



OUR LATEST DESIGN
TINY HOUSES 'A B C D'
PRICE-CONSCIOUS PODS

THE TINY HOUSE COMPANY

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TINY HOUSE CO. STORY

WHO ARE WE?



Greg Thornton, Andrew Carter and Lara Nobel in the kitchen of the first tiny house



Building the first tiny house

BUILDER. GRADUATE ARCHITECTS. APPRENTICE CARPENTERS.

Based in Brisbane, Queensland, a young couple with a masters in architecture (and now finishing their trade as carpenters) Andrew and Lara, joined forces with a mate Greg who is a builder with over 20 years of experience, to design and build quality tiny homes for an Australian market.

Our interest is in compact, flexible spaces. Living in small dwellings is nothing new (most of the world does it) but here in Australia we've lost our way – just look at the figures. Our houses are among the world's largest.

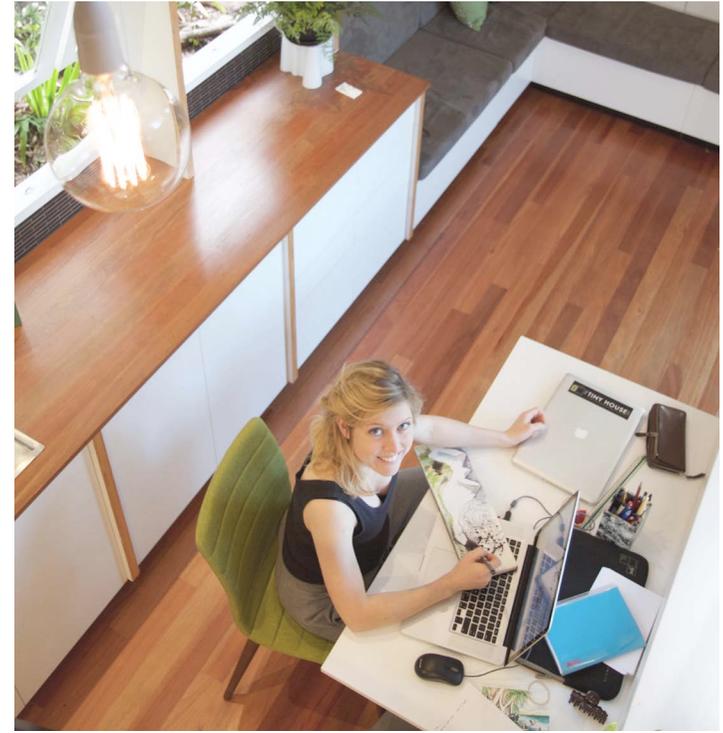
Our housing needs are changing and it's time the housing market caught up and offered some more alternatives to the suburban 4-bedder. Small, movable homes are all about flexibility and freedom. For some, it's the freedom to live a well-balanced life by purchasing something small within their means rather than taking on a crippling mortgage. For others it's the flexibility of being able to move their home if required.

OUR TINY HOME STORY

TINY LIVING



Our tiny house home.



Lara at work in the tiny house.

OUR HOME. THE TINY HOUSE.

The first tiny house, as shown on the website, is now Andrew and Lara's home. We are testing out what it is really like to set up and live in a tiny house. This is by far the best way for us to get the full picture - designing, building and living the tiny house experience. We are able to honestly reflect on the challenges, pros and cons of this kind of living and constantly review design decisions to improve our product. So far we are really enjoying our little home.

BUILDING TINY HOUSES

CONSTRUCTING SMALL HOMES ON TRAILERS



Wheeling our third trailer into the workshop



Lucy supervising, Greg + Julian checking the trailer is square

THE WORKSHOP. THE TEAM.

By May 2016 we had mostly moved into a workshop space in Salisbury, Brisbane to begin building a couple of tiny houses for others.

Over the months of planning, design and construction we've formed a solid crew of tradespeople who are excited about building something a bit different. They're in it for the right reasons and offer advice from a fresh perspective. Every day we are looking for better ways to design and build this type of structure. This research ranges from beds lowering down for the ceiling to sustainable, light and durable new materials to use.

KEY CONCEPTS

THE NEW MODELS



FLEXIBILITY TO DO IT YOURSELF

Make the space your own and take part in the build to varying degrees. The spaces are designed to be adaptable and are sized to suit IKEA cabinets and products. The style of the interior is up to you to design and fitout.

We have made the 3d model available for free download and construction drawings are also for sale if you want to build your own, or a 'shell' option for those who want to focus on doing all the internal fitout themselves.



EXPANDABLE WITH MODULAR PODS

To provide maximum flexibility with the tiny houses we have created three complete pod options (A, B & C). These pods can be positioned in many different configurations to make the best use of a site.

This allows the housing to adapt to meet the changing needs of its occupants without excessive investment and major site works.



QUALITY AND AFFORDABILITY

For us quality design and construction is a given. We wanted to address the affordability of our product so we have scrutinised our design and build process.

We have come up with what we consider to be a versatile 'base model' that is ready to be set up on a site. We are also offering a range of optional extras that we have tested in the space for functionality and aesthetic consistency.

BUILDING BLOCKS

THE NEW MODELS



Internal view of base model - pod c



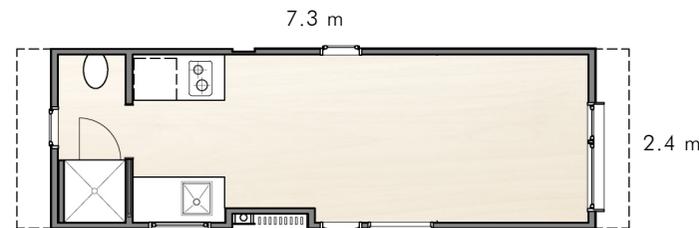
External view of pod c

C

C POD - TINY HOUSE

\$79,000

The tiny house has the components for a simple comfortable home. It is a combination of A pod and B pod on one trailer.



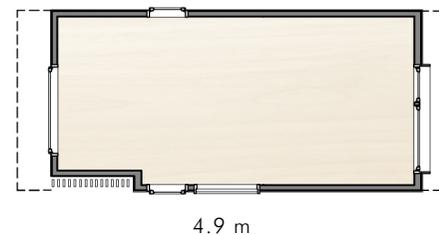
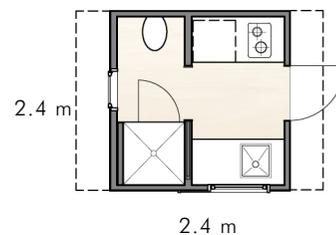
D

D POD - TINY HOUSE SHELL

\$49,000

The tiny house shell is the perfect first DIY project. We build the tiny house on the trailer to 'lock up'. This means the house is water tight and lockable - it has the roof, walls, floor, cladding, doors and windows. All the internal fitout (electrical, plumbing, insulation, lining, cabinetry) is up to you.

A + B = C



A

A POD - SERVICES

\$54,000

The services pod includes the toilet, shower, stove, sink and associated cabinetry.

B

B POD - ROOM

\$59,000

The room pod is a flexible space. It could be set up as a bedroom, study, lounge room, office, hobby room, dining room, artists studio...

MODULAR PODS

POD CONFIGURATIONS 3D VIEW



A pod (services) + B pod (mixed use room) configuration with deck between
Deck and other linking structures designed to suit site.

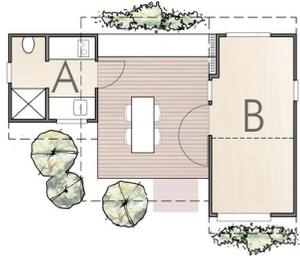
WHY OFFER MULTIPLE PODS?

With this new model we are trying to offer maximum flexibility. The two smaller pods have the advantage of being lighter to transport and easier to maneuver into tricky sites. By breaking it down into its components parts, spaces can be added or arranged to directly meet a person's needs.

A roof over an external deck space can be installed spanning between pods if desired. Any onsite external areas - decks, paving, landscaping, stairs would be designed and constructed to suit each individual situation.

MODULAR PODS

POD CONFIGURATIONS - (JUST A FEW EXAMPLES)



A + B - DECK BETWEEN

This arrangement allows the kitchen to extend into an outdoor living/dining area. Having two pods instead of one can also be an advantage if access to the site is tricky for the longer and heavier C pod



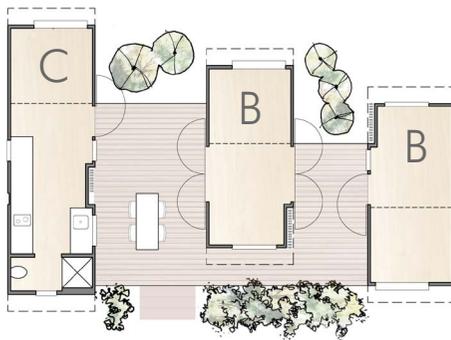
B + C - JOINED BY DECK

This arrangement expands the living areas out onto the deck and frees up the main area of pod C for indoor living/lounge and allows B to be a generous separate bedroom.



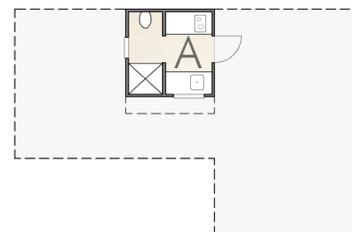
C + B - OUTDOOR LIVING

Expanding the basic house with an additional room can make pod C a good size kitchen and dining. This layout shares an outdoor area and would work best for those who love living outdoors.



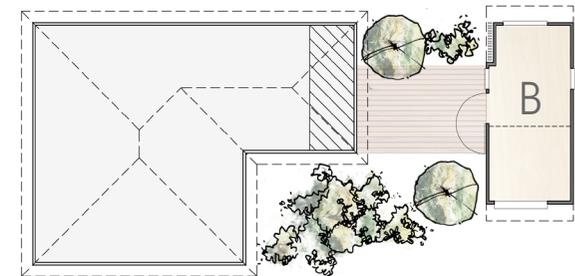
C + B + B - PAVILLION HOME

This arrangement works well for a small group of inhabitants. The main space (pod C) could function as an extended kitchen/common space adjacent to outdoor dining. Additional bedroom spaces could be added as required connected by the deck.



A - CORE TO EXPAND ON

Starting with the services for a small bathroom and kitchen setup, additional spaces can be added as you see fit.



B - STUDIO SPACE

This arrangement adds an additional bedroom or studio space to a property. Home office, artist retreat, food truck, yoga studio....This could work especially well as a granny flat with access to an existing bathroom and laundry in the main house.

INTERNAL BASE MODEL

POD C (TINY HOUSE)



FLEXIBILITY IN THE BASE MODEL

Customising the space to suit your lifestyle and budget is one of the main drivers for the new design. Providing a quality basic space that allows for a variety of future expansion and modification is the key strategy.

In designing the space, we've thought through the various ways people may want to populate it with furniture, where various activities could take place, and how well it would function in each scenario. Consider it a form of 'future-proofing'.

INTERNAL FLEXIBILITY

KEY IDEAS FOR POD C (TINY HOUSE)

DIY LAYOUT

We have tested many layouts and arrangements of the internal space to maximise versatility. How you decide to use the space is up to you, not dictated by the design

OPTIONAL EXTRAS

Rather than deciding where you place value in your home we are offering a quality base product and options for upgrading elements

COMPATIBLE WITH IKEA

We have purposely designed the pods to work well with IKEA furniture and cabinetry

FREE 3D MODEL

3D Sketchup model is available for free download for you to test your ideas and modify the space

YOUR INTERIOR DESIGN

Modern with clean lines and light colours, rustic or recycled, funky or playful. It's your space to play with.

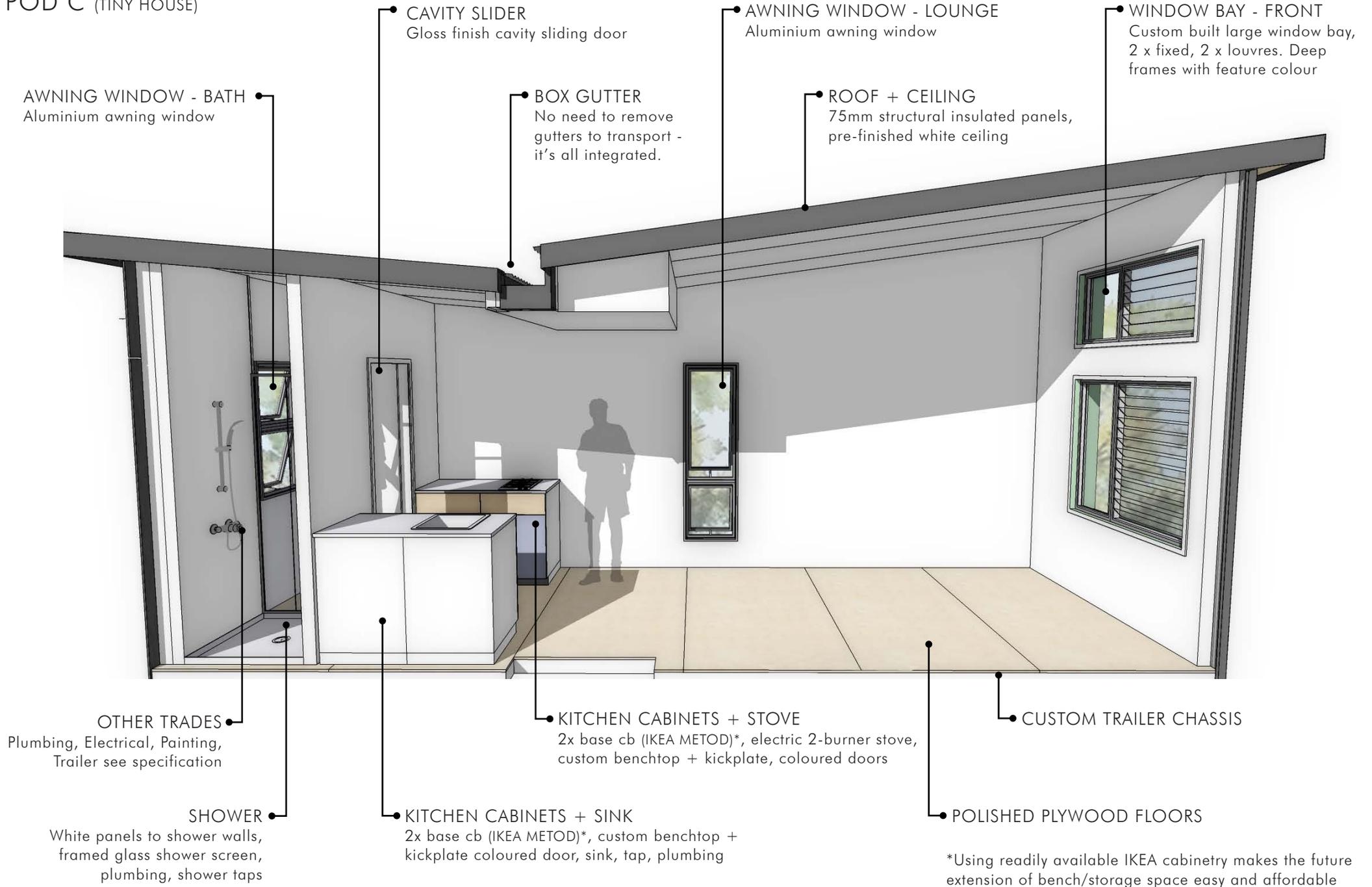
DIY TINY HOUSE BUILD

For those really wanting to get their hands into the construction we are SELLING PLANS and also offering a TINY HOUSE SHELL if you want us to give you a headstart with the more complex part of the build.



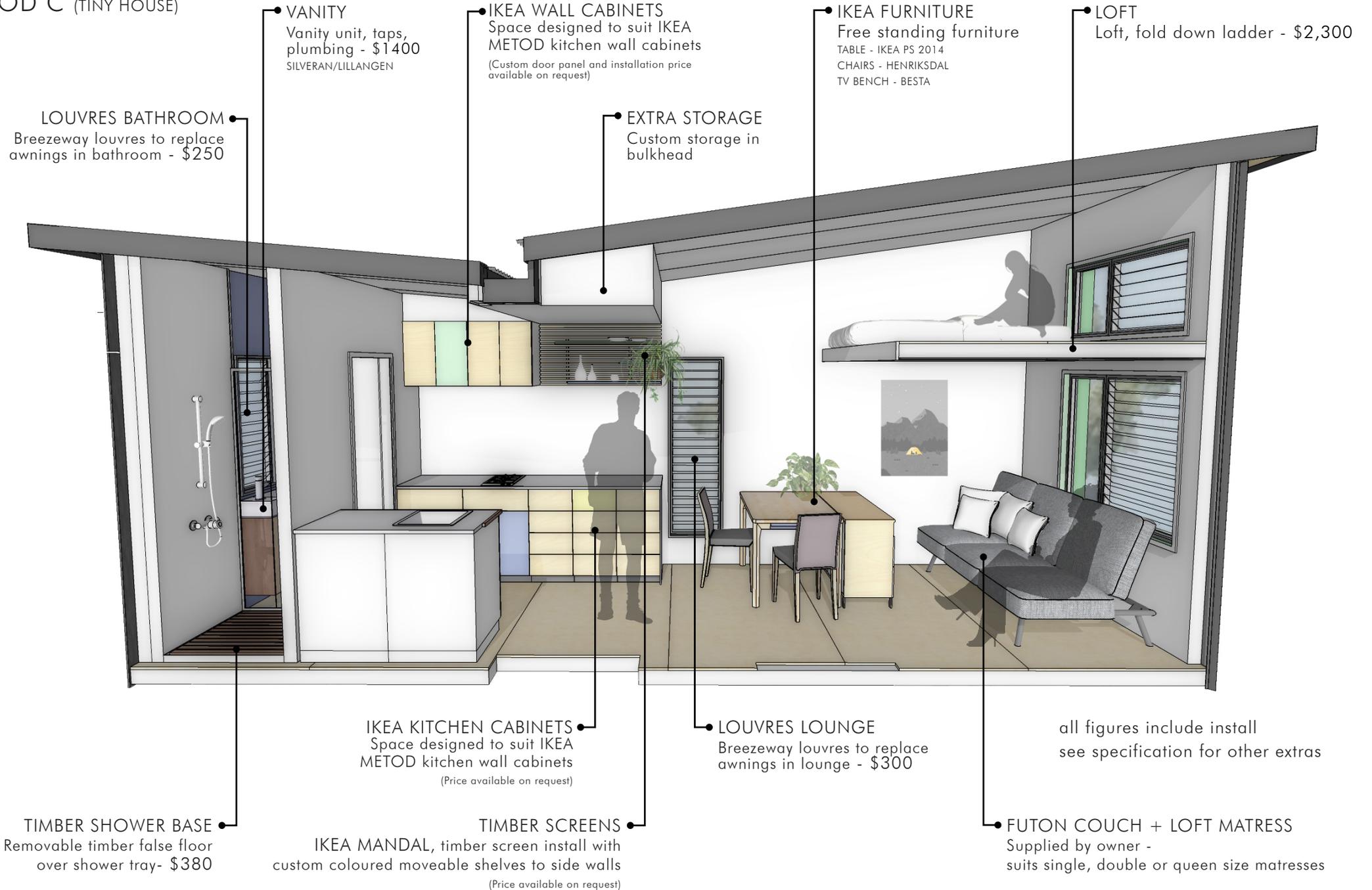
INTERNAL BASE MODEL

POD C (TINY HOUSE)



INTERNAL OPTIONAL EXTRAS

POD C (TINY HOUSE)



EXTERNAL BASE MODEL

POD C (TINY HOUSE)

ROOF
75mm structural insulated panels

BOX GUTTER
Custom box gutter and bulkhead with integrated recessed downpipe

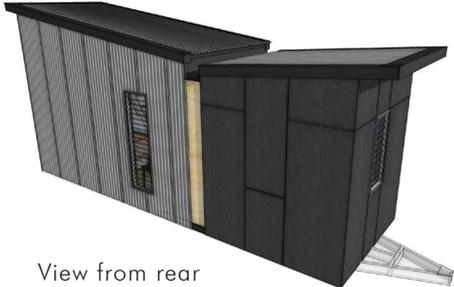
DOOR + WINDOWS
Glass and Alluminium doors and windows
* timber optional extra

METAL CLADDING
* colourbond colours or 'ultra' optional extra

FLASHINGS
Monument flashings



View from front



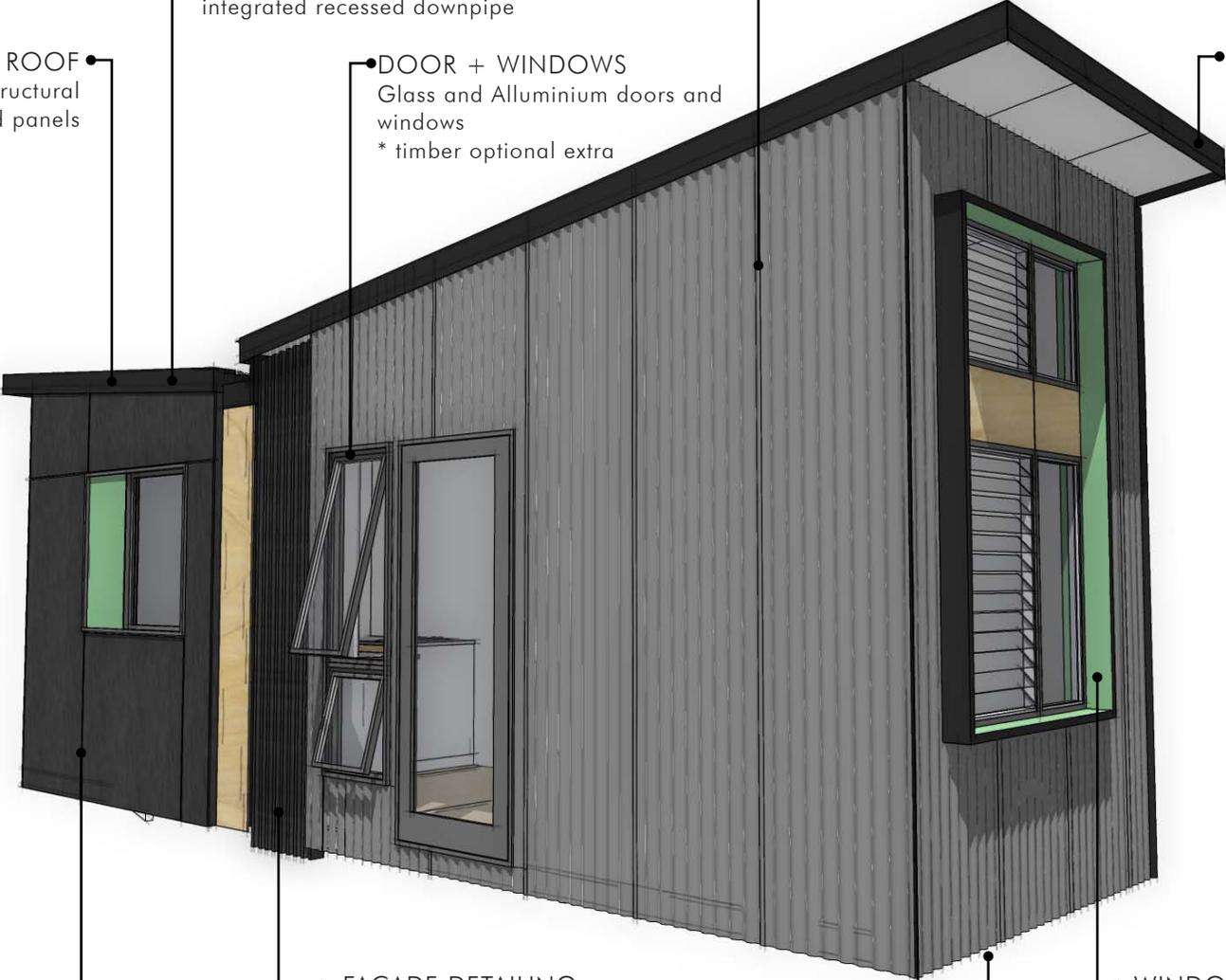
View from rear

FACADE DETAILING
Timber battens and ply panel, recessed panel, downpipe behind, collection tank can be installed

PLYWOOD CLADDING
dark stained plywood cladding

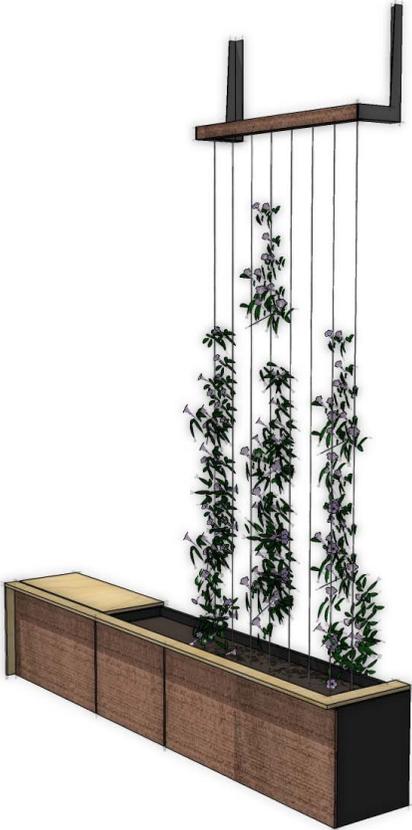
WINDOW BAY - FRONT
Custom built large window bay, fixed glass and louvres, deep coloured reveal, feature ply panels

CUSTOM BUILT TINY HOUSE TRAILER
See specification for details



EXTERNAL OPTIONAL EXTRAS

POD C (TINY HOUSE)



PLANTER BOX VIEW



VIEW OF AWNING



* all figures include install

PLANTER BOX + TRELLIS
Custom-made planter box, plywood, metal brackets, feature timber. - \$1450

TRAILER CHASSIS HOT DIP GAL
for durability - \$1500

AWNINGS
Custom-made awnings, steel brackets, timber edge, sealed ply soffit, CFC - \$990 ea

PLY SOFFIT
Ply panels coated, external grade, instead of prefinished white metal to both ends - \$350

INTERIOR POSSIBLE FITOUT

POD C (TINY HOUSE)



- Pallet of potential interior colours/finishes
- TINGSRYD, Ikea finish.....apple green.
 -turquoise.
 -navy blue.

Possible arrangement of interior lounge/bed space

INTERIOR POSSIBLE FITOUT

POD C (TINY HOUSE)



Possible arrangement of interior dining and living space

ADDITIONAL SERVICES

THE TINY HOUSE COMPANY



View of bathroom pod A



View of pod C- tiny house from lounge

ARCHITECTURAL SERVICES

3D model - Free download from website available

Construction drawings of design - \$300

[Hourly rates for the following: \$80 hr]

Site visit/site plan - (min. 3hr)

Visit to your property to assess feasibility of siting, access, services (plumbing, electrical etc).
Recommendation and site plan of location of pods.

Custom design and drafting

Tiny house design tailored to your needs

Design Modifications / Consultation

Changes, variations or consultation on tiny house design or construction for your own build.

SITING SERVICES

[Quote upon request]

Delivery

Arranging delivery - transport, temporary rego and insurances to safely deliver your trailer

Siting pods

We can install your dwelling onsite, level it, install footings, organise the connection of services (electrical and plumbing)

Decks

Custom onsite deck design and installation

Fixed Tiny house

We can build the tiny house modules on fixed footings instead of a trailer. While not so flexible, this achieves cost savings in that no trailer is required.

OTHER SERVICES

[Quote upon request]

Off-grid upgrades

We are working on an off-grid electrical package to offer.

Other

Modifications to the construction materials, finishes, or any custom built components

*Council permits

We are not certifiers/town planners and are not able to offer planning or building approvals.

Consultation and compliance with council is the responsibility of the landowner or customer.

SPECIFICATION - THE FINE PRINT

FOR BASE MODEL - POD C (TINY HOUSE)

EXTERNAL

Doors and windows:

- D01- Glass door aluminum framed
- D02 - Cavity sliding door internally
- W1.01 – Tall window awning
- W1.02 – Tall window awning
- W1.05 – Bathroom window, awning
- W1.06 – Kitchen window single awning
- Big window bay -
- W1.03 – Fixed window lower level
- W1.04 – Louvre gallery window lower level
- W2.01 – Fixed window upper level
- W2.02 - Louvre gallery window upper level
- All window flashings and trims

Walls:

- R1.5 insulation to walls
- Sarking, bracing, framing and tie-downs

Cladding:

- Metal cladding – zincalume finish, custom orb
- Custom-made corner flashing detail
- Black painted 12mm ply Texture 2000
- Facade feature cladding - FC panel behind and sides of recess with painted colour,
- Plywood panel in front of downpipe, timber battens
- Feature ply panel to south wall, light stain w cover strips
- Custom flashing to bottom edge

Roof:

- Insulated roof panels 75mm thick, zinc finish, custom orb profile
- Monument flashing to perimeter of tiny house
- Custom folded box gutter (black)

The Trailer

- Custom made tiny house trailer, designed and built locally.
- 7.2 x 2.4m, 3.5 t, Duragal steel, Electric break-away system, 50mm hitch, safety chains, wiring and lights, heavy-duty jockey wheel, new rims and tyres

INTERNAL

Electrical:

- 5 x double GPOs, Electric hot plate 2-burner, 1 x external GPO
- 1 x 15amp caravan plug, 1x switchboard, 5 x LED downlights

Plumbing:

- Electric hot water system, shower, sink and toilet plumbing

Shower:

- White acrylic shower wall, white shower tray, glass shower screen/door, shower head, shower mixer, toilet suite

Roof:

- Insulated roof panels 75mm thick, zinc finish, custom orb profile
- Monument flashing to perimeter of tiny house
- Custom folded box gutter black

Cabinetry:

- Refer to diagrams for cabinet selection and details

- Ikea cabinets - TINGSRYD birch effect all
- FYNDIG single bowl sink, RINGSKAR single lever tap
- Custom kickplates, coloured feature panels on cabinetry
- Laminex benchtops with feature timber/aluminium edge

- Lining MDF with cover strips, skirting and cornice

- Flooring - clear finished plywood direct stick to trailer

- Painting - White paint to walls overall, ceiling prefinished white

EXTERNAL ADDITIONAL EXTRAS

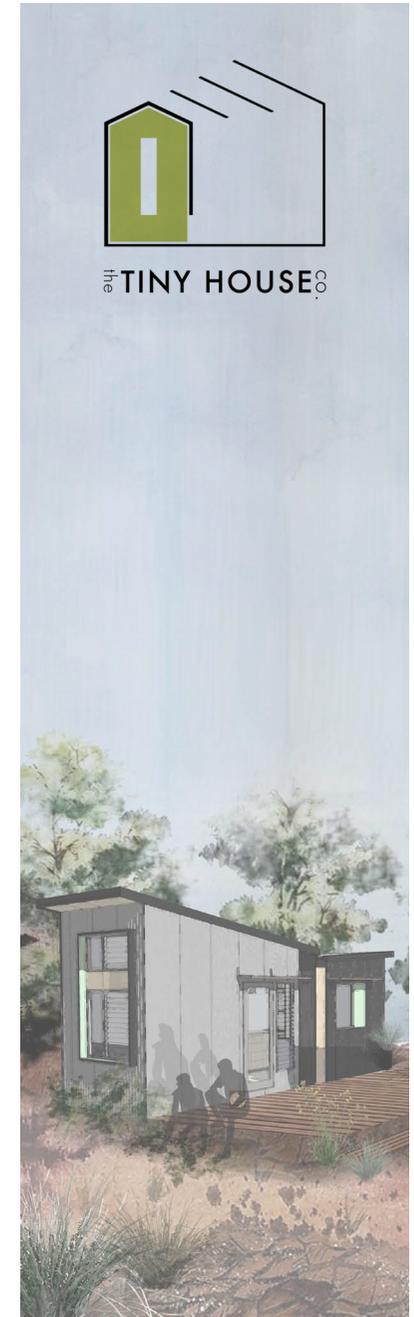
(Prices on request)

- Water tank
- Insect screens
- Off-grid solar setup
- Gas hot water system
- Grey water set up
- Colourbond colour to metal sheeting
- Additional windows or doors
- Fixing points for deck roof
- Footings to bolt onto trailer
- External lighting

INTERNAL ADDITIONAL EXTRAS

(Prices on request)

- Double sink /deeper sink
- 4-burner gas stove + oven
- End wall custom desk/robe
- Toilet options -
- Composting, pedestal upgrade
- Rangehood over stove
- Extractor fan to bathroom
- Hooks and toilet roll holder
- Drawer/door pull upgrades
- Tiled shower wall or base
- Shower or tap upgrades
- Flooring - strip timber, lino, hardwood veneer, stained ply
- Alternative benchtop finish
- Blinds or curtains



INTERIOR POSSIBLE FITOUT

POD C (TINY HOUSE)



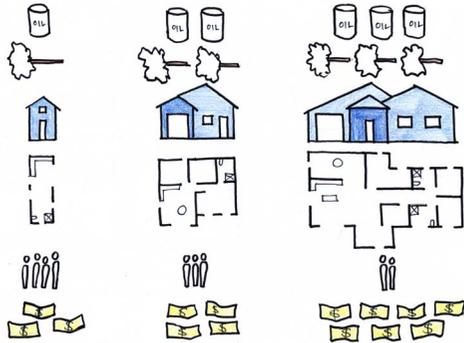
Possible layout of internal space - View facing kitchen and bathroom

OUR STORY

WHY TINY HOUSES?

THE TINY HOUSE COMPANY

We think the background to this is important so bear with us for a few diagrams while we explain how we got there...



AUSTRALIAN TRENDS IN HOUSING

Australia is building the largest homes in the world! (ABS)

Our homes demand huge amounts of energy to build and operate and produce large amounts of waste

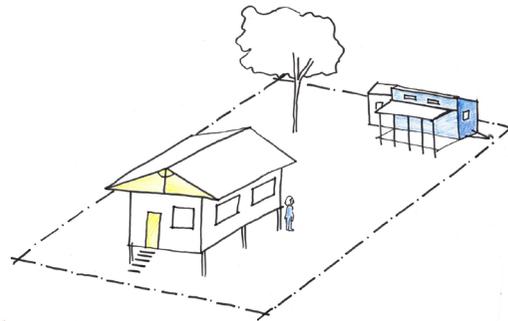
The average floor area of new free standing houses is now 245m² (that's 13 tiny houses)

Simultaneously the numbers of people living in these homes has declined. To top it all off, these days, many of us can't afford to buy a home. The average house price in Australian capital cities is now more than 7 times a person's average annual income.



UNAFFORDABLE HOUSING

Our houses are among the most expensive in the world and these days many of us couldn't afford to buy one



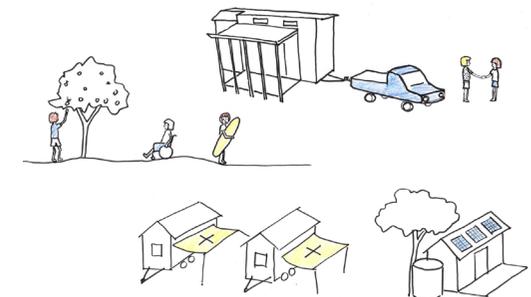
INFILL HOUSING

Rather than sprawling our suburbs infill housing can help to densify areas without obliterating the character and community



MORTGAGE, LIFESTYLE COMPROMISES

Mortgage, the rat run and the risks if property prices fall



NEW ARRANGEMENTS, OFF-GRID LIVING

Versatility in housing, new lease arrangements, Air BNB/supplementary income, off-grid living

OUR STORY

WHY TINY HOUSES?

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TRYING TO FIND A BALANCE

A more sustainable life focused on the things that matter to us ...



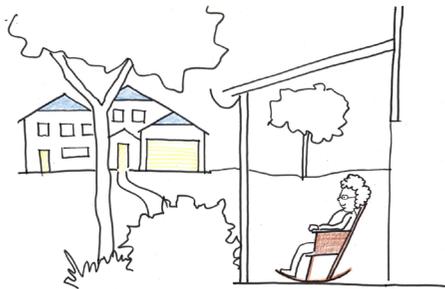
MORTGAGE, LIFESTYLE COMPROMISES

Mortgage, the rat run and the risks if property prices fall



MORTGAGE, LIFESTYLE COMPROMISES

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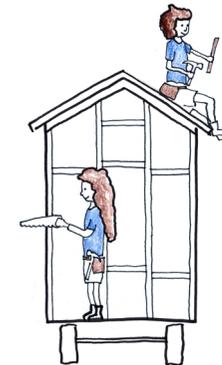
DIFFERENT STAGES OF LIFE

We need more variety in our housing stock to suit different lifestyles and at different stages in our lives.



MORTGAGE, LIFESTYLE COMPROMISES

Mortgage, the rat run and the risks if property prices fall



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