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NSW Startup Offers Moveable Homes for Landowners

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A new type of housing is gaining traction across New South Wales, offering a flexible and more affordable solution for property owners seeking extra space or accommodation options.

Relocatable and expandable homes, classified as caravans under NSW legislation, are emerging as an alternative to traditional granny flats or home extensions. These structures can be moved between sites and often do not require building approvals, cutting down on time, stress, and costs for homeowners.

One Australian company leading the charge is VanHomes, founded by Vito Russo, who was initially searching for a comfortable living solution for his elderly parents.

“I looked into building a granny flat but came across NSW legislation that allows a caravan to be used as a permanent residence in connection with an existing home,” Mr Russo said. “I didn’t want my parents living in a small caravan, so I developed a design that expands, giving them a proper home while staying compliant with the law.”

VanHomes offers one-, two-, and three-bedroom models ranging from 35 to 59 square metres, with prices between \$90,000 and \$140,000. The homes unfold from a central unit – often likened to a folding box with mechanical sides, floors, and roofs expanding outwards to create a full-sized dwelling.

Built with aluminium, steel, and insulated cladding, the structures are designed for low maintenance. They also come with customisable interiors, from kitchens and bathrooms to different fittings and layouts to suit various needs and budgets.

Mr Russo said the homes are ideal for backyard accommodation, retirement living, emergency housing, or even holiday homes, with added appeal in their ability to be sold second-hand or relocated as life circumstances change.

“It’s the kind of flexibility many people are looking for, especially in today’s housing market,” he said.

VanHomes has already set up a display village showcasing its models, drawing attention from landowners, retirees, and those seeking adaptable living spaces without the delays of traditional construction.

As housing affordability continues to challenge many Australians, relocatable homes like these may offer a practical solution for families needing space without committing to large-scale builds or navigating complex approval processes.