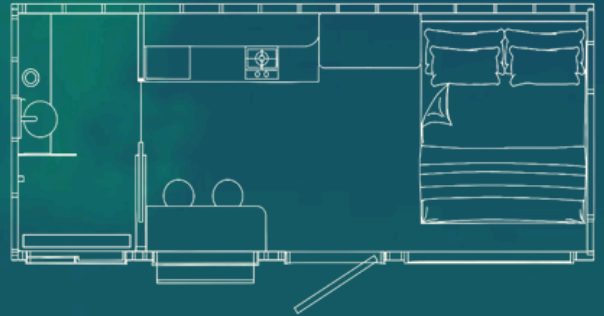


**BIG
SMALL
HAUS.™**

Haus 1. > The Backyarder



MODULAR HAUS RANGE [H1] BY BSH 2025



The Backyarder by Big Small Haus

Your Backyard. Your Rules.

HAUS 1 isn't just extra space — it's freedom in 18 square metres.

The place you work without distractions. The guest house friends won't want to leave. The escape pod you slip into when the world gets loud.

Delivered in weeks, not months. No dust, no drama, no months-long reno.

Just a beautiful, fully finished space dropped into your backyard — ready to live in, work in, or rent out.

- **Create without compromise** — a dedicated space for your craft, your business, or your peace
- **Earn while you sleep** — Airbnb-ready and designed to photograph beautifully
- **Escape without leaving** — a private retreat just steps from your door
- **Upgrade your lifestyle** — without the headache of a full build

Not a shed. Not a container.

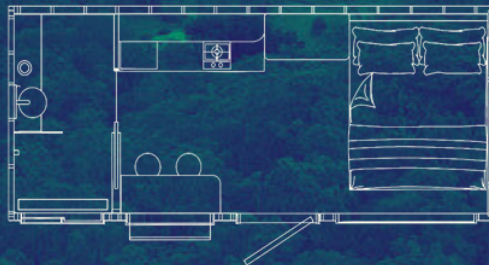
Just a real, architecturally built space that makes your backyard bigger — and your life better.

Your Backyard Escape



Brisbane Made. Shipping Australia Wide.

Born in the backyard capital of Australia, HAUS 1 is 3x6M backyarder. Built tough for our climate, sharp enough for any street, and ready to deliver anywhere from Bondi to Broome.



Big Small Haus Modular Range

Your office. Your art room. Your crash pad. Your escape.

Steel-structure, timber framed, insulated, and built to handle Aussie conditions. Delivered and installed in days, not months.

Built for Aussie conditions

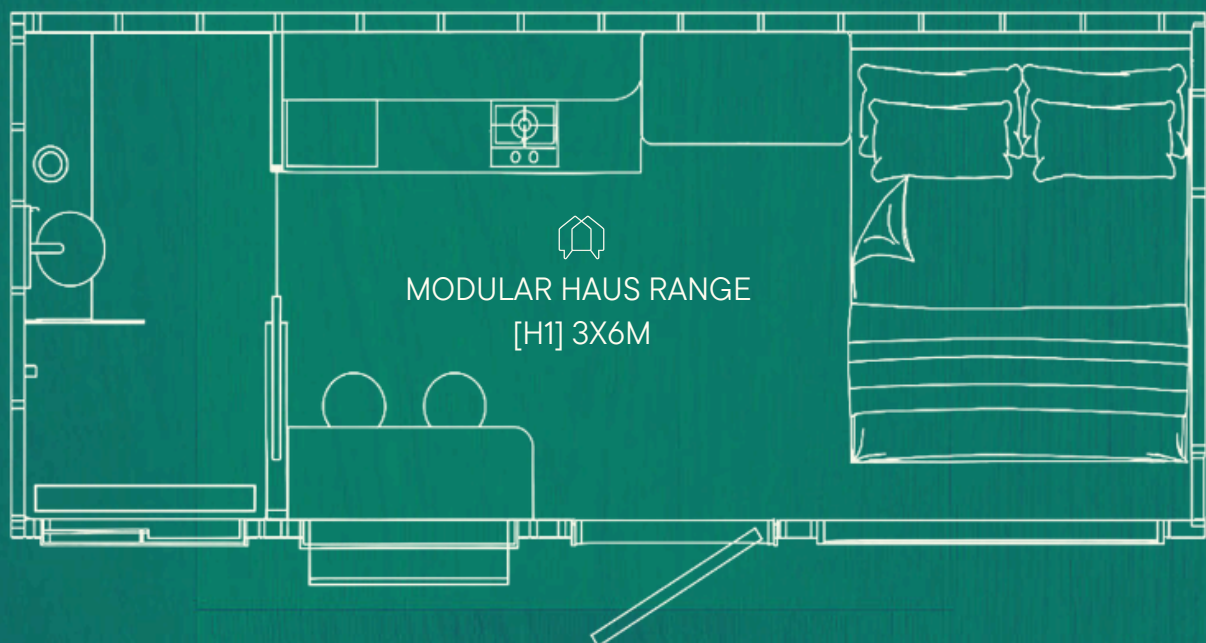
- Steel structure, timber framed, insulated, and ready for decades of use
- Flat-packed and installed in days — not months

From \$43,384 ex GST (Shell only – no bathroom, no kitchenette)

Standard Inclusions

- Axon cladding with Colorbond® roof — Monument or Surfmist
- Powder-coated aluminium windows & sliding/bifold door
- VJ panel walls & ceilings in Natural White
- 12mm Lifestyle Hybrid Flooring with acoustic IXPE underlay (Travertine, Blackbutt, Carbon)
- Electrical fit-out, insulation, paint, skirting & architraves

The Backyarder



HAUS 1 – Add Ons

Bathroom Package

\$16,653 ex GST (\$18,319 incl. GST)

Includes:

- Vanity, mirror, shower screen, toilet
- Tapware & hardware (Brushed Brass, Brushed Nickel, or Matte Black)
- Plumbing, wall & floor finishes
- Electrical fittings

Kitchenette Package

\$7,585 ex GST (\$8,344 incl. GST)

Includes:

- Cabinetry with BLUM hardware
- Sink, cooktop, dishwasher
- Tapware & hardware (Brushed Brass, Brushed Nickel, or Matte Black)

Air Conditioning

From \$1,500 ex GST (unit + install – quoted based on brand & size)

Custom Options

Want different cladding, flooring, window layouts, or fixtures? We can quote it.

Example Packages

Shell + Bathroom

- \$60,037 ex GST (\$66,042 incl. GST)

Shell + Kitchenette

- \$50,969 ex GST (\$56,067 incl. GST)

Full Fit-Out (Shell + Bathroom + Kitchenette)

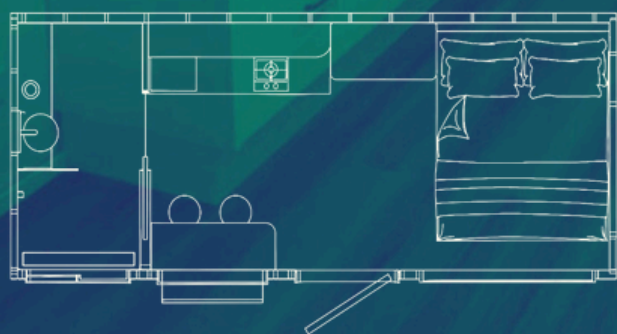
- \$66,122 ex GST (\$72,734 incl. GST) — as per current quote

Delivery

- Metro Brisbane / SEQ: Priced once we have your exact address (approx. \$1,200–\$2,500 ex GST)
- Regional & Interstate: Quoted individually based on access & location
- Built offsite & delivered, or built onsite for Brisbane locals



“Add space without the hassle.”



H1>Backyarder
Built Tough. Made Beautiful.

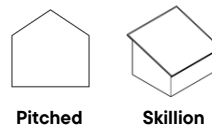
Design & Build Your Backyarder

1. Choose Your Package

- Shell Only
- Shell + Bathroom
- Shell + Kitchenette
- Full (Shell + Bathroom + Kitchenette)

2. Choose Your Shell

Pitched Roof | Skillion Roof



Pitched

Skillion



Monument

Surfmist



Axon

Weathertex



Travertine

Blackbutt

Carbon



Dove Grey

Eucalyptus

Matt White



Travertine

Blackbutt

Carbon

Matt White



Brushed Brass

Brushed Nickel

Matt Black

9. Choose Your Fixture Theme

Brushed Brass | Brushed Nickel | Matte Black

Next Steps

1. Pick your package & finishes
2. Sign & return acceptance
3. Pay 10% deposit to book your build slot

“Architecture for everyday life.”

HAUS 1 - FAQ's

Q: What is Haus 1? Haus 1 is a 3x6m modular backyard studio — built offsite and delivered ready to install. It can be an office, guest room, creative space, or full self-contained living unit when fitted with the optional bathroom and kitchenette.

Q: What does Haus 1 cost? We offer three main configurations:

- Shell only (no bathroom, no kitchenette): \$43,385 + GST (\$47,723 incl. GST)
- Shell + Bathroom: \$60,670 + GST (\$66,737 incl. GST)
- Shell + Bathroom + Kitchenette (Full Fit-Out): \$66,122 + GST (\$72,734 incl. GST)

Q: What's included in the Shell?

- Steel frame & subfloor
- Axon cladding with Colorbond® roof (Monument or Surfmist)
- Powder-coated aluminium windows & sliding/bifold door
- VJ panel walls & ceilings (Natural White)
- 12mm Hybrid Flooring with acoustic underlay (Blackbutt, Travertine, or Carbon)
- Electrical fit-out (downlights, double powerpoints, switches)
- Insulation, paint, skirting & architraves

Q: What upgrades can I add?

- Bathroom: Fully fitted with vanity, mirror, shower screen, tapware, toilet, plumbing, wall & floor finishes, electrical fittings. Choice of brushed brass, brushed nickel, or matte black hardware.
- Kitchenette: Cabinetry with BLUM hardware, sink, cooktop, dishwasher, splashback. Same hardware finishes as bathroom for consistency.
- Air conditioning
- Decks, awnings, extra windows, paint colours
- Bespoke storage, shelving, or custom joinery

Q: Can I customise the layout or finishes? Yes. From flooring to cladding to interior fit-out, we can adjust to your style and needs. To keep costs down, we've preselected premium, locally sourced options from trusted suppliers — full custom designs are possible but will affect pricing.

Q: How long does it take? Lead time is generally 8–12 weeks from order confirmation to delivery. This can vary based on customisations and demand.

Q: How is it delivered?

- Brisbane / SEQ Metro: Delivered by tilt tray or built onsite
- Outside SEQ: Built offsite, delivered flat-packed or fully assembled depending on access
- Exact delivery cost is quoted once we have your site address.

Q: Do I need council approval? Rules vary by council. In many cases, a small studio under certain size limits may be exempt or require simplified approval. We can guide you through the local requirements and help with plans if needed.

Q: Can you install it off-grid? Yes. We can prepare the pod for solar, water tanks, composting toilets, and other off-grid systems. Pricing for these is available on request.

Q: Who installs it?

- For Brisbane / SEQ locals, our team handles the full install.
- For interstate buyers, we can connect you with trusted installers in your region.

Q: What's the warranty? We offer a 5-year structural warranty and 12-month workmanship warranty on fittings and finishes.

Quoted Items

Quoted items represents a break down of the quote for your project. If you have any questions about any item, please feel free to contact us.

Structural

\$11,034.55

Ref	Description	Quantity	UOM	Price (Incl. GST)
1.1	Framing Timber Supply	46.780	m2	\$1,999.14
1.2	Framing Labour	5.000		\$2,289.38
1.3	Consumables	1.000		\$641.03
1.4	Haus 1 Steel Frame Crane Load Points	1.000		\$6,105.00

Roof

\$3,035.20

Ref	Description	Quantity	UOM	Price (Incl. GST)
2.1	Roofing Sheet, Fascia and Gutters	15.700	m2	\$3,035.20

Windows

\$6,410.25

Ref	Description	Quantity	UOM	Price (Incl. GST)
3.1	Sliding Doors / Bi Fold Doors	1.000		\$3,052.50
3.2	Windows	3.000		\$3,357.75

External Cladding

\$9,096.46

Ref	Description	Quantity	UOM	Price (Incl. GST)
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4.1	Axon	50.000		\$5,016.28
4.4	Trims and Mouldings	6.000		\$1,800.98
4.5	Labour	8.000		\$2,279.20

Electrician

\$4,070.00

Ref	Description	Quantity	UOM	Price (Incl. GST)
5.1	General Allowance	1.000		\$4,070.00

Wall and Ceiling Linings

\$5,678.67

Ref	Description	Quantity	UOM	Price (Incl. GST)
6.1	Wall Linings	52.000	m2	\$2,645.50
6.2	Ceiling Linings	14.820	m2	\$753.97
6.3	Labour General	8.000		\$2,279.20

Fix-out

\$2,065.31

Ref	Description	Quantity	UOM	Price (Incl. GST)
7.1	Skirting	14.010	lm	\$248.05
7.2	Architraves	7.000		\$398.86
7.3	Internal Doors	1.000		\$97.68
7.4	Cavity Slider Unit	1.000		\$323.57
7.5	Door Hardware	2.000		\$142.45
7.6	Labour	3.000		\$854.70

Painter

\$4,664.73

Ref	Description	Quantity	UOM	Price (Incl. GST)
8.1	External Cladding	43.690	m2	\$2,222.73
8.2	Painting	1.000	m2	\$2,442.00
Floor Covering				\$1,023.81
Ref	Description	Quantity	UOM	Price (Incl. GST)
10.1	Supply & lay Floating Floor	11.180	m2	\$1,023.81
Insulation				\$825.40
Ref	Description	Quantity	UOM	Price (Incl. GST)
11.1	Supply & fit R3.5 Wall batts	47.600	m2	\$629.63
11.2	Supply & Fit R3.5 Ceiling batts	14.800	m2	\$195.77
Bathroom				\$18,318.59
Ref	Description	Quantity	UOM	Price (Incl. GST)
12.1	General Allowance	1.000	Ea	\$5,087.50
12.2	Waterproofing	10.210	m2	\$1,558.30
12.3	Vanity	1.000		\$712.25
12.4	Taps sets	1.000	Ea	\$610.50
12.5	Basins	1.000	Ea	\$407.00
12.6	Toilet Suites	1.000	Ea	\$1,221.00
12.7	Toilet Roll Holders	1.000	Ea	\$91.58
12.8	Towel Rails	1.000	Ea	\$183.15

12.9	Towel Rings	1.000	Ea	\$91.58
12.10	Cistern Stops	1.000	Ea	\$52.91
12.11	Shower	1.000		\$1,119.25
12.12	Allowance for Floor Tiles	3.000	m2	\$396.83
12.13	Allowance for Wall Tiles	13.000	m2	\$1,719.58
12.14	Labour to lay Wall Tiles	13.000	m2	\$3,042.33
12.15	Labour to lay Floor Tiles	3.000	m2	\$702.08
12.16	Cement screed to falls	4.000	m2	\$610.50
12.17	Construct showerbase inc Falls	1.000	Ea	\$712.25

Kitchen

\$6,512.00

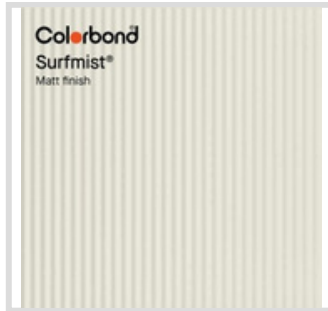
Ref	Description	Quantity	UOM	Price (Incl. GST)
13.1	Kitchenette	1.000		\$2,442.00
13.2	Kitchen Sink	1.000	Ea	\$610.50
13.3	Cooktop Allowance	1.000	Ea	\$2,238.50
13.4	Dishwasher Allowance	1.000	Ea	\$1,221.00

Specifications & Inclusions

General



Roofing | Colorbond — Monument



Roofing | Colorbond — Surfmist



Cladding | Axon - Painted to Match Roof

Roofing | Colorbond — Monument

Roofing | Colorbond — Surfmist

Cladding | Axon - Painted to Match Roof

Roofing/Cladding - Stratco Nailstrip Hiland Tray

For work, play, and the weekend.

Bathroom Fixtures - We will source all fittings from high-quality manufacturers in your chosen finish, keeping a consistent theme throughout.



Brushed Brass - Select Fixtures Colour



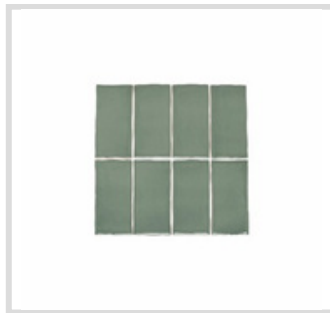
Brushed Nickel - Select Fixtures Colour



Matt Black - Select Fixtures Colour



Dove Grey - Rectangle Tile 150mm x 75mm



Eucalyptus - Rectangle Tile 150mm x 75mm



Matt White - Rectangle Tile 150mm x 75mm



White Matte - Square Tile 120×120



Turquoise Gloss - Square Tile 120×120



Navy Blue Gloss - Square Tile 120×120

Brushed Brass - Select Fixtures Colour

Brushed Nickel - Select Fixtures Colour

Matt Black - Select Fixtures Colour

Dove Grey - Rectangle Tile 150mm x 75mm

Eucalyptus - Rectangle Tile 150mm x 75mm

Matt White - Rectangle Tile 150mm x 75mm

White Matte - Square Tile 120×120

Turquoise Gloss - Square Tile 120×120

Kitchen



**Electrolux 60cm Ceramic
Black Glass Gas
Cooktop**



**Brushed Brass - Select
Fixtures Colour**



**Brushed Nickel - Select
Fixtures Colour**



**Matt Black - Select
Fixtures Colour**

Electrolux 60cm Ceramic Black Glass Gas Cooktop

Brushed Brass - Select Fixtures Colour

Brushed Nickel - Select Fixtures Colour

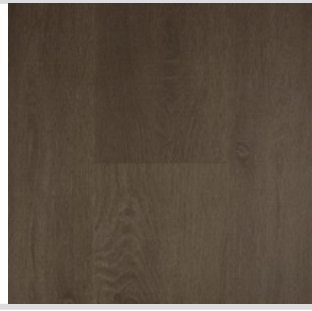
Matt Black - Select Fixtures Colour



Flooring



Travertine - 12mm Lifestyle Hybrid Flooring with acoustic IXPE foam underlay



Carbon - 12mm Lifestyle Hybrid Flooring with acoustic IXPE foam underlay

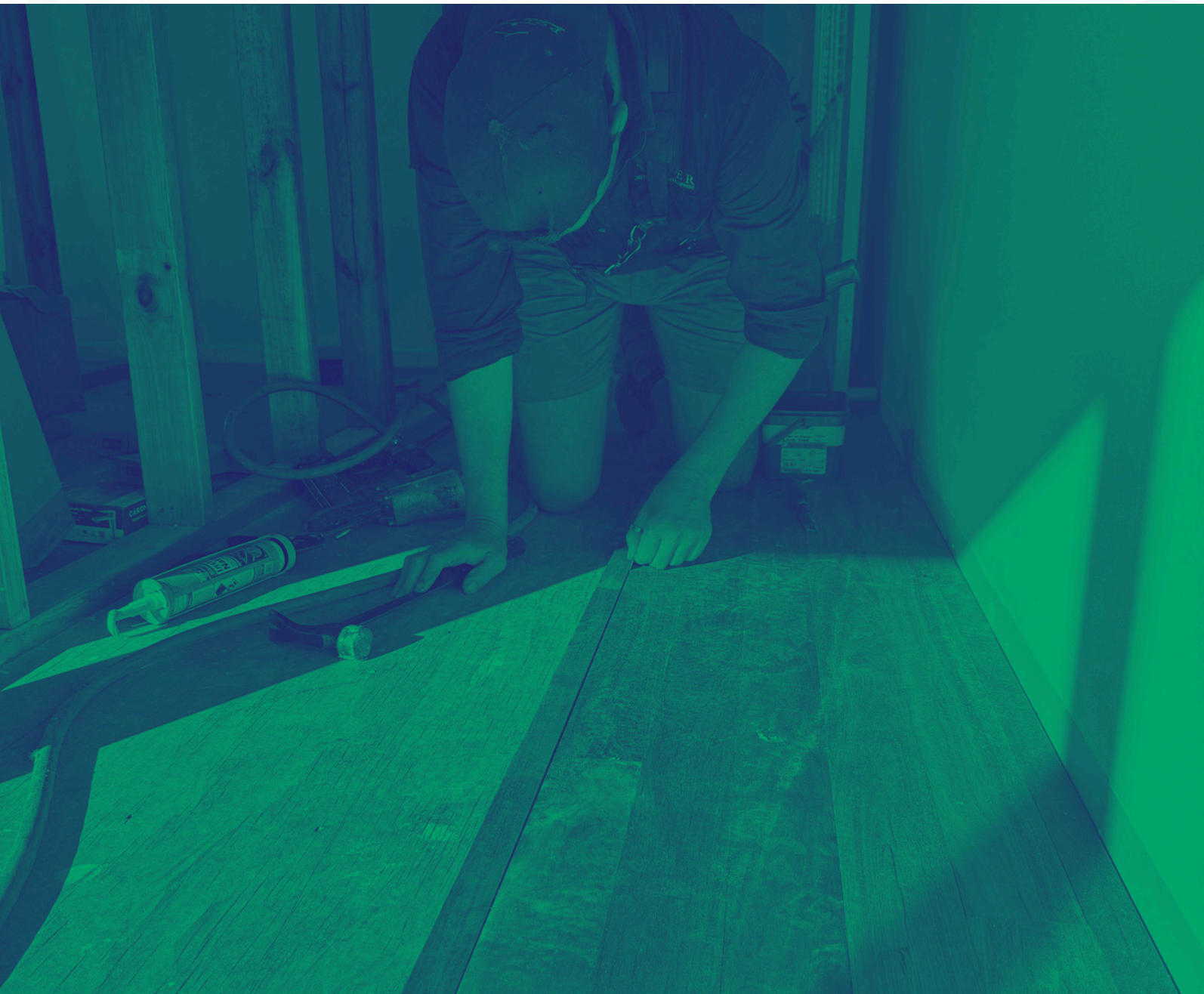


Blackbutt - 12mm Lifestyle Hybrid Flooring with acoustic IXPE foam underlay

Travertine - 12mm Lifestyle Hybrid Flooring with acoustic IXPE foam underlay

Carbon - 12mm Lifestyle Hybrid Flooring with acoustic IXPE foam underlay

Blackbutt - 12mm Lifestyle Hybrid Flooring with acoustic IXPE foam underlay



Quote Summary

Quoted items represents a break down of the quote of your project.If you have any questions about any item, please feel free to contact us.

Sub Total:	\$66,122.65
GST:	\$6,612.32
Incl. GST:	\$72,734.97

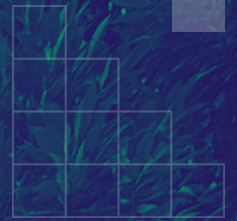


Contact Us

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BIG SMALL HAUS

**Need a Home Office.
That's Not Your Kitchen Table?**