



Tiny Homes Replicator Program

“A home is not just a roof overhead
it is a springboard under your feet.”

David Wooldridge, CEO and co-founder

Updated April 2025

Tiny Homes Foundation is pioneering innovative, sustainable and affordable solutions to address Australia's growing homelessness crisis.

Our 'housing first' not 'housing only' model is scalable and can be adapted by private, public and NFP sectors. It successfully integrates housing solutions with beneficial employment, education and social outcomes.

We look to partner where possible with organisations who are specialists in their areas of expertise such as architects/planners, employment and skills based training organisations (eg. TAFE) and registered social/community housing providers and other charitable organisations providing wrap around services to those at risk of or experiencing homelessness.

If you are interested in replicating a similar project, the following will guide you through the preliminary stages and we would be pleased to hear from you and provide any assistance we are able to.

TYPICAL PROJECT OUTLINE

STAGE 1 • Pre-Planning

STAGE 2 • Planning and Development (3 – 6 months)

STAGE 3 • Pre-Construction (1 – 3 months)

STAGE 4 • Construction Off/On-Site (6+ months)

STAGE 5 • Tenancy/Property Management

STAGE 1 • Pre-Planning

PART A • LEAD AGENCY

Name	
Organisation	
Position	
Mobile	
Email	
Experience	

PART B • PROJECT

There are three main components of the Tiny Homes Foundation model that form the preliminary elements of any project. They are: land; partnerships; and funding.

Typically the land will not be owned by the developer however the buildings and other associated structures remain the property of developer. Ideally tenancies are managed by a Registered Community Housing Provider.

LAND

Has suitable land been identified? Suitable is determined by:

Address	
Landowner	Council/Private/Organisation/Govt. agency/Church
Name	
Lease	2 / 5 / 10+ years
Description	Include size, access, topography, neighbourhood demography, proximity to public transport, employment centres, health services.

PARTNERSHIPS

Solving homelessness requires a team effort – Tiny Homes Foundation always seeks to partner with key organisations in three sectors: Local Council (PLANNING AUTHORITY); Registered Community Housing Provider (TENANT MANAGEMENT); and Training & Employment Services Charity (SKILLS AND LABOUR).

PLANNING AUTHORITY

The local council is likely the local planning authority responsible for approving project plans. They may also be the landowner.

A DA (Development Application) may be required in order to build. What you can and can't build will be determined by the local council zoning, DCP (Development Control Plans) and LEP (Local Environment Plans). There are also SEPPs (State Environmental Planning Policies) that also influence what can and can't be built.

Before progressing a project it is important to have met with the local Council and have them indicate **in writing** that they are amenable to a tiny home project being erected in their LGA (Local Government Area).

We suggest approaching local Councillors and meeting with a Council Planning Officer.

Attached is an example letter that can be adapted as a 'Statement of Intent' to indicate Council's endorsement of your project.

☐ **I/We have sought and received endorsement from the local Council.**

SOCIAL HOUSING PROVIDER

Registered Community Housing Providers are graded on the basis of the number of properties they manage. Properties may be developed and owned by the social housing provider, government or privately owned. Visit http://www.nrsch.gov.au/national_register for a list of registered providers. They are experts in their field of tenancy management with respect to the most vulnerable in our community.

Attached is an example letter that can be adapted as a 'Statement of Intent' to indicate the Social Housing Provider's endorsement of your project.

☐ **I/We have sought and received endorsement from a local Social Housing Provider.**

SKILLS AND LABOUR

Tiny Homes Foundation looks to partner with organisations who equip jobseekers for employment and further training. Where feasible we involve selected individuals to assist in constructing the tiny homes and any associated on-site works. While the success of a project is not dependent on the involvement of a skills and labour component, it significantly improves the social impact of the project.

OTHER VALUABLE RELATIONSHIPS

All projects will require various professional and trade services such as 02 Planner, Surveyor, Structural Engineer, Architect, Plumber, Electrician, Licensed Builder. As you will see below, fees for these services quickly accumulate.

FUNDING

Project funding can be broken down into pre-construction and construction phases.

Pre-Construction costs involved in a project will vary widely and depend on the site characteristics and location. Typically fees related to a Development Application and Construction Certificate exceed \$15,000 and can include:

- Architectural
- Town planning
- Land surveyor
- Structural engineer
- Hydraulic engineer
- Council fees
- Private certifier
- Soil Assessment

Construction costs include labour, materials and licensed trades such as builder, plumber and electrician.

Total costs for each tiny home project will vary considerably based on size and design and dependant on other factors such as whether materials/services are donated, recycled and/or discounted.

Please indicate what funding has been secured:

STAGE 2 • Planning and Development (3 – 6 months)

Once you've complete as much as possible of STAGE 1 – PLANNING then Tiny Homes Foundation will review and contact you to organise a meeting to discuss how we might assist in progressing your project. This may take the form of attendance at stakeholder meetings and/or access to:

- Presentation materials;
- Legal documents;
- Planning resources;
- Plans and drawings;
- Construction schedule;
- Materials lists;
- Budget summaries and projections;
- Communication tools.

We appreciate not all projects will follow the same path but each project will include these three critical ingredients: **LAND, COMPLIANCE (eg. Council approvals) and FUNDING.**

If a Development Application (DA) is required, a guide to the likely minimum documentation that will be required includes:

- Designs and drawings; Statement of Environmental Effects (SEE); Waste Management Plan; Stormwater Management Plan; Landscape Plan; Management Plan; Application Form; and Payment of Fees.

STAGE 3 • Pre-Construction (1 – 3 months)

Construction certification may be sought from either the Council or a Private Certifier. Requirements may include:

- Soil Assessment; Structural Certification; possibly a Traffic Control Plan.

STAGE 4 • Construction Off/On-Site (6+ months)

- Site needs to be fenced, siltation measures in place, appropriate WH&S procedures, liability and Contract Works Insurance effected.
- Project Inspections: Sewer – local planning authority; Footing; Framing; Stormwater; Waterproofing; Final Occupancy Certificate.
- Conventional build schedule: Plumbing service connections/temporary power; footings; subfloor; flooring; frames; roofing, insulation, drainage; cladding; doors; windows; electrical/plumbing rough-in; linings; waterproofing; internal fitout incl. plumbing/electrical; painting, fixtures; landscaping.
- Alternate building programs may include complete off-site construction, craned onto footings, and connected to services.
- Occupancy Certificate issued.

STAGE 5 • Tenancy/Property Management

Your DA will determine the project characterisation. This may be a multi-site dwelling, boarding house or other. Documentation for Tenancy/Property Management may include:

- Management Plan; Project Property Manual; Occupancy Principles (eg. Schedule 1 of the Boarding Houses Act 2012); House Rules; Residential Tenancy/Occupancy Agreement; Property Management Agency Agreement.

APPENDIX A • Draft letter: ‘Statement of Intent’

Please feel free to craft your own statement for a Council or other organisation to complete in order to demonstrate a commitment to your project. This is just a draft guideline.

Partner/Sponsor/Supporter details

Name

Organisation

Position

Date

Dear Tiny Homes Foundation,

It is a pleasure to write this letter as an acknowledgment of *(Your Name)* support for the work that Tiny Homes Foundation is doing with for Australians experiencing or at risk of homelessness in Australia.

It is the view of *(Partner/Sponsor/Supporter Name)*, that the work of not-for profit organisations, like Tiny Homes Foundation – who seek to create secure shelter solutions for homeless individuals through the construction of affordable tiny homes, is to be commended and we are please to add our support of the work you do.

We look forward to partnering/sponsoring/supporting with *(Your Name)* by:

(detail how your organisation will engage with the proposed Partner/Sponsor/Supporter)

AND/OR

We look forward to providing the following products/services:

1. _____
2. _____
3. _____

Kind regards,

_____.