

A photograph of a white, single-story tiny house with a balcony and a white railing. The house is surrounded by lush greenery and several tall palm trees. The sky is a clear, bright blue. The image is partially obscured by a diagonal white line that runs from the top right corner towards the bottom right.

**Beautiful tiny homes
made from the heart**

Itsy.

BEACH HOUSE



We designed a practical,
yet aesthetically pleasing,
solution to the modern
day problem of housing
Australians affordably.



*“We were sick of the term
Granny-Flat and decided
to delete it from our
vernacular. When you buy
an Itsy Beach House, you
are buying a strong, solid
built, piece of history.”*

Managing Director – Troy Bingham



5 decades of experience; one Itsy house.

When Troy and Simon met, their vision for redefining backyard living ignited in a partnership that is now taking Australia by storm.

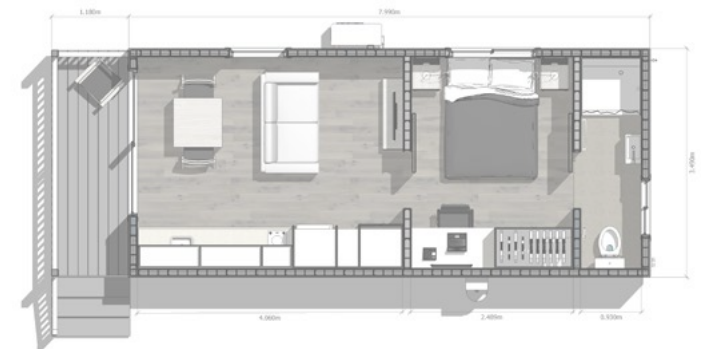
Introducing a new concept in prefabricated homes; Itsy Homes. Starting first with the Itsy Beach House, the aim was to create something that almost every Australian home owner could afford yet with all the spunk of a classic beach house.





New Ideas

Unlike timber and steel frame homes, Itsy Beach Houses sound solid and are built using the most advanced technology available in Australia. Everything from the timber look cladding, Decking and even the wall structures are made from a unique Fibre Reinforced Polymer.



Materials

When you think Eco your mind automatically thinks timber; yet that is exactly what is causing our forests to disappear.

When you think steel homes, you think strong but you wonder how much pressure you're putting on the environment to manufacture them.



Fly Ash

Have you ever thought of building out of fly-ash? Fly-ash is a fine grey powder that is produced as a by-product in coal fired power stations.

Itsy flips eco-homes on their head; turning fly-ash combined with Fibre Reinforced Polymer into beautiful little beach houses that are actually saving the world. Now that is something you can get excited about.

**Environmentally
friendly at its core.**



Process

We want to make things easy which is why we've already built your Itsy Beach House.

That's right, it's ready and waiting in our factory. Come see it in person if you like then pay us only when you need it.

We understand that the building industry is volatile in Australia, which is why we wanted to take the risk out of buying. Our factory can manufacture up to 30 Itsy Beach Houses at one time meaning we always have one ready to give you.

Step 1.

**Order Soil Tests & Contour
Surveys of your land**

Step 2.

**Order Architectural positioning
of the Itsy on your land**

Step 3.

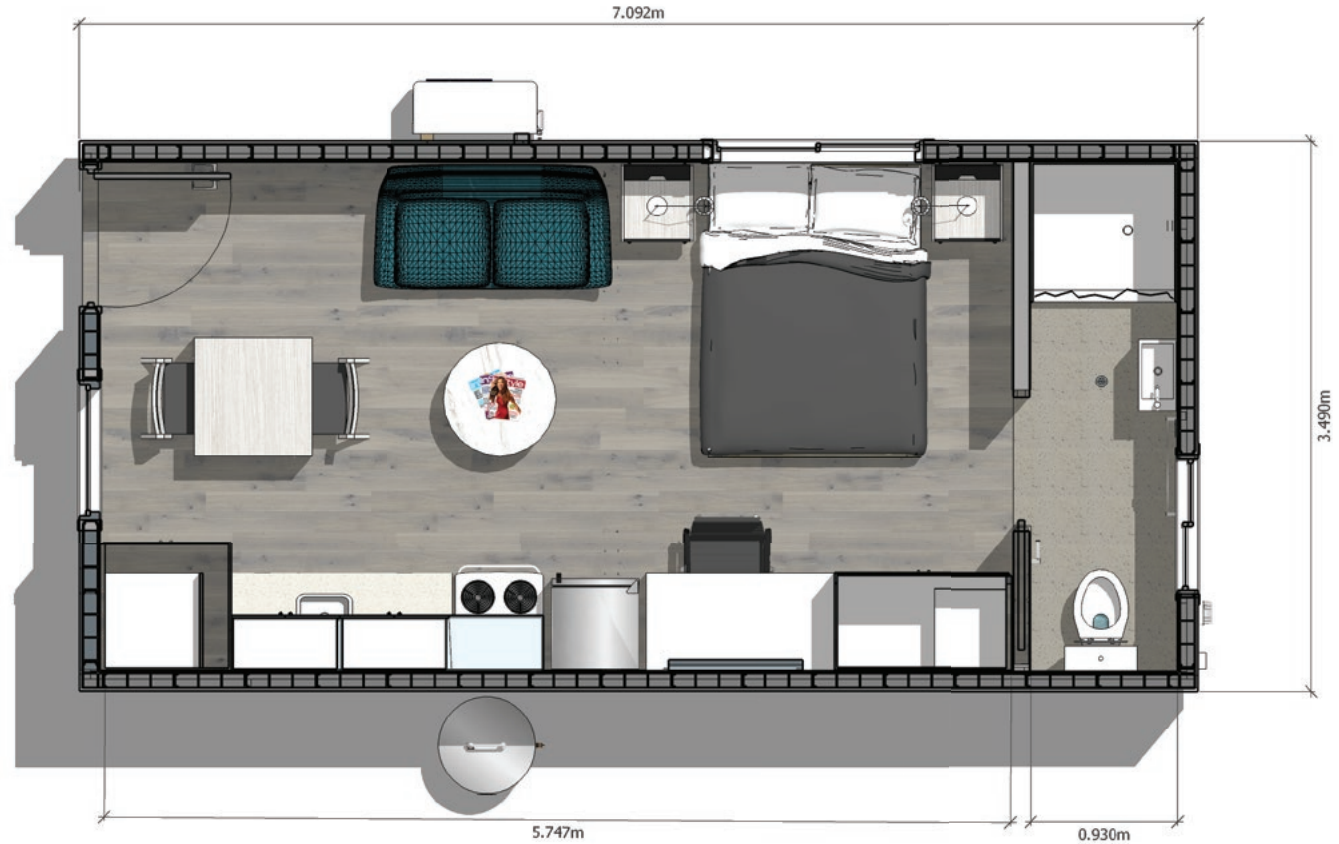
**Order your Itsy Beach
House. (Pickup Immediately)**

Itsy 25 - 1br

PREFAB - \$46,875 EX GST | KIT \$31,250 EX GST

INTERNAL GFA = 25m²

-  Prebuilt ensuring rapid on site installation and prompt occupation.
-  High quality components manufactured in a controlled factory environment.
-  Minimal wastage due to prefabrication of components.
-  High energy efficiency due to superior thermal performance
-  Sustainable use of recycled materials for manufacture & flexibility of reuse
-  Non Combustible smokeless materials
-  Extremely robust, durable and low maintenance
-  Very high acoustic rating and sound absorption properties
-  Readily transportable allowing for simple delivery and installation on site
-  Economical offering measurable savings in purchase price and ongoing reduction in energy costs



This 25m² Studio Cabin is ideally suited for a wide range of residential applications including for use as a permanent home, an ancillary “Granny Flat” or as a rental cabin in a lifestyle village.

The design utilises IBSI’s unique composite panels which create a durable, low maintenance, sustainable high performance building solution. Delivered as a factory manufactured modular building, this house can be installed and occupied within hours of delivery to site.

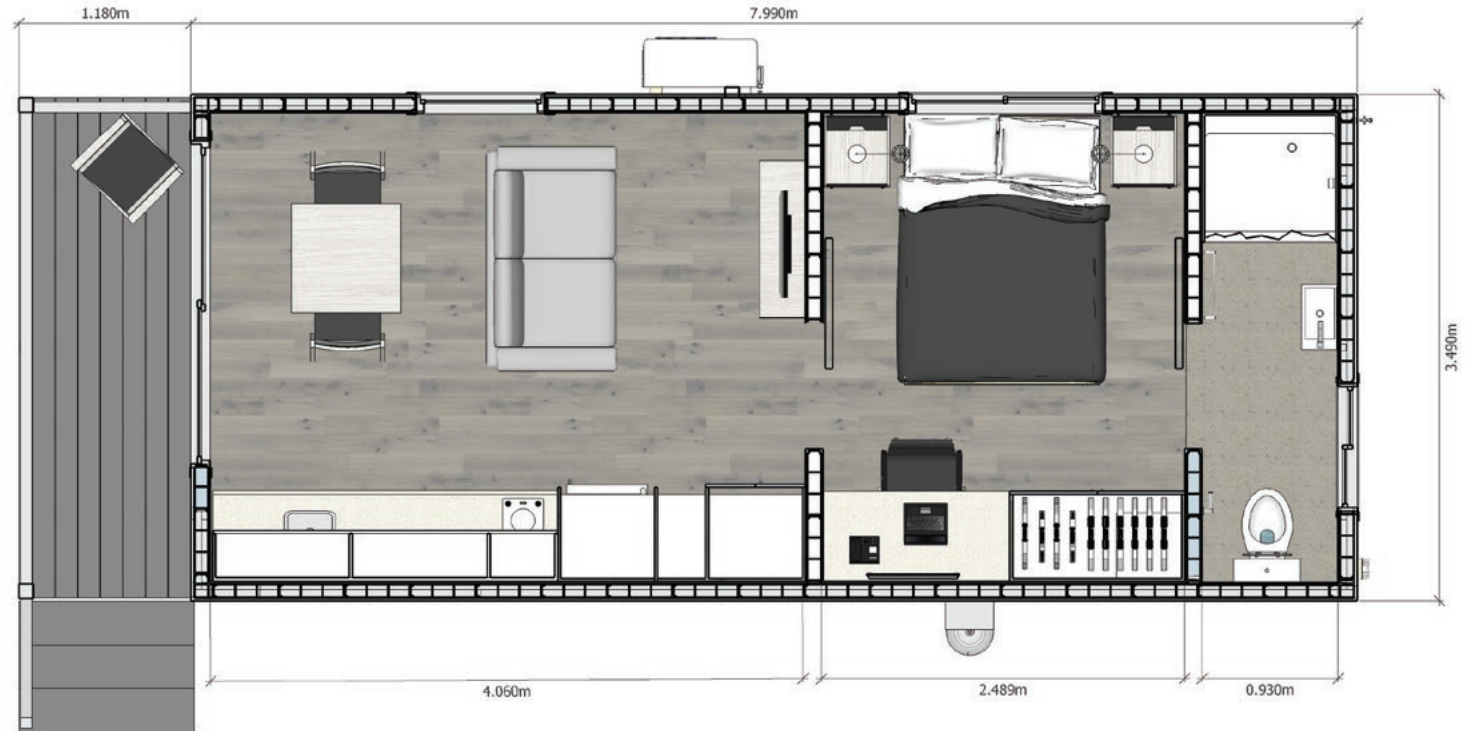
The robust construction offers superior resistance to extreme climatic conditions and catastrophic events including Fire, Floods, Cyclones and Earthquakes. Ecocabins provide an affordable, comfortable & safe living environment equivalent to a traditional insitu built home, but with the flexibility to be able to relocate to an alternative location at any time in the future.

Itsy 32 – 1br

PREFAB – \$59,990 EX GST | KIT 39,990 EX GST

**INTERNAL GFA = 28m²
EXTERNAL DECK = 4m²**

-  Prebuilt ensuring rapid on site installation and prompt occupation.
-  High quality components manufactured in a controlled factory environment.
-  Minimal wastage due to prefabrication of components.
-  High energy efficiency due to superior thermal performance
-  Sustainable use of recycled materials for manufacture & flexibility of reuse
-  Non Combustible smokeless materials
-  Extremely robust, durable and low maintenance
-  Very high acoustic rating and sound absorption properties
-  Readily transportable allowing for simple delivery and installation on site
-  Economical offering measurable savings in purchase price and ongoing reduction in energy costs



This 32m² one bedroom Cabin is ideally suited for a wide range of residential applications including for use as a permanent home, an ancillary “Granny Flat” or as a rental cabin in a lifestyle village.

The design utilises IBSI’s unique composite panels which create a durable, low maintenance, sustainable high performance building solution. Delivered as a factory manufactured modular building, this house can be installed and occupied within hours of delivery to site.

The robust construction offers superior resistance to extreme climatic conditions and catastrophic events including Fire, Floods, Cyclones and Earthquakes. Ecocabins provide an affordable, comfortable & safe living environment equivalent to a traditional insitu built home, but with the flexibility to be able to relocate to an alternative location at any time in the future.

Itsy 37 - 1br



Prebuilt ensuring rapid on site installation and prompt occupation.



High quality components manufactured in a controlled factory environment.



Minimal wastage due to prefabrication of components.



High energy efficiency due to superior thermal performance



Sustainable use of recycled materials for manufacture & flexibility of reuse



Non Combustible smokeless materials



Extremely robust, durable and low maintenance



Very high acoustic rating and sound absorption properties



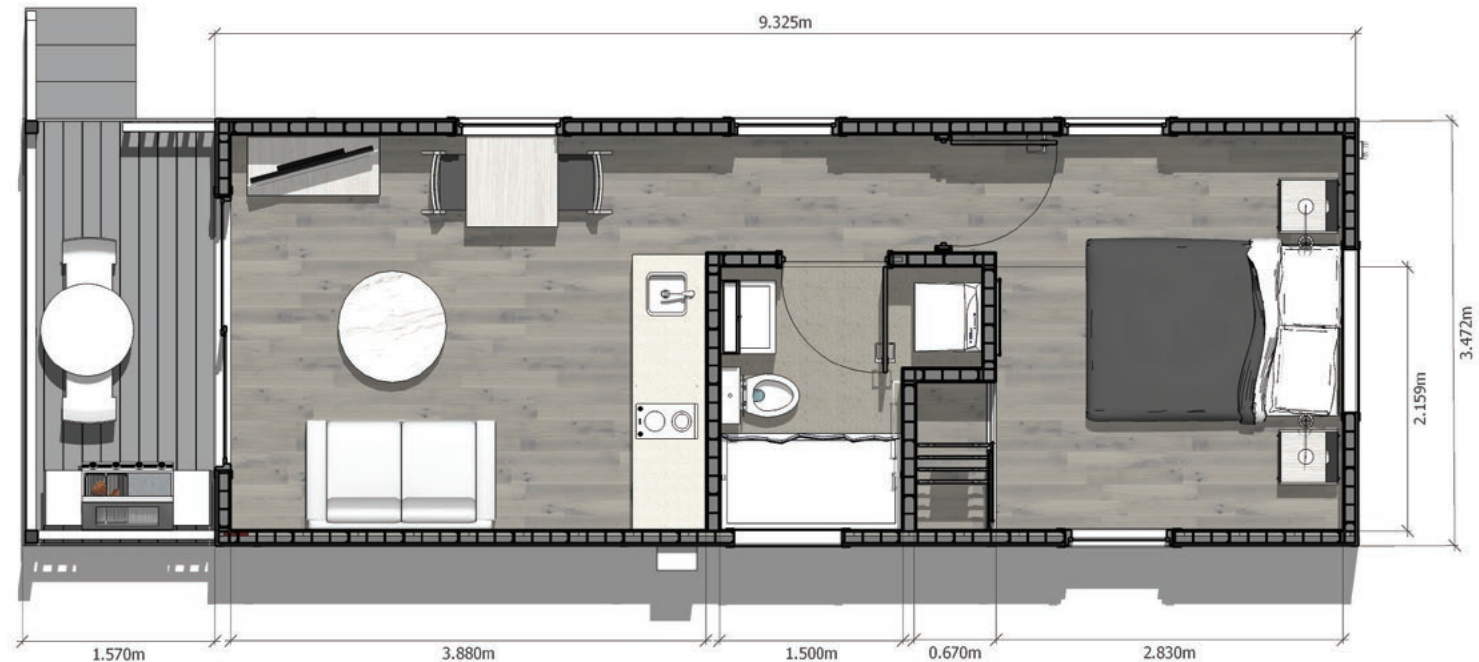
Readily transportable allowing for simple delivery and installation on site



Economical offering measurable savings in purchase price and ongoing reduction in energy costs

PREFAB - \$69,375 EX GST | KIT \$46,990 EX GST

**INTERNAL GFA = 32m²
EXTERNAL DECK = 5m²**



This 37m² one bedroom Cabin is ideally suited for a wide range of residential applications including for use as a permanent home, an ancillary “Granny Flat” or as a rental cabin in a lifestyle village.

The design utilises IBSI's unique composite panels which create a durable, low maintenance, sustainable high performance building solution. Delivered as a factory manufactured modular building, this house can be installed and occupied within hours of delivery to site.

The robust construction offers superior resistance to extreme climatic conditions and catastrophic events including Fire, Floods, Cyclones and Earthquakes. Ecocabins provide an affordable, comfortable & safe living environment equivalent to a traditional insitu built home, but with the flexibility to be able to relocate to an alternative location at any time in the future.

Itsy 40 - 1br



Prebuilt ensuring rapid on site installation and prompt occupation.



High quality components manufactured in a controlled factory environment.



Minimal wastage due to prefabrication of components.



High energy efficiency due to superior thermal performance



Sustainable use of recycled materials for manufacture & flexibility of reuse



Non Combustible smokeless materials



Extremely robust, durable and low maintenance



Very high acoustic rating and sound absorption properties



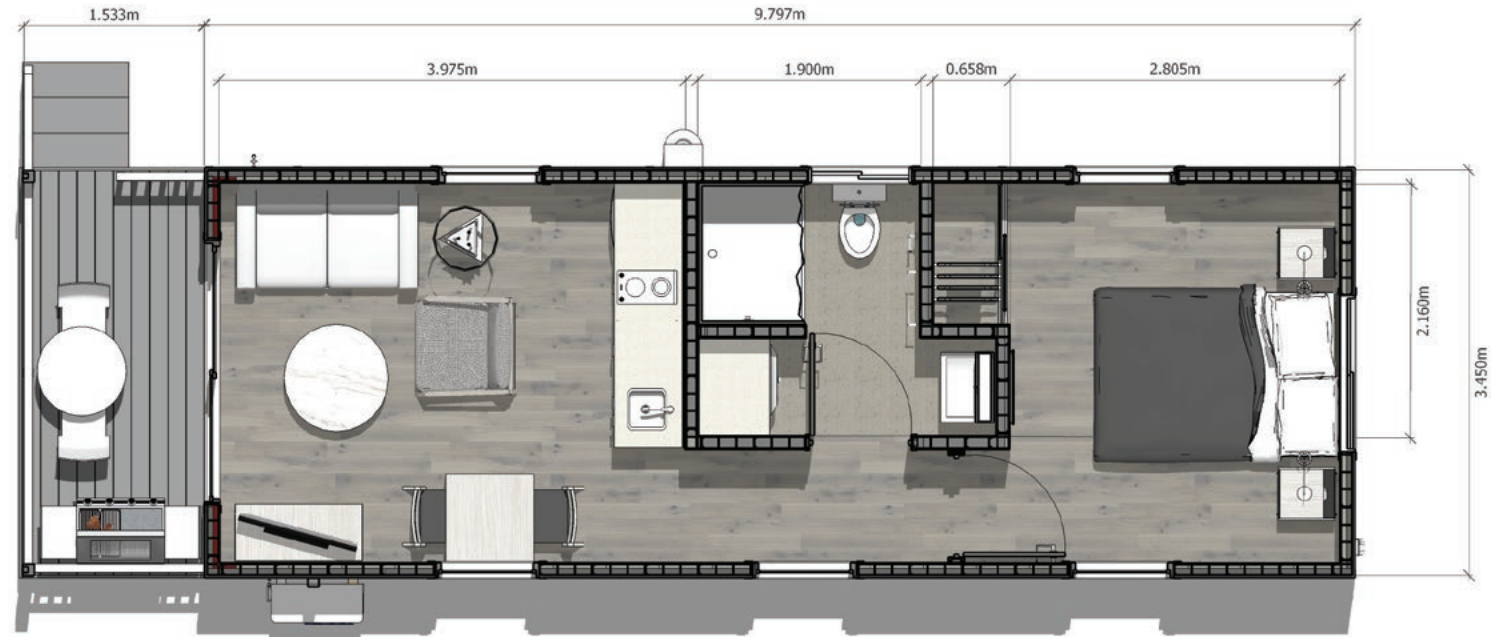
Readily transportable allowing for simple delivery and installation on site



Economical offering measurable savings in purchase price and ongoing reduction in energy costs

PREFAB - \$74,990 EX GST | KIT \$52,175 EX GST

**INTERNAL GFA = 35m²
EXTERNAL DECK = 5m²**



This 40m² one bedroom Cabin is ideally suited for a wide range of residential applications including for use as a permanent home, an ancillary “Granny Flat” or as a rental cabin in a lifestyle village.

The design utilises IBSI’s unique composite panels which create a durable, low maintenance, sustainable high performance building solution. Delivered as a factory manufactured modular building, this house can be installed and occupied within hours of delivery to site.

The robust construction offers superior resistance to extreme climatic conditions and catastrophic events including Fire, Floods, Cyclones and Earthquakes. Ecocabins provide an affordable, comfortable & safe living environment equivalent to a traditional insitu built home, but with the flexibility to be able to relocate to an alternative location at any time in the future.

Itsy 46 - 2br



Prebuilt ensuring rapid on site installation and prompt occupation.



High quality components manufactured in a controlled factory environment.



Minimal wastage due to prefabrication of components.



High energy efficiency due to superior thermal performance



Sustainable use of recycled materials for manufacture & flexibility of reuse



Non Combustible smokeless materials



Extremely robust, durable and low maintenance



Very high acoustic rating and sound absorption properties



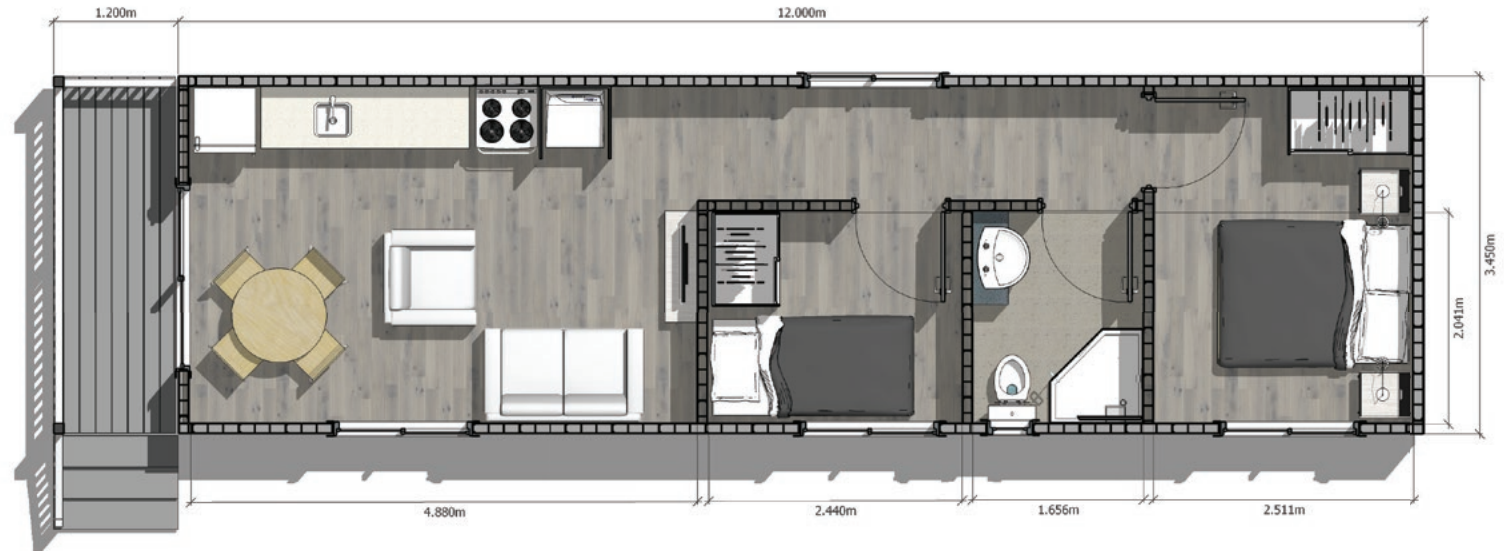
Readily transportable allowing for simple delivery and installation on site



Economical offering measurable savings in purchase price and ongoing reduction in energy costs

PREFAB - \$89,990 EX GST | KIT \$59,990 EX

**INTERNAL GFA = 42m²
EXTERNAL DECK = 4m²**



This 46m² two bedroom Cabin is ideally suited for a wide range of residential applications including for use as a permanent home, an ancillary “Granny Flat” or as a rental cabin in a lifestyle village.

The design utilises IBSI’s unique composite panels which create a durable, low maintenance, sustainable high performance building solution. Delivered as a factory manufactured modular building, this house can be installed and occupied within hours of delivery to site.

The robust construction offers superior resistance to extreme climatic conditions and catastrophic events including Fire, Floods, Cyclones and Earthquakes. Ecocabins provide an affordable, comfortable & safe living environment equivalent to a traditional insitu built home, but with the flexibility to be able to relocate to an alternative location at any time in the future.

Itsy 47 - 2br

PREFAB - \$91,990 EX GST | KIT \$61,300 EX GST



Prebuilt ensuring rapid on site installation and prompt occupation.



High quality components manufactured in a controlled factory environment.



Minimal wastage due to prefabrication of components.



High energy efficiency due to superior thermal performance



Sustainable use of recycled materials for manufacture & flexibility of reuse



Non Combustible smokeless materials



Extremely robust, durable and low maintenance



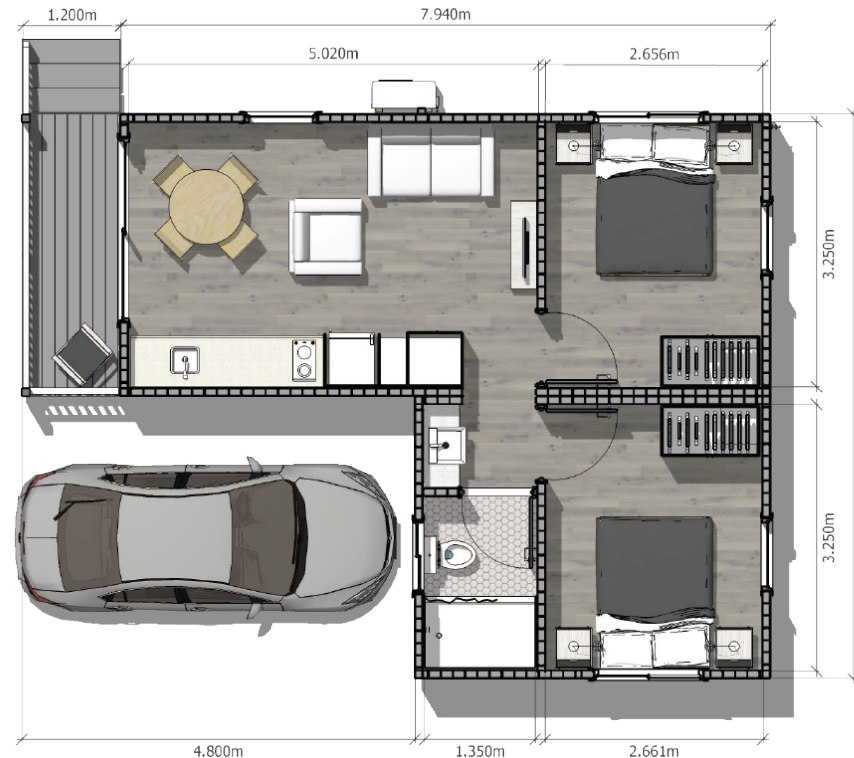
Very high acoustic rating and sound absorption properties



Readily transportable allowing for simple delivery and installation on site



Economical offering measurable savings in purchase price and ongoing reduction in energy costs



**INTERNAL GFA = 43m²
EXTERNAL DECK = 4m²**

This 47m² two bedroom Cabin is ideally suited for a wide range of residential applications including for use as a permanent home, an ancillary “Granny Flat” or as a rental cabin in a lifestyle village.

The design utilises IBSI’s unique composite panels which create a durable, low maintenance, sustainable high performance building solution. Delivered as a factory manufactured modular building, this house can be installed and occupied within hours of delivery to site.

The robust construction offers superior resistance to extreme climatic conditions and catastrophic events including Fire, Floods, Cyclones and Earthquakes. Ecocabins provide an affordable, comfortable & safe living environment equivalent to a traditional insitu built home, but with the flexibility to be able to relocate to an alternative location at any time in the future.

Itsy 50 – 1br

PREFAB – \$97,815 EX GST | KIT \$64,990 EX GST



Prebuilt ensuring rapid on site installation and prompt occupation.



High quality components manufactured in a controlled factory environment.



Minimal wastage due to prefabrication of components.



High energy efficiency due to superior thermal performance



Sustainable use of recycled materials for manufacture & flexibility of reuse



Non Combustible smokeless materials



Extremely robust, durable and low maintenance



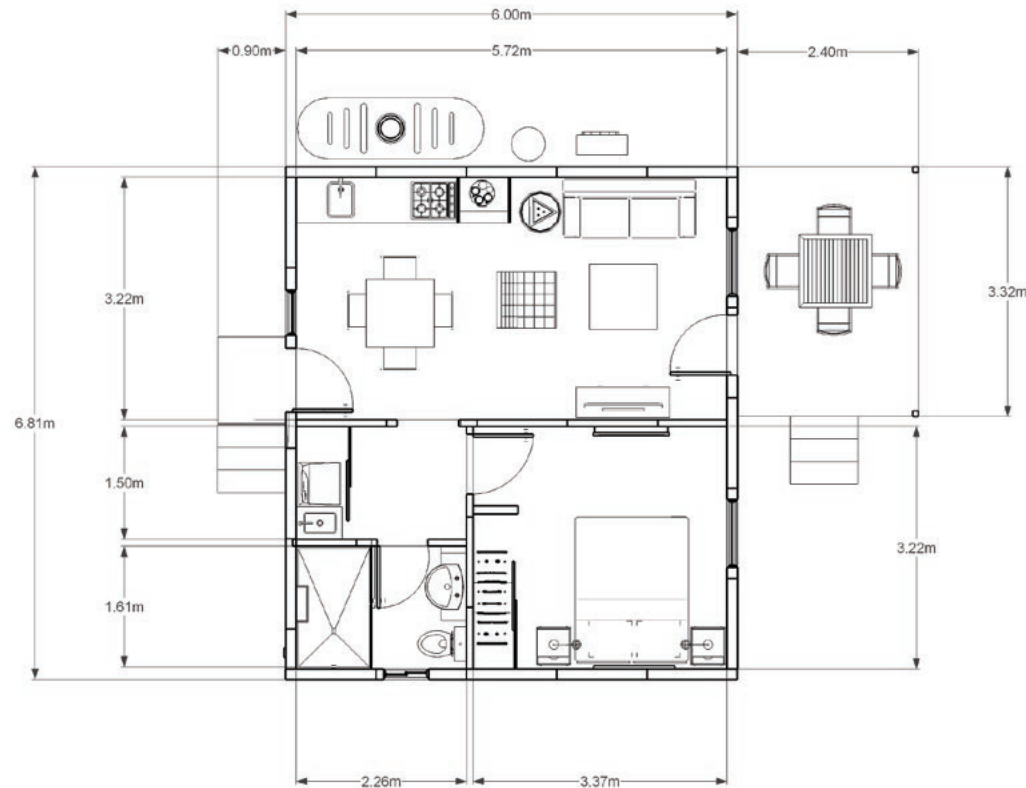
Very high acoustic rating and sound absorption properties



Readily transportable allowing for simple delivery and installation on site



Economical offering measurable savings in purchase price and ongoing reduction in energy costs



This compact 50m2 one bedroom Cabana style house is ideally suited for a wide range of residential applications including use as a permanent home, an ancillary “Granny Flat” or as a rental cabin in a lifestyle village.

The design utilises IBSI’s unique composite panels which create a durable, low maintenance, sustainable high performance building solution. Delivered as a factory manufactured modular building, this house can be installed and occupied within hours of delivery to site.

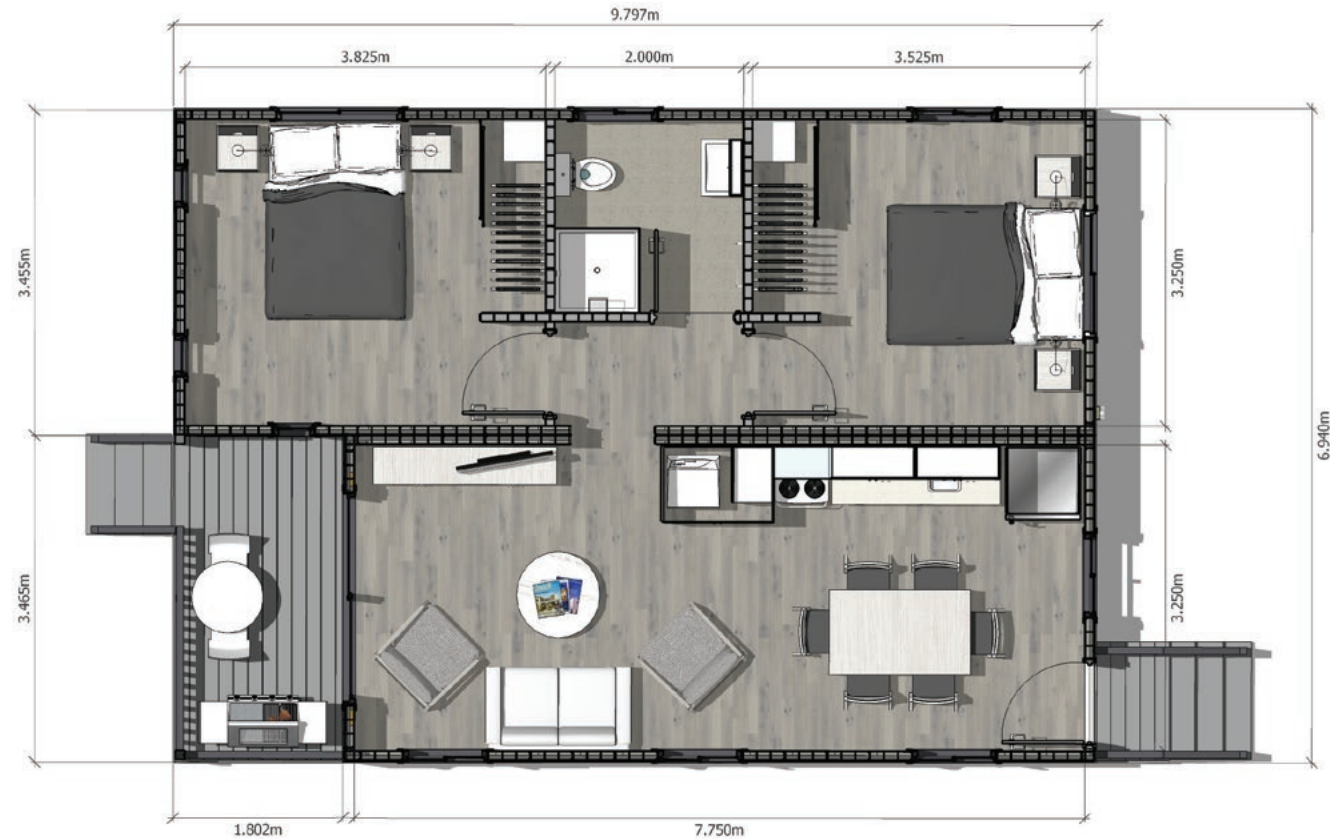
The robust construction offers superior resistance to extreme climatic conditions and catastrophic events including Fire, Floods, Cyclones and Earthquakes. Ecocabins provide an affordable, comfortable & safe living environment equivalent to a traditional insitu built home, but with the flexibility to be able to relocate to an alternative location at any time in the future.

Itsy 68 - 2br

PREFAB - \$127,500 EX GST | KIT \$84,990 EX GST

**INTERNAL GFA = 62m²
EXTERNAL DECK = 6m²**

-  Prebuilt ensuring rapid on site installation and prompt occupation.
-  High quality components manufactured in a controlled factory environment.
-  Minimal wastage due to prefabrication of components.
-  High energy efficiency due to superior thermal performance
-  Sustainable use of recycled materials for manufacture & flexibility of reuse
-  Non Combustible smokeless materials
-  Extremely robust, durable and low maintenance
-  Very high acoustic rating and sound absorption properties
-  Readily transportable allowing for simple delivery and installation on site
-  Economical offering measurable savings in purchase price and ongoing reduction in energy costs



This 68m² two bedroom Cabin is ideally suited for a wide range of residential applications including for use as a permanent home, an ancillary “Granny Flat” or as a rental cabin in a lifestyle village.

The design utilises IBSI’s unique composite panels which create a durable, low maintenance, sustainable high performance building solution. Delivered as a factory manufactured modular building, this house can be installed and occupied within hours of delivery to site.

The robust construction offers superior resistance to extreme climatic conditions and catastrophic events including Fire, Floods, Cyclones and Earthquakes. Ecocabins provide an affordable, comfortable & safe living environment equivalent to a traditional insitu built home, but with the flexibility to be able to relocate to an alternative location at any time in the future.

Inclusions / Exclusions

General	Cabins are sold as BCA compliant completed modules ex factory supply only. Assistance may be provided to assist the purchaser with the following exclusions at additional cost.
EXCLUSIONS	
Approvals	Council approvals as required for installing the purchased cabin on site
Site works	Any site works required including surveyor setout, geotechnical engineering, installation of footings, site services, civil works, landscaping etc
Local council, BSA Levies	Local Council Building Approvals and site plumbing approvals. Plumbing approvals are included for factory completed work.
Delivery & Installation	Transportation to site, craneage to lift onto footings, connection to site services
Undercroft Skirting	Cladding to perimeter of module to conceal underfloor structure
INCLUSIONS	
FLOOR	
Structure	Steel Floor Beams
Floor Substrate	EcoPanel
Painting Floor structure	Galvanised Paint
Insulation	Integral with EcoPanel
Finish	Vinyl sheet throughout (coved edges to bathroom).
FLOOR EXTERNAL	
Decking	Composite Planks
WALLS	
EXTERNAL WALLS	
Structure	Wall Panels 450Wx100Tx2400 H - EcoPanels - Includes all steel U channels and mechanical fixings for the assembly of walls to PHE Specifications and approved building System
Tie Down	Flat Head 10gx 16Screws @ 450 cc's
Finish	Composite weather board generally, painted polex to balcony gable.

Inclusions

INTERNAL WALLS	
Structure	Wall Panels 450Wx100Tx2400 H - EcoPanel - Includes all steel U channels and mechanical fixings for the assembly of walls to PHE Specifications and approved building System
Finish	9mm Porex board painted
ROOF & CIELINGS	
ROOF	
Structure	Structural galvanised steel trusses & battens
External Finish	Custom Orb Corrugated iron roof sheets with colorbond paint finish
Soffit lining	Porex board painted
Flashings	Full Set of Custom Made Flashings 0.6mm Steel - Full complexing required to make roof water tight - Colour To match roofing
Roof pitch	15 Degrees
Fascia	Square edge Colorbond steel - Colour To Match Roof
Gutter	Quad Style Colorbond Gutter and rain water goods - Colour To Match Roof
CEILINGS	
CEILINGS	
Structure	Steel top hat battens and mounting clips
Insulation	R 1.8
Finish	Porex board, painted finish
WINDOWS AND DOORS	
External Doors	Powdercoated aluminium Sliding Glass Door within powdercoated steel frame with integral internal and external architraves. Sliding AY screen incorporated
Internal Doors	Painted hollow core cavity sliding doors
Door furniture	Keyed lock to SGD, finger pulls to sliding doors

Inclusions

WINDOWS & DOORS CONT.	
External Windows	Powdercoated aluminium Sliding windows within powder coated steel frame with integral internal and external architraves.
Insect Screens	Aluminium Framed Insect screens to sliding windows / SGD, roller screen or magnetic screen to awning windows
CABINETRY	
Kitchen and Pantry	White 35mm Laminate doors drawer fronts and carcass, select colour laminate bench with 10mm postformed edge
Wardrobe	White melamine doors drawer fronts and carcass. Chrome hanging rail
Desk	32mm White laminate
INTERNAL FINISHES	
Architraves	Integral with windows, square set to internal sliding doors
Skirtings	Squared edged timber painted
Cornice - Internal	Cove plasterboard painted
PAINTING	
Walls, ceiling, doors & trims	3 coat paint system, matt finish.
PLUMBING AND SANITARY WARE	
Tapware	Chrome plated sink, basin and shower mixers
Shower Rose	Chrome plated all directional shower head
Toilet	Close coupled back to wall ceramic toilet with acrylic soft close seats
Sink	410 x 350 SS single bowl drop in sink.
Laundry	Chrome plated Hot and cold stops floor mounted
Shower Unit	Pre-fabricated Shower Cubicle
Bathroom Accessories	Chrome Toilet roll holder, single towel rail & robe hook
Vanity	450x250 Acrylic basin on melamine cupboard

Inclusions

PLUMBING AND SANITARY WARE CONT.	
Shower Screen	Shower curtain
Mirror	450x600 Beveledge
APPLIANCES	
Microwave	25 Ltr conventional.
Stove	Upright Stove with Electric Oven and 4 Burner Electric Cooktop
Hot Water	25 litre Electric HWS
SPLASHBACKS	
Kitchen and vanity	High gloss coloured acrylic
ELECTRICAL	
Kitchen & Living lighting	LED Recessed Down Lights x 2
Bedroom lighting	Combination Oyster light / 1.2m ceiling fan
External Lighting	Single weatherproof bunker light x 1
Bathroom Lighting	3 in 1 light, double heat lamp, and exhaust fan
Switches & GPOs	White slimline acrylic
MECHANICAL	
Air Conditioning	2.5kW Split System to Living Room
EXTERNAL MATERIALS	
Decking	Composite Timber decking
Undercroft Skirting	90 x 20 painted timber battens
Balustrade	1m High Balustrade



Preliminary Agreement

PERSONAL DETAILS				
<p>Between</p> <p>Intelligent Building Systems Pty Ltd PO Box 7653, GCMC, QLD 9726</p> <p>T 1300 242 504 E info@itsy.com.au</p>	<p>And the OWNER</p> <p>FULL NAME: _____</p> <p>EMAIL: _____</p> <p>POSTAL ADDRESS: _____</p> <p>PHONE: _____ PHONE: _____</p>			
PROPERTY DETAILS	The OWNER intends to construct an Itsy Beach House at the address here:			
<p>SCHEDULE OF PRELIMINARY TASKS COVERED BY THIS \$2200 FEE</p> <ul style="list-style-type: none"> Organise the site to be surveyed with a licensed surveyor Organise a soil test of the site Have drawings and specifications prepared by a licensed drafting contractor ready for council submission Obtain any required foundations design including Footings / Slabs Engagement of a local Private Certifier to gain council approval Introduction to finance department if you need to arrange finance (Or refinance of your own home) Engage a transport company to carry the home to your block of land and crane it into position Engage a local builder, electrician and plumbing contractor to install the cabin on your site 	<p>SITE ADDRESS: _____</p> <p>_____</p> <p>RP/SP No# if known: _____</p> <p><small>In consideration of performing the tasks, OWNER agrees to pay Intelligent Building Systems Pty Ltd upon signing this agreement. The payment of this preliminary agreement is a nominal fee only and does not cover actual costs of the schedule of preliminary tasks. The fee outlined below is for Intelligent Building Systems Pty Ltd to manage the process of gaining council approval though it is not guaranteed that an approval is possible. The client will be invoiced directly for any work performed by contractors and is solely liable for the payment of such invoices. This preliminary fee is refundable prior to council submission if it is found that a building will not be approved on the site, however if a formal approval is granted then this fee becomes a deposit against the cost of the home.</small></p> <table border="1" data-bbox="881 1284 2082 1549"> <tr> <td data-bbox="881 1284 1425 1549"> <p>Account name:</p> <p>ITSY Beach House</p> <p>Bank: ANZ</p> <p>BSB: 064000</p> <p>ACC: 14691095</p> <p>Amount payable</p> <p>\$2,200.00</p> </td> <td data-bbox="1425 1284 2082 1549"> <p>Signed by OWNER</p> <p>DATE: ____ / ____ / 20____</p> </td> </tr> </table>		<p>Account name:</p> <p>ITSY Beach House</p> <p>Bank: ANZ</p> <p>BSB: 064000</p> <p>ACC: 14691095</p> <p>Amount payable</p> <p>\$2,200.00</p>	<p>Signed by OWNER</p> <p>DATE: ____ / ____ / 20____</p>
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Itsy.

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PO Box 7653, GCMC, QLD 9726

T | 1300 997 763

E | info@itsybeach.com.au

W | www.itsybeach.com.au