

LESS SPACE, MORE STYLE - TINY HOUSE LIVING MAGAZINE!

TINY LIVING

AUGUST 2023 | ISSUE 06



**Tiny House
Hub**



"Off-the-shelf" Vs "made-to-order":
Finding your perfect tiny house match



Top 5 benefits of building your
own tiny home

**FEATURED LAND
FOR LEASE**

NEW SITE FOR LEASE IN WAITAKERE

INSIDE THIS EDITION!

TINY HOUSE TOUR:

Meet Fabian & step
inside his lush, tiny
indoor plant
sanctuary!

LEGAL INSIGHTS:

Essential contract
conditions for a
smooth building
experience

IT'S EXPO TIME FOLKS!

The tiny house
expo is set to be
the biggest (and
driest!) one yet!



TINY HOME GLOWING & TAI CHI FLOWING...

In the tranquil suburbs of West Auckland, a hidden gem awaits, nestled in the embrace of nature. Fabian, a passionate advocate for sustainable living and mental health counsellor, has found solace and fulfilment in his beautifully designed tiny house. With gardens teeming with life and a home that seamlessly blends indoor and outdoor spaces, Fabian Low invites us into his world of simplicity and flow.

Fabian's journey into tiny house living was driven by a desire to minimise his environmental impact and own a place in a real estate market that often feels out of reach. As you step into his tiny house, the first thing that catches your attention is the lush garden surrounding it. "The gardens here really are beautiful," Fabian's background in landscape architecture is where he learned the importance of understated design and the harmony it brings when seamlessly integrated with the surroundings.

Fabian has since had a change of career to become a mental health counsellor, working in a meaningful and profound way to impact people's lives.

As a way of transition from outdoors to indoors, Fabian has created a stunning covered outdoor entertainment area. The combination of clear plastic café screens and textured curtains allow for various configurations to create different atmospheres depending on the weather and the occasion.

Returning our attention to the house, we admire the ingenious design that connects the indoor and outdoor spaces effortlessly. Fabian's love for Tai Chi is reflected in the house's layout, where the flow and openness facilitate his practice. An outdoor kitchen, strategically positioned to face guests, allows him to cook aromatic dishes while enjoying their company.



Entering the tiny house, we find ourselves surrounded by a living, breathing garden. Fabian's loft, dedicated entirely to plants, evokes a sense of tranquillity and oneness with nature. It serves as a space for meditation, reading, or simply unwinding. The integration of nature into his home reflects Fabian's enthusiasm for gardening, as he enjoys bringing the outdoors inside.

The interior of the tiny house exudes spaciousness, defying its compact size. Fabian skilfully balances functionality and aesthetics in every detail. The high-tech fireplace adds warmth and ambience to the living space, complementing the carefully crafted lighting that sets the mood for different occasions.

Moving on to the kitchen, it can only be described as a chef's paradise. Fabian's love of cooking shines through in the way he showcases his spacious cooking area, complete with a four-burner hob, bench space galore and ample storage. The design of the storage shelves, including the unique corner cupboards, reflects his meticulous attention to detail and the art of maximising space.

Continuing our exploration, we arrive at the multifunctional living room. Fabian ingeniously combines a bamboo dining table with a futon that transforms into two single beds. This flexibility allows for various activities, from dining to relaxation, all within a well-defined space. The inclusion of a projector adds another layer of versatility, enabling cosy movie nights with friends.

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Auckland
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Fabian's passion for music comes alive with the collection of instruments displayed in the living room. His love for jamming and improvisational music fills the space with energy and creativity. The fusion of styles and cultural elements throughout the house reflects Fabian's desire to honour his Chinese heritage while embracing his identity as a New Zealander.

Behind a curtain, a hidden world unfolds. The bathroom, walk-in wardrobe, and staircase to the loft form a more private area of the tiny house. Starting with the sink, it serves as the entry point into the bathroom area. Fabian has cleverly separated the vanity from the toilet and shower, ensuring that multiple people can use the space simultaneously without inconvenience. This design choice allows guests to access the sink for hand-washing while maintaining privacy for those using the toilet or shower.

As we step into the bathroom, we notice a good-sized shower and a macerating toilet connected to a septic system. The macerating toilet is a luxurious addition, providing convenience and comfort, especially when hosting guests.

The clever use of a mirror in the closet creates an illusion of more space, making it feel open and inviting. Fabian's attention to detail is evident in the ample storage provided, ensuring that all clothing and personal belongings have their designated place.



Heading upstairs, Fabian has created 'The Den'—a cosy and intimate space designed for relaxation. Fabian's creative touch is immediately apparent with the furry fabric wall, which adds texture and warmth to the room. The use of soft materials further enhances the cosy atmosphere, creating a haven for quiet moments. The small window, when complemented by the blinds, allows for precise control of natural light, making the space calming and soothing.

Fabian has made the most of the limited space in the den by incorporating a dual-purpose feature—a projector screen. When the screen is lowered, the den transforms into a mini home theatre, offering a delightful escape for a relaxing evening. Fabian expresses his preference for small and intimate sleeping arrangements, as it aligns with his personal taste and desire for cosiness.

Living in his tiny house for over a year, Fabian describes it as his retreat, a place where he feels a sense of wholeness and tranquillity. As someone who has travelled extensively and moved frequently, he cherishes the stability and grounding his tiny house provides. Fabian's philosophy of embracing spontaneity and going with the flow guides his outlook on the future, leaving room for unexpected adventures and opportunities.

Fabian's tiny house journey reflects his resourcefulness, creativity, and an ongoing commitment to creating a home that embodies his true self.



Are you living in a tiny house? We'd love to feature your story in an upcoming issue!

[Tell your story](#)

THINK SMALL, THINK SMART:

Understanding the top 3 risks in tiny house contracts



ANDREW SKINNER

Partner

andrew.skinner@uml.co.nz

www.uml.co.nz/

Entering into a contract for a tiny house is a big decision and will likely involve a significant capital investment on your behalf. This article examines 3 key risks to consider and discuss with your lawyer before you sign a contract.

Prior to entering into a contract to purchase a tiny house, you should do your homework on the tiny house builder, including obtaining a [Tiny House Builder Report](#). We would also recommend that you ask to speak to previous customers of the tiny house builder to further understand how your tiny house builder was to deal with.

Having made the decision to engage with a tiny house builder, you will then be presented with a standard form of contract on the tiny house builder's terms. These terms may vary greatly between tiny house builders. Some of them may be very basic one or two page documents and others may be more extensive contracts. In any event, there will be certain key risk areas you will want to understand thoroughly before committing to the contract.

1 Price

Probably the most important consideration for your contract is the mechanism for determining the price. Some standard form building contracts referred to the price as being "Fixed", but this can be misleading as often the contract contains various mechanisms for the price to be adjusted (usually only upwards). It is also likely that the price will contain various "tags" or exclusions, which are items that the tiny house builder excludes from the calculation of the price. Examples of such items may be the costs of delivery or installation, site works (if applicable), foundation work, electrical or painting work. It is important that you fully understand these exclusions so that you can price these exclusions and consider them in the context of your overall budget.

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The contract will also likely maintain mechanisms for the price to be varied in certain circumstances. These circumstances may include when events occur outside the tiny house builder's control, variations requested by you, or an inability to source building materials. If these circumstances arise, you need to closely review the mechanism by which the price is subsequently adjusted. Often this will be based on the tiny house builder's hourly rates plus a percentage markup. This is where the price of the build can blow out. You should discuss these mechanisms with your lawyer and try to negotiate changes to limit them.

You are likely also to be required to provide staged payments at certain times of the build. This is not uncommon, but the contract needs to clearly define when a stage payment is triggered, and it is important that you check on progress (ideally in person) before making such payments.

2 Risk and Title

It is likely that the tiny house will be built at the manufacturing site of the tiny house builder. The contract therefore needs to clearly explain who takes the risk in the tiny home as it is being constructed. When we talk about risk, we are mainly concerned with who is responsible for insuring the tiny house during construction.

The contract will also explain when title transfers to you, which will often be when all amounts have been paid. The tiny house builder will likely expect all amounts to have been paid prior to delivering and installing the tiny house. Again, this is not uncommon, but any disputes regarding the calculation of the price will delay delivery and installation (see comments above). Ideally, you should discuss with your lawyer options for amending the contract so that title in the tiny house transfers to you during construction.

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3 Security

Prior to entering into the contract, we recommend that you obtain a credit check cheque and a security interest check on the Personal Property Securities Register on your tiny house builder. These reports are an important part of your due diligence. You should also discuss with your lawyer inserting clauses into the contract allowing you to take security over the tiny house under construction and check how the security will operate in priority to any other security interests registered against the tiny house builder.

Final Comments

Do not be lulled into a false sense of security by a basic one or two page agreement. In some ways, these basic agreements are more problematic than a fuller contract because it will leave many issues unanswered. After you have made staged payments the power will be transferred to the tiny house builder in the event of dispute. The level of professionalism of the tiny house builder contract will also give you some context in which to consider the systems and processes of the tiny house builder.

This article has examined three key issues when entering into a tiny house contract, but we would always recommend that you engage with your lawyer to understand the contract before committing to such a significant personal investment.

Andrew Skinner has over 20 years of experience as a commercial lawyer and is a director in the law firm Urlich Milne as well as being Vice Chair of the Frame and Truss Manufacturers Association. Andrew's email address is andrew.skinner@uml.co.nz. This article is not intended to be relied upon as legal advice.



"Do not be lulled into a false sense of security by a basic one or two page agreement. In some ways, these basic agreements are more problematic than a fuller contract..."





TOP 5 BENEFITS OF BUILDING YOUR OWN TINY HOME

Welcome, adventurous souls, to the world of DIY tiny house building! Whether you're seeking an escape from the mundane, or simply a way to live big on a smaller scale, building your own tiny house on wheels offers an incredible opportunity to unleash your creativity and make your dreams a reality. In this article, we'll explore the fantastic benefits of building your very own DIY tiny house. So, buckle up and get ready to unleash your inner builder extraordinaire!

- 1 Budget Bliss 💰:** Buying a home can be a daunting financial commitment, but building your own tiny house on wheels can offer a cost-effective alternative. By designing and constructing your dream tiny, you'll have the power to control the budget and choose materials that match your vision and pocket - building it in stages as your budget allows. Embrace your inner bargain hunter, scout for affordable reclaimed materials, and make smart choices to create a tiny home that's not only stylish but also easy on your bank account.
- 2 Minimalism Magic ✨:** In a world where consumerism reigns supreme, building a tiny house is an act of rebellion against excess. It's a chance to embrace minimalism and discover the joy of living with less. You'll learn to cherish the things that truly matter and let go of the clutter that weighs you down. Building your own tiny house forces you to think critically about your needs and wants, helping you streamline your lifestyle and create a sanctuary tailored to your tastes.
- 3 Unleash Your Inner Designer 🎨:** Creating your own tiny house gives you an extraordinary platform to channel your inner architect and interior designer. From envisioning the layout and choosing colour palettes to designing multifunctional furniture and clever storage solutions, you'll have the opportunity to shape every millimetre of your space. Let your creativity soar as you transform your tiny house into a vibrant expression of your personality, crafting a home that is uniquely yours.
- 4 Sustainable Stewardship 🌱:** In a time when environmental consciousness is paramount, building a tiny house on wheels provides an eco-friendly living option. With a smaller footprint, your tiny home will require fewer resources to build and maintain. Explore sustainable building practices, integrate renewable energy sources, and employ water-saving techniques to create an eco-conscious abode that treads lightly on the planet. Your tiny house can be a beacon of inspiration for others to adopt a greener lifestyle too.
- 5 Community Connections 🤝:** Building a tiny house is not a solitary endeavour; it's an opportunity to connect with like-minded individuals who share your passion. Join Facebook groups, attend workshops, and go to the annual [Tiny House Expo](#) to learn from experienced builders and fellow enthusiasts. Engage in vibrant discussions, swap stories, and forge lifelong friendships. The tiny house community is a supportive and inspiring tribe, ready to cheer you on every step of the way.



**Tiny House
Expo®**

**Get ready for
the Biggest
and Best
Tiny House
Expo Yet!**



11TH – 13TH OF AUGUST 2023 AUCKLAND SHOWGROUNDS



We might be all about TINY houses, but we love BIG events. And this year's Expo will be the biggest yet. And it will be entirely indoors, so you know it'll be a great event – rain or shine.

Calling all tiny house owners, enthusiasts and those curious about the lifestyle. The annual Tiny House Expo is back. From the 11th – 13th of August, the who-is-who of the New Zealand tiny house community will come together at the Auckland Showgrounds for the 7th annual Tiny House Expo. Trust us when we say this is the event you don't want to miss.

Walk around the latest tiny house designs from the industry's leading builders, hear from people who have made the move to tiny living, discover the newest building and sustainability products, hear from inspiring speakers and much more.

What's new: Indoor venue, free seminars, new exhibitors

For the first time, the Expo will be entirely indoors, meaning everyone will be warm and dry, no matter the weather. But don't worry, that doesn't mean there will be fewer tiny houses on display. We've booked out the Auckland Showgrounds – the same venue that hosts the Boat Show, the Motorhome and Caravan Show and many more. In other words, there is plenty of space for lots of tiny homes.

Also new this year are seminars. There won't be a full Tiny House Conference alongside the Expo. Instead, we will run several 30-minute seminars open to everyone (no extra fee). Seminars will cover topics such as where to start your tiny house journey and how to go about designing your tiny home. For a full seminar schedule, [click here](#).

What's back: Your favourite exhibitors, the Tiny House Awards, delicious food & coffee

In addition to these exciting new elements, we are bringing back all the things past attendees loved most. For starters, many popular exhibitors are back to answer questions and display their solutions, including Tiny Towing Solutions, AA Solar, Ready Deck Systems, and many more.

Importantly, all your favourite tiny house builders are back and will be displaying their latest builds, including Cocoon Tiny Homes, Shaye's Tiny Homes, Compac Homes and last year's Tiny House of the Year winner, Tiny House Builders.





Speaking of the awards, they are back, too. We are once again looking forward to crowning the Best Commercial Build, Most Creative Design, Best DIY Build and Tiny House of the Year. Plus, for the first time this year, we will also have a People's Choice winner.

And, of course, no Expo of ours could go ahead without delicious food and coffee. Several food trucks will provide a range of culinary options, and the team from Hero Coffee will keep us all energised and happy throughout the three days.



Important details at a glance:

Dates and Time

- Friday, 11 August, 9am – 5pm
- Saturday, 12 August, 9am – 5pm
- Sunday, 13 August, 10am – 4pm

Note that you buy a ticket for one specific day!

Venue

We're indoors at the Auckland Showgrounds
217 Green Lane West, Epsom, Auckland

Prices

- \$23 for adults
- \$5 for kids

Where to buy tickets

- Online at <https://www.tinyhouseexpo.co.nz>
- At the doors via cash or EFTPOS (to avoid lines, online is recommended)

Where to learn more

Visit the website <https://www.tinyhouseexpo.co.nz>





"Off-the-shelf" Vs "made-to-order":

Finding your perfect tiny house match

When you make the decision to dive into the world of tiny house living (Assuming you're not the DIY type), one of the biggest decisions you'll face is whether to choose an "off the shelf" ready-made tiny house or opt for a made-to-order custom creation. Both options have their merits, but finding the perfect match for your unique needs and preferences requires careful consideration. In this article, we'll delve into the delightful dilemma of choosing between an off-the-shelf tiny house and a custom design, empowering you to make an informed decision that brings you closer to tiny house bliss.

Convenience and Speed ▶ 🏠

If you're seeking convenience and a swift path to tiny house ownership, an off-the-shelf option might be your best bet. These ready-made tiny houses come in a variety of designs, sizes, and styles, allowing you to choose from a range of pre-determined layouts that suit your needs.

With minimal decision-making required, you can quickly move from selection to delivery, saving time and effort. Off-the-shelf tiny houses are ideal for those who prefer a hassle-free approach and are eager to start their tiny living adventure promptly.

Personalisation and Individuality 🌟👤

For those who crave a truly bespoke tiny house that reflects their unique personality and lifestyle, a made-to-order custom design is a tantalising option. Collaborating with skilled builders and designers, you'll have the opportunity to co-create a home that caters to your specific desires. From the layout and materials to the colour scheme and storage solutions, every aspect can be tailored to your preferences. By actively participating in the design process, you'll have a hand in shaping your dream tiny house and ensuring it becomes a true extension of yourself.

Cost-Effectiveness and Budgeting 💰💡

If you're working with a tight budget or prefer a more cost-effective solution, an off-the-shelf tiny house often offers a more affordable option. These pre-designed models have already undergone the economies of scale, allowing manufacturers to offer competitive prices. Additionally, you can easily compare prices and choose a tiny house that aligns with your financial plan without worrying about unexpected design changes or customisation fees.

Tailored Functionality 🛠️📐

One of the undeniable benefits of a made-to-order custom tiny house is the ability to optimise functionality and maximise space efficiency. By providing input into the design process, you can prioritise specific features that suit your lifestyle and needs. Whether it's clever storage solutions, innovative multi-purpose furniture, or a layout tailored to your daily routines. Embrace the opportunity to think outside the box and craft a home that enhances your daily living experience.

Proven Designs and Expertise 🏆🏗️

Opting for an off-the-shelf tiny house means you'll be choosing from designs that have already been tried and tested by other tiny house enthusiasts.

These models often come from experienced builders who have fine-tuned their designs over time, ensuring functionality, durability, and overall customer satisfaction. By selecting a proven design, you can have peace of mind that you're investing in a tried-and-true tiny house with a reputable track record.

Managing Risks ⚠️🔧

While the allure of a made-to-order custom tiny house is undeniable, it's important to consider the potential risks involved, particularly when it comes to builder reliability. When you have input into the design and construction process, there is a slightly higher level of risk compared to purchasing an off-the-shelf option. In rare cases, unforeseen circumstances or financial difficulties could arise, potentially leading to delays or, in extreme cases, the builder going into liquidation.

You should take your time when choosing between an off-the-shelf tiny house and a made-to-order custom design. Think through the various factors, including convenience, personalisation, cost-effectiveness, functionality, and risks. While off-the-shelf options provide convenience and cost savings, made-to-order custom designs offer unparalleled personalisation and the opportunity to create a truly unique home.



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Wondering how to find land for your tiny house or motorhome?

Landshare: New Zealand's online directory connecting tiny house owners and land owners.

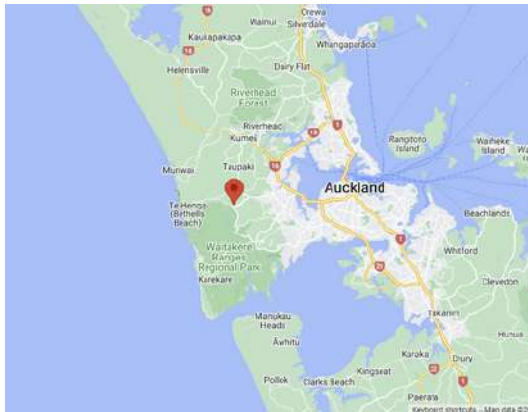


NEW

LAND FOR LEASE



Land Lease Opportunity for Tiny House in Waitakere, Auckland!



WAITAKERE

 [Click here to view the full listing](#)
 \$160 per week

- **Available:** Now
- **Site foundation:** Metal flat area for a tiny home
- **Driveway foundation:** Drive way is metal and shared with the landowner
- **Parking:** Metal and park by your home.
- **Water connection:** Yes
- **Power connection:** No
- **Off-street parking:** Yes
- **Pets:** Yes
- **Child Friendly:** No
- **Smokers:** No
- **WiFi connection:** No
- **Private location:** Yes

Escape to a picturesque elevated spot surrounded by native bush! 🌿
Embrace sustainable living with a metal base and driveway for your purpose-built tiny house on a trailer. ♻️💡 Solar power is a must, no generators, but don't worry, we've got you covered with a grey water reed system and mains water connection. 💧🌱 Enjoy the tranquility of this 1-acre site, with a large section exclusively for you and your tiny home! Your beautiful outlook won't be interrupted, promising warm sunny days all year round. 🌞 Situated just 10 mins from Bethells Beach, and a short drive to Swanson and North West Shopping Centre, you'll have the best of both worlds. 🏖️🛍️ Off-peak, the city is only 35 mins away. 🚗

NEW

LOOKING FOR LAND

Little Family Looking For A Little Piece Of Land In Wellington!



WELLINGTON

 [Click here to view the full listing](#)

Looking for:

- **Power connection:** Yes
- **Water connection:** Yes
- **Off-street Parking:** Yes
- **Pet Friendly:** Yes
- **Child Friendly:** Yes
- **Smokers:** No
- **WiFi Connection:** Yes
- **Private Location:** Yes



**Tiny House
Landshare**

Bria, Tallulah, and little Zelda seek to rent a tranquil piece of land in Wellington. They dream of providing their toddler with a nature-surrounded home, away from the city's hustle. As they save for their own land, they hope to find a cozy corner to call home for a year or two. One works full-time, while the other starts a nature-based business, and they have two indoor cats excited for a 'catio' experience. They need a private area, less than 20 minutes from the CBD, with a rural feel. Clean, tidy, and considerate, they cherish good relationships with neighbors. If you have a suitable space, please reach out!

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