

LESS SPACE, MORE STYLE - TINY HOUSE LIVING MAGAZINE!

# TINY LIVING



Tiny House  
Hub

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**TINY TOILET TALK:  
CASSETTE TOILETS**

**INSIDE THIS EDITION!**

## **BUYING A USED TINY HOUSE**

Essential tips to guide you through the pre-owned tiny house market

## **TINY HOUSE LIVING REGRETS**

Owners Share Their Top 10 Mistakes!

## **LIFE DONE DIFFERENTLY**

Swapping the career-focused city life for adventures in a tiny home on wheels





# ESSENTIAL TIPS FOR BUYING A USED TINY HOUSE IN NEW ZEALAND

By Sharla May - Tiny House Hub

## TINY HOUSE HUB INFO GUIDE

Tiny Living Magazine is here to guide you through the process of buying a used tiny house in New Zealand. Downsizing into a tiny home is an exciting journey, but it's essential to tread carefully when purchasing a pre-owned tiny house. In this article, we'll provide you with valuable tips and questions to ask when considering a used tiny house purchase. For more in-depth information, be sure to check out our free guide: "[Buying a Used Tiny House](#)."

### Why Consider Buying a Used Tiny House?

Before delving into the specifics, you might wonder why you should consider buying a used tiny house. There are several reasons, including

finding a great deal, exploring different designs, and avoiding the wait for construction. Additionally, purchasing a used tiny house can allow you to experience tiny living firsthand without the initial investment in a new build.

### Know Your Needs Before You Start Looking

Knowing your needs is paramount when buying a tiny house. Take some time to reflect on your daily routines and requirements. Create a checklist of the activities you do in your current home to identify what your tiny house must support. By understanding your specific needs, you can better assess whether a used tiny house is a suitable fit for your lifestyle.

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### Why Would Someone Sell Their Tiny House?

Tiny house sellers have various reasons for parting with their homes. Common factors include life changes, such as the arrival of children or job-related relocations. It's rarely due to issues with the tiny house itself.

Understanding the seller's motivation can provide valuable insights into the tiny house's history and condition.

### Where Do You Find Used Tiny Houses?

Start your search for a used tiny house online, exploring platforms like Trade Me and Facebook Marketplace in New Zealand. You can also set up alerts and engage with tiny house communities to stay informed about new listings. Being proactive in your search will increase your chances of finding the right tiny house.

### What Should You Ask When Buying a Used Tiny House?

Buying a used tiny house can be nerve-racking, but preparedness is key. Create a list of essential questions to ask the seller to ensure a successful purchase. Some of these questions include:

- Who built the tiny house?
- Is there anything wrong with it?

- How much does it weigh?
- What type of insulation does it have?
- What type of electricity does it use?
- What's included in the price?

### Trust, But Verify

Trust is vital, but verification is equally crucial when buying a used tiny house. Always validate the seller's claims and inspect important aspects like the trailer's condition, electrical systems, and roofing. Ensure all documents, including receipts, are in order to avoid potential issues later.

### Get a Professional Inspector

Investing in a professional home inspector's services is essential when buying a used tiny house. They can assess critical areas like electrical systems and roofing to identify potential problems that might not be visible to the untrained eye.

### Stick to Your Budget

Establish your budget early in the process and account for potential repairs, improvements, transportation costs, and site preparation. Even after purchase, plan for additional expenses as you tailor the tiny house to your preferences.



### Who Built It?

Knowing whether a professional or an amateur built the tiny house is vital. Professional builders often produce higher-quality homes. If it was built by an amateur, consider bringing a construction-savvy friend or professional for an inspection.

### Is There Anything Wrong With It?

Inquire about any issues or annoyances the current owner experienced while living in the tiny house. Identifying potential challenges beforehand will help you make an informed decision.

### How Much Does It Weigh?

Ensure the tiny house's weight is within the trailer's capacity and that it's manageable for towing. Overweight tiny houses can lead to transport and safety issues.

### Was It Built on a New Trailer?

Discover the condition of the trailer before the tiny house was built on it. Salvaged trailers may require extensive repairs, affecting the overall quality of the tiny house.

### How Do the Utilities Work?

Understanding the tiny house's utility systems is crucial. Inquire about water tanks, heating methods, electricity types, and other utilities to ensure they align with your needs and preferences.

### What Type of Insulation Does It Have?

Consider the insulation's efficiency, especially if you live in a cold climate. Adequate insulation is vital for comfort and energy efficiency.

### What Type of Electricity Does It Use?

Determine whether the tiny house is wired for AC or DC electricity. This choice affects the

appliances you can use, so ensure it aligns with your preferences.

### What's Included?

Clarify which items are included in the purchase price. Some appliances or furnishings might be removed, potentially increasing your expenses.

### Have a Written Contract With a Warranty

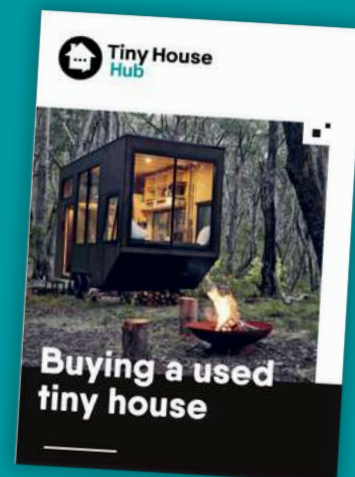
Protect yourself with a written contract, disclosure form, and warranty when buying a used tiny house. Documentation ensures transparency and legal recourse if issues arise.

### How Will You Get It?

Plan transportation logistics ahead of time. Verify if transportation is included in the purchase price and ensure all details are ironed out before finalising the deal.

By following these essential tips and asking the right questions, you can navigate the process of buying a used tiny house in New Zealand with confidence. Tiny living offers unique benefits, and with careful consideration, you can find the perfect tiny home to suit your needs and aspirations. Be sure to refer to our free guide, "Buying a Used Tiny House," for more in-depth insights and advice. Happy tiny house hunting!

[CLICK HERE TO VIEW THE FULL GUIDE ON BUYING A USED TINY HOUSE](#)







# TINY HOUSE LIVING REGRETS: OWNERS SHARE THEIR TOP 10 MISTAKES!

*By Sharla May - Tiny House Hub*

In the enchanting world of tiny house living in New Zealand, where every square inch counts, the dream of downsizing can sometimes lead to unforeseen regrets. We reached out to tiny house owners across the country to uncover their most significant misgivings about their pint-sized paradises. From the Far North to the deep South, these tiny homeowners shared their experiences, shedding light on the darker corners of tiny living.

## **The Quest for Space:**

When it comes to square footage, every inch counts in a tiny house. Many owners regret not going bigger, with one owner expressing, "I would go to 7.5m instead of 6.7." The desire for more space extends beyond length, with some yearning for a larger shower and improved storage. It appears that, for some, the pursuit of minimalism led to the inevitable challenge of living in cramped quarters.

## **The Stair vs. Ladder Dilemma:**

Tiny houses often feature creative solutions to save space. One of these solutions is the choice between stairs and ladders for loft access. While ladders save precious floor space, they can be clumsy, especially in the middle of the night. Some homeowners now regret their decision to opt for ladders, wishing they had gone with the convenience of stairs.

## **The Battle with Insurance and Regulations:**

Living in a tiny house on wheels presents unique challenges in New Zealand, particularly regarding insurance. Many homeowners discovered that their beloved homes couldn't be insured as dwellings, leading to costly caravan insurance without the option for additional contents coverage. For those on permanent foundations, the red tape of Resource Consent looms as a prerequisite for insurance. The complexities of regulation and insurance have proven to be frustrating for tiny house owners.

**The Material Matters:**

The devil is in the details, as they say, and that includes the choice of materials. Some homeowners found that their preferred materials didn't stand the test of time. A bamboo sink countertop proved to be more of a stain magnet than expected, and used laminate flooring faced the wrath of muddy paws and inclement weather. These regrets highlight the importance of material selection in tiny house construction.

**The Need for Extra Bedroom Bliss:**

For some, the lack of an additional bedroom became a source of regret, especially as their circumstances changed over time. The desire for a second bedroom, preferably downstairs, reflects the evolving needs of tiny house residents.

**Lessons in Temperature Control:**

New Zealand's challenging climate requires thoughtful planning for temperature control. Some homeowners wished they had invested in thermally broken windows instead of standard aluminium ones, citing issues with moisture buildup. Others yearned for the warmth of a wet back for their fireplaces, highlighting the importance of energy-efficient choices in tiny living.

**The Unexpected Hindrances:**

In the world of tiny living, it's often the unforeseen obstacles that cause the most frustration. These include the impracticality of smaller appliances, the discomfort of homemade furniture, and the surprise expenses of experimentation. Owners realised that sometimes, tried-and-true solutions are worth the investment.

**Regrets for the DIY Enthusiasts:**

Tiny house owners who took a DIY approach found that their dreams didn't always match their skill sets. Building counters, for example, turned into a costly and messy endeavor for some, leading to a newfound appreciation for ready-made solutions.





**Weighty Issues:**

Tiny house mobility can be a challenge, as one owner discovered when their home exceeded legal road weight limits. The desire for easier transport led them to consider building a lighter structure next time.

**The Perks of Experience:**

Tiny living is a learning experience, and many homeowners mentioned the changes they would make if they were to do it all over again. From a different layout to additional windows,

their insights offer valuable lessons for those considering the leap into tiny house living.

While tiny house living in New Zealand offers countless rewards, these insights into regrets provide a candid glimpse into the less glamorous side of this lifestyle. Aspiring tiny homeowners can use these stories as a roadmap to navigate their own path, armed with the wisdom of those who have gone before them.



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# TINY TOILET TALK



TINY HOUSE HUB INFO GUIDE

## Part 3: Cassette Toilets

If you have ever been out for a drink with a few tiny house owners and enthusiasts, you know it's only a matter of time before the toilet topic comes up. "Which one do you have?", "How is it working for you?" and "Have you heard of this or that new toilet?" are common questions whenever tiny house people come together – and it's often one of the biggest and most daunting questions faced by those considering going tiny.

But fear not. We're here to help. Over the following five issues of the Tiny Living Magazine, we will take a closer look at the different toilet options and their pros and cons. We will cover:

- Composting toilets
- Incinerating toilets
- Cassette toilets
- Standard flush toilets
- Other, less common options

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While composting and incinerating toilets are the most popular options for off-grid tiny house dwellers, cassette toilets could be an attractive alternative for some.

Cassette toilets are portable, self-contained systems commonly found in motorhomes, caravans and boats. They consist of a toilet bowl and a removable wastewater storage tank, known as the cassette. The cassette can be detached/removed for emptying into a standard toilet or designated dump station. The need for somewhere to empty the cassette regularly is probably a key reason why they are not more common. However, they do offer several advantages.

### THE ADVANTAGES OF CASSETTE TOILETS IN A TINY HOUSE

- **Low-cost:** Cassette toilets tend to be significantly cheaper than incinerating toilets and most composting toilets.
- **Portability:** Cassette toilets are designed to be easily transportable and removable, which can be beneficial in a tiny house.
- **Space efficiency:** These toilets are compact and require minimal space, making them a practical choice for tiny house dwellers.
- **Water conservation:** Cassette toilets utilise a minimal amount of water for flushing, contributing to efficient water usage and sustainability.
- **Easy installation:** Cassette toilets are relatively straightforward to install, given they require no plumbing work.
- **Flexibility:** The portable nature of cassette toilets allows for greater flexibility in terms of positioning within the tiny house layout.



### THE DISADVANTAGES OF CASSETTE TOILETS IN A TINY HOUSE

- **Frequent emptying:** Most cassette toilets holding tanks are relatively small and need to be emptied frequently (often several times a week if multiple people use it).
- **Regular maintenance:** Cassette toilets require periodic maintenance, including cleaning the cassette, which some individuals may find inconvenient or unpleasant.
- **Odour management:** While cassette toilets often feature odour traps, managing odours can be a concern if proper care is not taken during maintenance.
- **Disposal access:** Emptying the cassette requires access to a standard toilet or designated dump station, which may be limited in certain locations or off-grid setups.

**Don't want to wait till the next issue of the Tiny Living Magazine to learn more about the other toilet options? No problem. Head on over to the [Tiny House Hub](#) and download our Guide; [Which Toilet is Best for Your Tiny House?](#)**



# Life Done Differently

By Lisa Jansen – Author of *Life Done Differently*

## SWAPPING THE CAREER-FOCUSED CITY LIFE FOR ADVENTURES IN A TINY HOME ON WHEELS

I'm Lisa Jansen, a digital nomad, author and long-term traveller. My tiny living journey began six years ago when I was 33. Not feeling drawn to the life most people choose – the one based around marriage, kids, mortgages and careers – I started to wonder what else there is.

I longed for adventure and excitement, but also simplicity and calm. After several months of soul-searching, I realised I wouldn't find what I was looking for while continuing my busy, career-focused life in Auckland. Inspired by the idea that if you want change, you have to create space for it, I made a life-altering decision. I bought a campervan, quit my job and set out to explore beautiful New Zealand.

In the beginning, I knew next to nothing about campervans or vanlife. However, thanks to the internet, various mobile apps and friendly fellow campers, it was easy to figure out everything I needed to know. I took to vanlife like a fish to water. There was this sense that I was doing exactly what I was meant to do at that point in my life.

What started as a time-out for a summer turned into several years on the road. Along the way, I met incredible people and learned about myself and life. I challenged society's expectations and norms, learned to trust myself and follow my own path, and I got to experience the stunning scenery of this country I'm lucky to call home in a way few have.

Thanks to my work experience, a good reputation and a great network, I was able to find remote work as a marketing freelancer.





Initially, I was nervous about this, but I soon found that many businesses are happy to work with remote freelancers – as long as they deliver results and are available when needed. Over the years, I've built a successful career as a virtual marketing consultant. In addition, I've started to make a bit of money by writing articles for a travel magazine and three books.

One of the most valuable lessons I learned on my journey is one I've also heard many other tiny house owners talk about: How little I need to be happy. And how liberating it is to have less stuff.

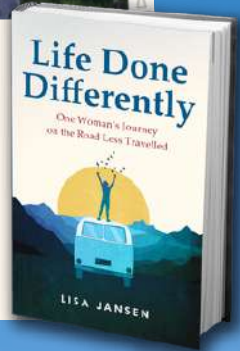
I downsized from a modern and comfortable house in Auckland with a closet full of clothes and shoes and boxes full of random stuff, to an eight square metre tiny home on wheels and only the things that could fit in the van – which wasn't much.

I often get asked if I found it hard to downsize. Truth is, I loved it. It was liberating. It felt like all the extra stuff had been wearing me down, and now the weight was lifted off my shoulders.

Once I started living and travelling in my van, that sense of freedom only grew stronger. Despite having less, I was happier than ever. That in itself was a valuable lesson. However, it was amplified when I realised the implications: The kind of life that would make me happy wouldn't require me to work 40+ hours a week in an office in the city for the next 30+ years. To me, that is *freedom*.



To learn more about my journey and life on the road, check out my new book... **Life Done Differently: One Woman's Journey on the Road Less Travelled.**



Are you living in a tiny house? We'd love to feature your story in an upcoming issue!

[Tell your story.](#)



## 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



Land Lease Opportunity for Tiny House in Albany, Auckland!



**ALBANY, AUCKLAND**

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 \$225 per week

- **Available:** Now
- **Site foundation:** Grass.
- **Driveway foundation:** Metal (grassed over)
- **Water connection:** Yes
- **Power connection:** Yes
- **Off-street parking:** Multiple, dedicated, secure (metal)
- **Pets:** Yes
- **Child Friendly:** No
- **Smokers:** Yes
- **WiFi connection:** No
- **Private location:** Yes

Situated near the owner's residence, this plot strategically assures utmost privacy for its occupants. Equipped with essential utilities, tenants have access to fresh water, a 16 Amp electrical supply, and a reliable sewage connection. A 40-foot shipping container on-site not only offers protection against the elements but also ensures seclusion from the scarcely trafficked cul-de-sac. Enhancements to the container's exterior are in the works for the upcoming summer. Additionally, green-thumbed residents will appreciate the available vegetable patch, and those with equine interests might find the space suitable for housing one or two ponies. It's essential that potential tenants are dog-friendly.



NEW

## LOOKING FOR LAND

Seeking The Perfect Plot: Land Sought For Tiny House In Dunedin



DUNEDIN

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

### Looking for:

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



Mum and Bub are in search of a location for their tiny house where they can call home. As a solo parent, they cherish moments with their little one and have a passion for gardening, tramping, cooking, crafting, and exploration. The perfect site would be in proximity to other residents, offer a connection to power (preferably through a caravan plug - they're open to covering the installation cost), be near to Dunedin, and have a spot for a modest vegetable garden. They are willing to contribute \$150-\$200 inclusive of power and value mutual and compassionate relationships with co-inhabitants. They're always ready to assist with tasks around the property. They have resided on a friend's land on the Kāpiti Coast for the past 4 years but are now looking to relocate closer to family.

## Leasing land for a tiny?

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