

LESS SPACE, MORE STYLE - TINY HOUSE LIVING MAGAZINE!

TINY LIVING



Tiny House
Hub

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**FEATURED LAND
FOR LEASE**

**NEW SITE FOR LEASE IN
THE WAIWERA VALLEY**



A tiny career change: How a DIY tiny house build kickstarted a new career

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BUILDER GONE BUST?

Do you have rights to your tiny house under construction?

LEASING LAND

The 'where', the 'why' the 'how' & the 'how much?'



Help! My Tiny House Builder Has Gone Bust!



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The business of creating and building tiny homes began to boom as their popularity grew amongst consumers. The recent downturn in the economy, increased costs of materials and Covid-19 have all had detrimental effects on builders in the tiny homes business. The media has recently reported on the liquidations of New Zealand Tiny Homes Limited and Amazing Spaces Limited where customers have lost out on deposits they have paid. Unfortunately, the contracts to buy tiny homes often require a deposit and progress payments to be made and for the buyer there is a risk of losing those payments if the builder goes into liquidation. So what happens if your tiny house builder goes bust? A recent case offers some hope for buyers who have a builder that goes into liquidation.

A glimmer of hope for tiny home purchasers'...

By way of recent example, the liquidators of NZ Tiny Homes were faced with the question of who owned the six homes which were partially completed by the company prior to liquidation. The homes were the only remaining assets of the company. The buyers had paid large sums towards their homes and were awaiting completion. Three buyers had paid the full purchase price and their homes were all largely complete. Because code compliance had not issued, property in the homes had not legally passed to the buyers. There were multiple other creditors of NZ Tiny Homes (including secured creditors) who also asserted claims over the assets.



The liquidators applied to the High Court to seek directions as to who had priority in the homes. In *Manginness v Tiny Town Projects Limited (In Liquidation)* [2023] NZHC 494 the High Court issued a ground breaking decision. It was held that individual purchasers are entitled to equitable liens over their homes to the extent of the value of the purchase moneys paid by them. This decision applied an equitable principle to get around the strict legal position that because title had not passed, the homes would ordinarily be available for the general pool of creditors. The buyers were therefore entitled to the incomplete building.

Whilst there was some good news for the buyers in the Tiny Homes case, the liquidators of Amazing Spaces told Stuff News that they are aware of some buyers that have paid deposits for homes that have not arrived into the country or have not yet been built. Those buyers may not have the remedy of an equitable lien or any remedy to get their deposit back. For the buyers that are lucky enough to get property in their incomplete homes (in both cases), they still face the ongoing costs of completing the unfinished work and obtaining code compliance.

"It was held that individual purchasers are entitled to equitable liens over their homes to the extent of the value of the purchase moneys paid by them."

If you have a contract to buy a tiny home and the builder has gone into liquidation, what should you do?

First and foremost you should contact the liquidator. You will need to assert your claim over the building if it is partly completed. You will need to provide the liquidator with all relevant documentation related to the construction project. This includes the contract, invoices, receipts, and any other correspondence with the company. These documents will be essential in determining your position and protecting your rights as a creditor.

The liquidator is responsible for taking possession of the company's assets, winding up the company's affairs and distributing assets among creditors. You can inquire about the status of the company's assets and liabilities and seek information regarding the possibility of getting a recovery. The liquidator is required to issue a report every 6 months on the status of the liquidation. You can download these reports off the Companies Office website.

You will need to assess your rights and whether you have a claim as a general creditor or whether you have a lien over a partially built home. This will be fact dependent and may depend on your contract, what you have paid and what work has been done. You should seek legal advice on this point from your lawyer.

Check your builder

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If you have any building insurance or guarantee in place, it can provide additional protection in the event of a builder's liquidation. Some guarantees offer a warranty that offers coverage for loss of deposits, defects, incomplete work, and non-compliance with building regulations. If your builder goes into liquidation, you may have grounds to claim under this guarantee.

You will also need to consider alternative builders who can complete the project for you. This could involve engaging a new builder to finish the work. Getting compensation for this cost will depend on your rights under the contract and whether there are any surplus assets available in the liquidation.

Oscar Ward is a Senior Associate at Urlich Milne and is an experienced litigator with strong insolvency experience. Oscar's email address is oscar.ward@uml.co.nz. This article is not intended to be relied upon as legal advice.



A promotional banner for the Tiny House Expo. At the top left is the Tiny House Hub logo. To its right, the text "Tiny House Expo" is written in a large, bold, sans-serif font. Below this, the dates "11 - 13 Aug 2023" and the location "Auckland Showgrounds" are displayed in a large, bold, white font. The background of the banner is a photograph of a man in a black long-sleeved shirt and blue jeans sitting on a wooden bench in a modern, light-colored tiny house interior. At the bottom of the banner is a green button with the text "Get your tickets now" in white.



A TINY CAREER CHANGE:

How a DIY tiny house build kickstarted a new career



MARIE BERINGER
DIY builder turned pro carpenter

Marie Beringer accomplished what many of us would never dream of. She built her dream tiny house using her own two hands! She knew nothing of building, but in 2018, stumbled upon a YouTube video of a guy building his own tiny house. It sparked an interest in DIY building and opened her eyes to tiny living.

Fast-forward a few years and Marie has been happily living in said tiny house for the last 3 years. Based in the Auckland region, her tiny house is completely off-grid. She describes the experience of tiny living as fantastic. Marie has customised her tiny home with all sorts of reclaimed materials such as Rimu floors, and a feature wall made of pallet wood. Another striking feature is the round window - no easy feat for a beginner builder!

Marie is far from a beginner any more. The process of building her tiny house inspired her to pursue a carpentry apprenticeship, which led her to a career as a carpenter. Marie was fortunate enough to meet two other women who were interested in woodworking, and together they helped and supported each other in their career change.



Marie's tiny house is five meters long by 3m wide - comfortable dimensions for transport on the road. The design of the house was intended to blend in with the landscape. Marie's on a mission to become self-sufficient, and has set up many interesting systems around her tiny house to achieve this goal. She recycles water from her shower and sink using a filtering system and uses it in her garden. With 'trial and error' as a core value, Marie constantly seeks ways to enhance her self-sufficiency. Solar power was no-brainer for her: with a bank of batteries stored under her bed, and a hybrid inverter, she can generate enough electricity to use a portable induction cooker when the sun's out.



Her interest in tiny homes and passion for teaching have sparked an idea to develop educational resources for aspiring tiny home builders. The goal is to prevent others from repeating the errors she made along the way. We think that's a fabulous idea and can't wait to see what's next for Marie in the future!



 **Tiny House Expo**

11 - 13 August 2023
Auckland Showgrounds

www.tinyhouseexpo.co.nz



TOP 6 ECO IMPACTS OF TINY LIVING



- 1 Reduced energy consumption** : Tiny houses are like the eco-friendly version of Goldilocks' story, just the right size. The smaller living spaces require less energy to heat and cool, making your energy bill significantly smaller too. Many tiny homes utilise solar power to generate their power which completely eliminates your power bill. Now you can brag about how much lower your carbon footprint is compared to the three bears.
- 2 Lower carbon footprint** : Living in a tiny house means using fewer resources to build and maintain, which is good news for the planet. You can tell your friends that you're doing your part to reduce your carbon footprint, and maybe even convince them to jump on board. It's like being part of a cool and exclusive eco-friendly club.
- 3 Reduced water usage** : When you're living in a tiny house, you'll quickly learn how to make every drop of water count. With smaller water tanks, you'll need to be mindful of your water usage when washing, showering, and flushing. But hey, it's all for a good cause. And who doesn't love feeling like a water-saving superhero?
- 4 Reduced household waste** : Tiny houses encourage you to live a minimalist lifestyle. You'll have to learn to Marie Kondo your possessions, and stop buying things you don't need.
- 5 Reduced construction waste** ♻️ : Tiny homes built using modular manufacturing processes generate significantly less waste during the construction phase. This is because many of the building materials are pre-cut and assembled in a factory, reducing the amount of waste generated on the construction site. Additionally, any leftover materials can be reused or recycled in the factory, further reducing waste. By choosing a tiny house built using modular manufacturing, you can reduce your environmental impact even further.
- 6 Sustainable materials** : If you're lucky you'll find a Tiny house builder using sustainable and eco-friendly materials to build these little marvels. Think reclaimed wood, recycled materials, and other eco-friendly options. This means that you can live in a stylish and comfortable home, while also reducing your environmental impact. But don't expect this to come at a lower price tag. More often than not, working with reclaimed materials increases the labour required in the building process. Doing so is an act of love and requires a greater level of skill as a carpenter.

LEASING LAND

WHERE TO FIND LAND, AND HOW MUCH DOES IT COST?

At times when many struggle to get onto the property ladder, Tiny Homes on Wheels (THOWs) offer a more affordable way to buy your own home. One of the reasons tiny homes are often much more affordable than traditional ones is that you don't have to own the land you live on – you can simply lease land from someone else.

While we often talk about houses being unaffordable in New Zealand, most of the time, it's actually the cost of land that makes housing so expensive. Obviously, the cost of building materials also plays a part in high house prices, but most of the time, the land a house stands on is worth more than the building.

The good news is, if you own a THOW, you don't need to buy land. More and more landowners are discovering the benefits of leasing a section of their otherwise unused land to tiny homeowners. As a result, it's now easier than ever to find a spot for your tiny. However, you need to know where to look – and how much to budget for.

"The good news is, if you own a THOW, you don't need to buy land."

Finding Land

"How do I find land for my tiny house?" This question gets asked a lot in the tiny house community in New Zealand. There is no one-size-fits-all answer, but there are several options. Here are some of the most common platforms and methods people have used successfully to find land.

- Check on www.landshare.nz, a website connecting tiny house dwellers and landowners. New listings are added almost every week, so keep checking back.
- Create a nice-looking flyer and put it in letterboxes or on notice boards in the area(s) you want to live in. Ensure you include information about yourself and a photo, details about your tiny house, what services (if any) you need access to and anything else you're looking for.
- Join local Facebook groups for the areas you would want to live in and ask for available land in the groups. You could attach the flyer you created above or add the details to the post.
- Spread the word among your personal network. You never know who knows someone, who knows someone.

- Join community events in the area you want to live in. Talk to people and tell them that you're looking for land. You could even hand out some of your flyers at these events.
- Place an ad in a local paper or magazine.

Whatever you do, make sure you spend some time thinking about how you can present yourself in a way that makes people feel like you would be a good tenant and someone they would like to have on their land. At the same time, you want to make sure you don't waste your time with land that doesn't suit your needs, so it's also important to be specific about what you want and need. For example, do you need access to power and water? How much space do you need? Do you need space to park a car – or multiple? Does the land need to be pet-friendly or kid-friendly? Do you need an area for composting? Do you want space to create a garden and maybe plant some vegetables? Get clear about exactly what you're looking for before reaching out to people so it's easy for landowners to determine if they can offer what you need.

The Cost of Leasing Land

Probably the second most common question after how to find land is how much it will cost. Unfortunately, there's no simple answer to that question. Just like the rent for houses varies significantly based on location, size and fit-out, so does the lease for land. The amount you pay will vary depending on the area you want to be in, how much space you want and whether you need access to things like water and power.



Stunning slice off-grid land available in the Waiwera Valley North of Auckland - Landshare Listing number 468

As a general guideline, people who live near big cities and populated areas often pay around \$150 - \$200 per week to lease land for their tiny. In rural areas, you can expect to pay \$80 - \$150 per week. Keep in mind that this is a rough guideline only. It is up to you and the landowner to agree on a fair amount in light of the land and the services available.

Have a look on the www.landshare.nz website to get an idea of what some landowners are asking for.

Learn more

Tiny house owners: Want to learn more about leasing land, including all the factors you should consider when choosing land and a landlord, download our free guide: [Finding land to lease for your tiny house](#)

Landowners: If you have a bit of spare land, and are considering leasing it to a tiny house owner to park and live on, check out our free guide: [Things you need to know when leasing land to a tiny house owner](#)

Leasing land for a tiny?

Protect your interests with a land lease agreement by the Tiny House Hub

[Get a copy.](#)





Steel Vs Timber:

Wondering which is better for your tiny house build?

As the popularity of tiny homes continues to grow, so does the number of construction options available. When it comes to framing, two of the most popular choices are steel and timber. Both materials have their own unique benefits, and choosing between the two can be a difficult decision. In this article, we'll take a closer look at the differences between steel and timber framing for tiny homes.

Strength and durability

One of the primary benefits of steel framing is its strength and durability. Steel is known for its ability to withstand extreme weather conditions, such as high winds and heavy snow loads, making it a great option for tiny homes located in areas with harsh weather. Steel framing is also resistant to pests, such as termites, and won't rot or warp over time. On the other hand, timber framing is also a strong and durable option. When properly treated and maintained, timber can last for decades.

Cost

Steel framing can be more expensive than timber framing due to the cost of materials and the specialised equipment required for construction. However, steel framing may require less maintenance over time, which can save you money in the long run. Timber framing can be more affordable upfront, but may require more maintenance over time to prevent rot and other issues.

Eco-friendliness

When it comes to eco-friendliness, timber framing is often considered to be the more sustainable option. Timber is a renewable resource that can be harvested responsibly, and using timber framing can help to reduce carbon emissions by storing carbon in the wood. Steel, on the other hand, requires a significant amount of energy to produce and is not considered a renewable resource.



Design flexibility

Steel framing can offer more design flexibility than timber framing due to its strength and durability. Steel can be used to create unique and innovative designs, and is often used in modern and industrial-style tiny homes. Timber framing, while still flexible, may be limited in terms of design options due to its strength and load-bearing capabilities.

Workability

Timber is generally considered easier to work with than steel, as it can be cut and shaped with more traditional woodworking tools. This makes it a more forgiving material, especially for those who are newer to construction. Additionally, timber is a natural material that many builders are more familiar with and have experience working with.

On the other hand, steel is lightweight and easy to handle, which makes it less of a strain on the back when lifting frames into place.

It can also be prefabricated off-site, which can speed up the construction process and reduce on-site labor costs. However, steel requires specialised tools and techniques for cutting and shaping, which can be a challenge for less experienced builders.

Ultimately, the choice between timber and steel framing for a tiny home comes down to preference and the needs of the project. Builders who are comfortable with timber may prefer to stick with what they know, while those who value speed and efficiency may lean towards steel. It's important to weigh the pros and cons of each option carefully before making a decision.



Let us help you build your

Dream Tiny Home!



www.tinyhousebuilders.co.nz



Wondering how to find land for your tiny house or motorhome?

Landshare: New Zealand's online directory connecting tiny house owners and land owners.

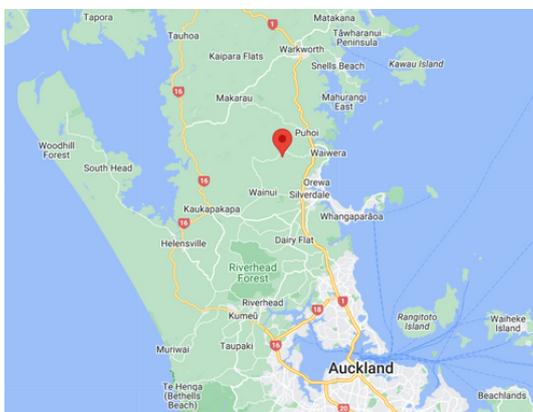


NEW

LAND FOR LEASE



Tranquil Spot In The Waiwera Valley



WAIWERA VALLEY

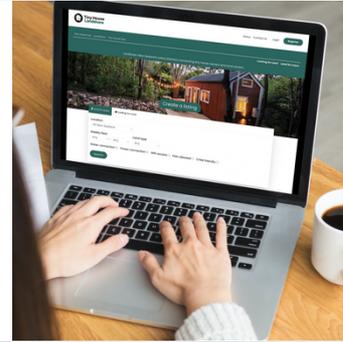
 [Click here to view the full listing](#)
 \$185 per week

- **Available:** 01 Jul 2023
- **Site foundation:** Level. Option for owner to complete further earth works as required.
- **Driveway foundation:** Gravel driveway with clearance.
- **Parking:** Metal parking space approx 6x6m.
- **Water connection:** Yes
- **Power connection:** No
- **Off-street parking:** Yes
- **Pets:** Yes
- **Child Friendly:** Yes
- **Smokers:** No
- **WiFi connection:** Yes
- **Private location:** Yes

A truly special property is available for lease - 5 acres of rolling pasture surrounded by gum trees and native bush! The land is currently cherished by a family of 5. It offers an authentic rural experience, while still being conveniently located just a 12-minute drive from the Millwater Motorway interchange. It's the best of both worlds! One of the unique features of the property is the complete privacy it offers. There are no other dwellings within direct line of sight, allowing you to truly immerse yourself in the tranquility of the surroundings. Water provided and BYO power (off-grid solar required). Northwest-facing site that basks in sunlight all day long.

Wanting to make passive income from your unused land?

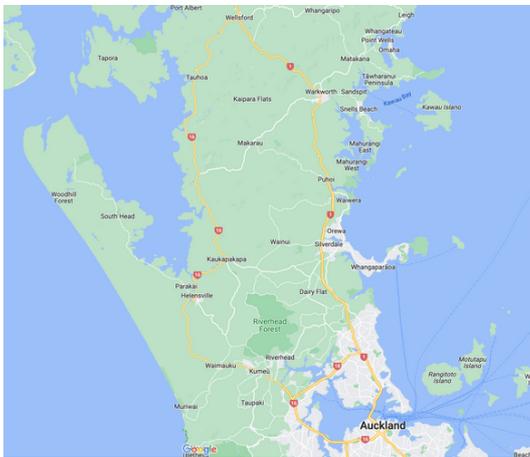
Landshare: New Zealand's online directory connecting tiny house owners and land owners.



NEW

LOOKING FOR LAND

Mature Couple In Need Of Land To Lease For a THOW



AKL/RODNEY

[Click here to view the full listing](#)

Looking for:

- **Power connection:** Yes
- **Water connection:** Yes
- **Off-street Parking:** Yes
- **Pet Friendly:** No
- **Child Friendly:** No
- **Smokers:** No
- **WiFi Connection:** Yes
- **Private Location:** Yes



**Tiny House
Landshare**

Julian and Georgine are seeking a small area for long-term parking of their Tiny House on Wheels. They are currently in the process of building their 10 x 3 THOW. They would prefer a location in the Auckland/Rodney regions, preferably north of the bridge to be closer to their family. Initially, they require water and power connections although they are open to the possibility of transitioning to full off-grid living in the future. Additionally, they hope to have space for a small greenhouse to grow their own food, if possible. Check out the full listing for more details.

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