

FREE CARETAKER - PILOT 2026

Using Tiny House on Wheels (THoW) for Caretaker Roles

BENEFITS

Having a person onsite, prepared to undertake basic maintenance or out of hours operations (not security) could re-activate your property or business. It could save you money and inject flexibility in how things are done.

FOR FREE.....

EXAMPLES

Vacant Land - protection from overgrown, potential fire hazards, or becoming sites of illegal rubbish dumping, or other illegal or antisocial activities.

Facilities, Halls, & Community Spaces - providing activation and general maintenance through being onsite, and top and tailing normal operation hours.

Community & Personal - creating pop-up or infill neighbours. Reducing isolation and empowering purposeful activities and services that benefit the wider community.

The plan is to allow properly constructed, self sufficient, mobile houses (commonly known as Tiny Houses) to occupy these spaces under a time specific, **maintenance contract** that specifies the level of maintenance of the site, and the obligations of the caretaker(s) towards the owner of the land, and its immediate neighbours, in a manner that does not impinge on the rights of the land owner, its neighbours, or the responsibilities of the local government body and its agents.

SPECIFIED CARETAKER RESPONSIBILITIES

- Maintenance of the vacant land to a standard appropriate to the neighbourhood.
- Maintenance of any fencing, gates, and similar structures to ensure security of the site, and the safety of neighbours and allowed visitors.
- Provide other services appropriate to the site and its uses - this may include opening & maintaining facilities like toilets, public rooms, or gated areas, like carparks, and basic preparation work on sports facilities.
- Undertake these duties in a manner that does not unreasonably impact any neighbouring properties.

MANAGEMENT PLAN

Having sole, independent, THoW caretakers is feasible, however this project envisages a collective of volunteer members (a incorporated association or cooperative ?tbc) established for the purpose of providing the caretaker services.

The overall membership would be responsible for ensuring all contracted services and responsibilities are met. This may mean supporting individual caretakers meet their tasks, covering for absences, and provided practical sub-services to the members, like assisting with waste and water management.

Top level tasks could include volunteer management, record keeping, budgeting, and communicating the project's progress.

Members do not have to live as a caretaker THoW, in fact, having the wider support network would strengthen the project and provide access to meaningful skills development and training.

PILOT STAGES

Stage One - establish a working group prepared to act as project collective members.

Stage Two - arrange at least three trial caretaker sites - domestic, commercial, and public (or public accessible) for the Pilot duration (to June 2026)

Stage Three - collate the monitoring reports collected through the trial, to report to Local Government, and other interested housing services, and acquit any funding.

Rationale

1. THoW are comparable to Caretaker Residences currently found in commercial and industrial sites, where they must comply with building codes. THoWs can easily be built to comply with these long term liveability codes - key points being the house like quality of build, the overall internal height, insulation & ventilation, and the permanent fittings and layout for the occupant.
2. There are numerous psycho-social studies that highlight the psychological benefit from living in a unchanging internal physical environment. THoW have been shown to encourage wellbeing, even when moved to a new location. This also makes them supportive for people with disabilities and special needs.
3. THoW can be inexpensive when built by individuals and small scale building groups. Commercially built THoW are insurable and provide accessible housing to low income families and retirees.
4. Community Capital - The caretaker role is just that. By maintaining and activating spaces and infrastructure; by easing the housing burden without spending public money; and by encouraging neighbourhood engagement, the project builds community strength and capital.

Tom Danby - 147 Main Road Campbells Creek 3451

twdanby@gmail.com 0425 711 935