

Tiny Houses on Wheels (THOW) vs Modular Dwellings

A clear distinction for policy and housing discussions

Feature	Tiny House on Wheels (THOW)	Modular / Class 1a Dwelling
Mobility	Movable, not fixed to land	Fixed to land (even if transported)
Planning Approval	Currently unclear / restricted	Full DA required
Land Ownership	Can be placed on leased or shared land	Requires land ownership or formal agreement
Compliance Cost	Low to moderate	High (\$20k–\$30k+ approvals & reports)
Installation	Fast, temporary setup	Permanent installation
Purpose	Affordable, flexible housing	Traditional housing pathway
Affordability Driver	Avoids land + DA costs	Includes full land + compliance costs
Regulatory Fit	Needs separate framework	Fits existing NCC system

Key Point: Requiring THOW to meet modular (Class 1a) standards does not create an alternative pathway—it removes the pathway entirely.