

Tiny Homes on Wheels – A Missing Housing Pathway

THE ISSUE

Australia has a growing industry manufacturing **Tiny Homes on Wheels (THOWs)** as complete, transportable dwellings.

The regulatory problem arises when a THOW is intended for **long-term residential use while remaining on its wheels and not permanently connected or affixed to the land**.

These homes often fall between existing regulatory systems. They are not conventional buildings constructed on land, yet long-term occupation may not fit within rules designed for caravans, camping or temporary accommodation.

The result is that in many areas there is **no clear, proportionate planning pathway for their long-term residential use**.

THE CURRENT RESULT

This regulatory gap does not stop tiny homes from being manufactured, sold or placed on land.

Instead, it creates:

- inconsistent interpretations between States and individual councils;
- uncertainty for homeowners, landowners and manufacturers;
- people living in tiny homes without a clear lawful pathway;
- councils trying to apply planning frameworks that were not designed for this form of housing; and
- an existing source of privately funded housing being unnecessarily restricted during a national housing shortage.
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The problem is therefore **not the availability of the housing product — it is the absence of an appropriate pathway to occupy it**.

THE SOLUTION

Australian planning systems should recognise **long-term residential occupation of moveable dwellings, including Tiny Homes on Wheels, as a legitimate form of housing**.

A nationally consistent approach should encourage States and Territories to provide a **simple and proportionate pathway** for occupation where appropriate requirements for sanitation, wastewater, safety, amenity and land suitability are met.

A Tiny Home on Wheels should not have to become a permanently affixed building simply to obtain permission for someone to live in it.

This would not require governments to build or fund housing.

It would simply **remove an unnecessary regulatory barrier to housing that Australians are already purchasing, manufacturing and seeking to place on privately available land**.