

Letter of Support regarding the Australian Tiny House Association (ATHA) Submission to the Productivity Commission Inquiry into Housing Supply Regulation

To Commissioner Wood and Commissioner Roberts,

Thank you for the opportunity to make a submission to the Productivity Commission regarding the impact of regulation on housing supply.

Rather than reiterate a lot of detail, I choose to support the submission by the Australian Tiny House Association. I believe clearer, more consistent planning regulation of moveable dwellings will provide opportunity for many thousands of people to have access to affordable, rapidly constructed and sustainable housing.

A current survey by ATHA asking for consistent legal options for people to live in tiny homes has almost 26,000 signatures. A Facebook page connecting people who have tiny homes with those who have available land (not legally in many cases) has over 54,000 members.

This is not a fringe movement – tiny houses on wheels offer a viable affordable solution for people of many demographics and in many stages of life, but the regulatory framework across Australia is confusing, conflicted and often discriminatory.

In NSW a framework for temporary approval exists in the *Local Government (Manufactured Housing Estates, Caravan Parks and Moveable Dwellings) Regulation 2021* but is poorly worded and urgently in need of finalisation of the review that was underway in 2023, to enable councils to have the power they should have under the *Local Government Act 1993* to provide sustainable, effective and flexible solutions for their communities. The state planning department has shelved this review to focus on transport oriented development and low-mid rise housing, but this focus has no positive impact on the regional areas experiencing high levels of homelessness and shortages of key workers.

I urge you to consider this a priority in regulatory reform.

I am available to contribute to discussion about ways to achieve better regulation.

Sincerely,

Jules Esdaile (Bray)
14 June 2026