done to the agreed standard and every payment protected. IPromise gives you the confidence that your project will be completed from beginning to end, before the agreed payment is released to the business. We are able to offer IPromise as an option because we are 100% confident in the health of our business and the product we produce.

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

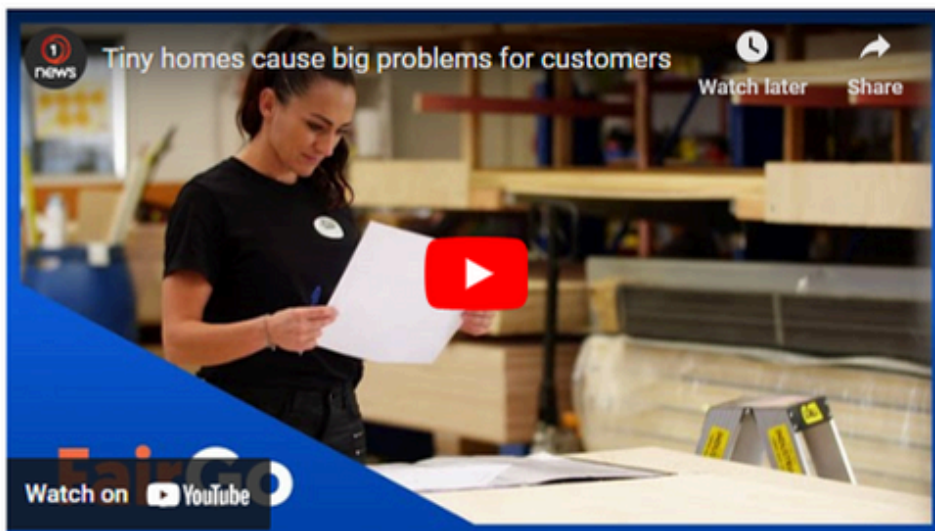
There are seldom any extras that clients add during the build process (all decisions and selections are made in the planning stage and signed off in the contract). However, if there is a variation due to a client request, and we are able to carry out the request, payment is required upon agreement of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

MEDIA APPEARANCES

Shaye's Tiny homes have appeared on numerous youtube channels and other media outlets. Some feature the designs and the people living in the houses, others approach Shaye as an expert in the field.

For numerous documentaries on people living in Shaye's Tiny Homes and other media interviews please visit the website and click on Video Tours.

www.shayestinyhomes.co.nz



Shaye's Tiny Homes
approached as experts
on Fair Go!

[More Media Appearances](#)

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magazine.



SHAYE'S TINY HOMES
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