FREE CARETAKER - PILOT 2026 - LAND OWNER/MANAGER INFORMATION

Using Tiny House on Wheels (THoW) for Caretaker Roles

Having a person onsite, prepared to undertake basic maintenance, general supervision or out of hours operations, could re-activate your property, business, or the community facility you manage.

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. Care of fencing, gates, and similar structures to ensure security of the site, and the safety of neighbours and allowed visitors. Perhaps 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.

Community & Personal - acting as infill neighbours, aimed at reducing rural isolation and supporting in-home retirement.

The plan is to allow properly constructed, self sufficient, mobile houses (commonly know 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.

MANAGEMENT PLAN

Having sole, independent, THoW caretakers is feasible, however this project envisages a collective of volunteer members (incorporated association or cooperative) with the purpose of providing the caretaker services, and ensuring all contracted services and responsibilities are met. As well as supporting individual caretakers to meet their tasks, cover absences, and provide practical sub-services to the members, like waste and water management. This model means that the caretaker on site does not have to be capable of performing all the duties, all of the time. Some more arduous duties, like maintenance, mowing, etc could be done, on their behalf, by other collective members.

1. THoW are comparable to Caretaker Residences currently found in commercial and industrial sites, where they must comply wth 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. 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.

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