WIN A HOME PRIZE PACKAGE OF YOUR DREAMS

THE HOME GUIDE
YOUR RENOVATION AND BUILDING RESOURCE

> Valuable advice
> Handy hints
> Useful tips
> Checklists

homeprize.co.nz
SOLAR GROUP
$500 off all solar systems from Solar Group
This voucher cannot be used in conjunction with other promotions that we may have from time to time. Voucher must be presented when you are provided with your quote. Offer ends 31 August 2016.

FORENO
$20.00 Cash back when you purchase a Foreno Tapware product valued at $150 or more
Cannot be used in conjunction with any existing special price offer. Offer ends 31 August 2016. Voucher plus proof of purchase ( till receipt) should be sent to: Foreno Tapware Cashback offer, PO Box 4090, Whangarei 0410.

RESENE
Present this voucher at any Resene ColorShop to receive a free Fandeck. Free The Range fashion colours available at Resene owned ColorShops until 31 August 2016 or while stocks last.

ESTABLISH A RESOURCE FILE
Upgrading a property can be relatively easy – or extremely stressful. How this experience impacts on you depends on how you approach the various tasks for your project, and, how you organise yourself.

Get started by setting up a filing system and begin by collecting brochures and price lists. Many brochures and price lists do not include dates – make sure you write down when and where you collected the information before filing in your Resource File.

Here are a few of our favourite home show events:
- Waitakere Home & Garden Show: www.waitakerehomeandgarden.co.nz
- Go Green Expo – Wellington: gogreene expo.co.nz
- Wairarapa Home Show: acelexhibitions.co.nz
- Taranaki Home Show: www.taranakihomeshow.co.nz
- Taupo Home Show: taupohomeexpo.co.nz
- Home & Interiors – Wellington: homeandinteriors.nz

Home Shows, property magazines, newspapers, Yellow Pages and the Internet are the best source for this material (particularly Home Shows where there are many products or services promoted only at these types of events).

Tip: Many brochures and price lists do not include dates – make sure you write down when and where you collected the information before filing in your Resource File.

Planning is key – without it renovating can be costly and problematic, but done well it can increase the value and enjoyment of your home. The Home Guide is a great start and provides you with valuable information, tips, hints and useful checklists supplied by top industry experts. It will help you on your way to a successful and rewarding renovating experience.

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- Home & Interiors – Wellington: homeandinteriors.nz

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2. Home Show Tips
How to make the most of your home show visit.

3. Kitchen Planner
A wish list to help kick start your kitchen renovations.

5. Choosing Carpet
How to choose carpet which can add style, warmth and comfort to your home.

6. Style and Function
Learn how selecting the right tapware for your bathroom is essential.

7. Bathroom Planner
A checklist of things to consider when you’re planning your dream bathroom.

9. Bathroom Planning
A few things to consider when you are starting new or upgrading an existing bathroom.

10. Paint Colour Cues for 2016 and Beyond
Paint colour cues for 2016 and beyond.

12. Curtains
Good quality curtains will cut down on maintenance and keep your rooms warm.

13. Room Layouts
Changing the placement of existing furniture can enhance a home’s appearance and flow.

15. Ideas, Inspiration and Expertise
A brand new event with new ideas, new exhibits and a new way of thinking.

16. Solar for Everyone
Learn why the perception that solar is too expensive is outdated.

17. Money Saving Renovations
Don’t spend all your capital on improving specific areas and neglecting the important areas.

18. Insulation
The benefits of having a well-insulated and ventilated home.

19. Essential Oils for Your Home
How to create a comfortable atmosphere in your home.

20. Inspection Checklist
Take a close look at your property to identify the areas which need your attention.

22. Landscaping
40 Ways to stretch your landscaping dollar.

23. Garden QuickTips
Very useful tips to improve your gardening projects.

24. Safe, Sound and Secure
Learn how good design and well-considered renovations will add value to your property.

26. Plan to Profit
How to approach your improvement projects with confidence.

27. DIY Safety

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The Home Guide
Email: guide@profilers.co.nz
Tel: 03 748 8358

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SPECIAL OFFERS

WELCOME TO THE HOME GUIDE

Home renovations can be a goldmine – or a minefield. The difference is knowledge and a commitment to completing what you start. Planning is key – without it renovating can be costly and problematic, but done well it can increase the value and enjoyment of your home.

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HOME SHOW TIPS

Home shows offer a wealth of fun and fabulous exhibits and features you can’t find anywhere else. They showcase ideas for your home and garden and offer an opportunity to save big dollars on almost any project.

You can see, feel and listen to the products you are considering and there are plenty of experts on hand to give free advice. You can also save time by visiting hundreds of companies in one place without having to drive around the country or spending hours on the internet.

If you have challenges with any of your living spaces, you can find solutions because home shows offer hands-on exhibits relating to kitchens, bathrooms, interior design, furniture, bedding, lawn and garden, pool and spa, all categories of building/remodeling products, and green products.

If you’ve never visited a home show, you will be amazed at the experience you’ve missed all these years. Follow some of the suggestions in this article and your visit can be truly a lifestyle changing moment.

Home shows are great events that can give homeowners and individuals, who are looking to build or remodel a home, excellent ideas of what local products and services are available. Sometimes it can be hard to visualise what a product would look like in your home and home shows can help bridge that gap because exhibitors often display and showcase examples of what their products actually look like when they are in place.

Tips for getting the best from a Home Show

Before the Show

Make travel and accommodation bookings early to maximise on discounted rates.
Stay at accommodation close to the venue to save on travelling and to give you a place to rest, sort through information gathered, and refocus your energy.
Obtain a map of the city and know how to get to the venue.
Be prepared with a pen and notepad to jot down important notes for the many new ideas and products you will see.
If you’re contemplating a particular upgrade, bring along the plans or even a sketch of your proposed project to discuss with the experts.
Take colour swatches, measurements of spaces and walls so that when you see the perfect piece you will know instantly if it fits.
Pack comfortable shoes and clothing to wear on the show floor. Walking shows can be extremely tiring. Try insoles for extra comfort. Remember to leave room for things to bring back.
Take a light and comfortable carry-all for accumulated materials. Plastic bags are often uncomfortable as they cut into your hands.
Choose the seminars that are relevant to you and allow enough time to sit in (half an hour each) and follow up with the presenter afterwards if you have more questions. Split sessions with your colleagues to maximise data gathering.
Take plenty of business cards to avoid filling up your pockets. Don’t forget to keep business cards you collect.

At the Show

Come early in the day if you have house plans, sketches, colour matching and product measuring to do. This way the exhibitor can devote more time to you.
Some events offer to check clothes and bags so you don’t have to drag them around with you.
Take a break after a few hours to refresh and get some fresh air. Drink water regularly to avoid dehydration.
Attend the event with a list of show related questions you need answered. The industries top experts will be available to answer these questions. Face to face contact is one of the home show’s most valuable resources.

After the Show

Plan how you are going to implement important notes for the many new ideas and products you will see.
Take a light and comfortable carry-all for accumulated materials. Plastic bags are often uncomfortable as they cut into your hands.

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KITCHEN PLANNER

Before you start ask yourself how you will use your kitchen and what sort of look you want. How many people do you usually cook for, how many of you cook, do you have any special needs (such as higher benches) and do you like to cook together? What sort of cooking do you like to do – and do you entertain a lot? What other activities will take place in your kitchen – dining, paperwork, using a computer?

Here’s a wish-list to help kick start your planning.

<table>
<thead>
<tr>
<th>Essential</th>
<th>Nice to have</th>
<th>Not important</th>
<th>Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>How many cooks, any special needs?</td>
<td></td>
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<td></td>
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<tr>
<td>More bench space, island bench</td>
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<tr>
<td>New bench tops – laminate, wood, granite, concrete, Corian</td>
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<tr>
<td>New sink, double sink</td>
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<tr>
<td>New taps, pull out faucet for rinsing, water filter</td>
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<tr>
<td>Dishwasher, all in one or separate drawers</td>
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<tr>
<td>A wall oven and hob, or all in one stove</td>
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<tr>
<td>Microwave, grill oven</td>
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<tr>
<td>Ventilation, rangehood or downdraft</td>
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<tr>
<td>Appliance cupboard for smaller appliances</td>
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<tr>
<td>Space for special appliances such as coffee machine</td>
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<tr>
<td>Waste disposal unit</td>
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<tr>
<td>Built in rubbish bin, recycling bins</td>
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<tr>
<td>New cupboards, or new doors and handles</td>
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<tr>
<td>A big pantry that’s easy to organise</td>
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<tr>
<td>Lots of drawers or pull outs</td>
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<tr>
<td>Big pot drawer</td>
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<tr>
<td>Shelves for cook books, jars</td>
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<td></td>
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<tr>
<td>Fridge, freezer, separate drink fridge</td>
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<tr>
<td>Natural light – big windows, skylights</td>
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<tr>
<td>General lighting, feature lighting for effect, dimmers</td>
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<tr>
<td>Good task lighting – work areas, pantry, cupboards</td>
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<tr>
<td>Plenty of power points – benches, pantry, appliances</td>
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<tr>
<td>Cables for TV, Internet</td>
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<tr>
<td>Eating area, sit at bench top</td>
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<tr>
<td>Access to entertaining areas – indoor, outdoor</td>
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<tr>
<td>Family living area, TV area</td>
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<tr>
<td>Home office, computer area</td>
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<tr>
<td>Entertaining area, bar, drink storage</td>
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<tr>
<td>Wall finish – paint, paper, tiles</td>
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<tr>
<td>Floors – tiles, wood, cork, vinyl</td>
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<tr>
<td>Doors – wood, painted, glass, laminated board</td>
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<tr>
<td>Window treatments – blinds, curtains, sun protection</td>
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</tbody>
</table>
Wool War III. The infamous stampede of sibling rivals, battling it out atop durable wool carpet.

Charmeuse is a chunky, textured 100% pure New Zealand wool cut-pile carpet. It’s tough enough to stand up to all these daily skirmishes, yet soft enough to provide a truly luxurious underfoot experience. To see our complete range, visit www.cavbrem.co.nz or call 1800 251 172 for your local store.

Carpet can add so much style, warmth and comfort to your home. Choosing which carpet is best for you can often be a daunting decision when confronted with such a large array of carpet styles.

Your carpet plays a major part in the total interior ‘look’ you’re trying to achieve. It should work with your decor, with your lifestyle and family situation. Most importantly you should love the choice you make.

Colour

Colour is the key decision for many people when choosing between carpet styles. Here’s some things to note:

- Darker colours will make a room feel smaller and cozier.
- Lighter colours create a sense of space and light.
- Make sure you take a sample home and look at it in both daylight and artificial light, and in different areas of the room;
- Carpet can appear up to 25% lighter when laid on the floor so what appears dark in a sample may end up looking more mid-tone when installed.

Why not experiment with our online 3D Floor Designer tool on our website at www.cavbrem.co.nz?

Style and Texture

There are three different types of construction, all with different features.

- Cut pile carpets – A cut pile carpet generally has a more luxurious feel than other styles of carpet. Cut pile carpets can vary from a resilient hard twist (which has the equivalent of a ‘perm’ to hold the twist in), to a softer plush pile (where the fibres stand up straight) or a deeply sensuous shagpile. Cut pile carpets do show footprints more readily which can vacuum out, but are also subject to condition known as ‘shading’ or ‘permanent pile reversal’ where areas of pile bend and catch the light differently. This is a standard characteristic of cut pile carpets and you need to be aware of this before you buy – it is not a manufacturing fault. Plush pile carpets (which have a soft velvety feel) are particularly prone to this whereas hardiest cut pile carpets will show much less. There is no way of predicting how much a carpet will shade once it is laid, and theories abound as to how it occurs – but no solution has ever been found.
- Loop pile carpets can offer a classic or casual look depending on the style – level loop pile or textured loop pile where there is a variation in the height of the loops. Loop pile carpets are easy care, don’t show footprints and are particularly suited to busy homes or those with young children. But be aware that some loop pile carpets – particularly ones with uneven loop heights can be attractive for cats and dogs to get their claws into.
- Cut and loop pile carpets combine aspects of both of the above – the cut pile contrasting with the loops to create a distinctive pattern which will retain its crispness on the floor. A mix of textures here creates added interest and (depending on the pattern) can range from the boldy dramatic to a classic and tailored look.

Quality

The weight and grading of the carpet are the most reliable indicator of the carpet’s ability to perform well, irrespective of the style. Carpets of equivalent Extra Heavy Duty contain more fibre per square cm – and being denser will last longer. Generally speaking, the heavier weight the carpet is the better quality it will be.

Price

Quality really does pay for itself. If you’re planning to stay in your home for any length of time, you want a carpet that will last the distance and still look great in five or ten years, not shabby after two. So while price is a critical decision factor, you need to be confident that saving a few dollars now, won’t lead to disappointment in the very near future.

Fibre choice

Both wool and synthetics have their advantages and disadvantages. Wool is a natural fibre that breathes helping create a drier and healthier indoor environment. It acts as a natural humidity regulator – keeping your house warmer in winter and cooler in summer. It can absorb up to a third of its own weight in moisture without feeling damp or cold, and it releases the moisture back into the air when the atmosphere dries out. The temperature variations between summer and winter with wool carpeting are much less than with man-made fibres, ensuring it doesn’t get overly hot or cold.

Wool carpet is easy care and most spills can be cleaned up if they are attended to promptly. Solution-dyed nyons are the most stain-resistant but no carpet is completely stain-proof and all come with certain stain exclusions. Synthetic carpets that are not solution-dyed are unlikely to carry stain-resistant warranties.

Wool as a natural fibre will exhibit some fading over time, especially in areas exposed to strong UV light. Synthetic carpets that are not solution-dyed can also fade. We recommend the fitting of UV protection to windows and doors if you do not have solution-dyed nylon carpet.

For more information on how to choose, please visit our buying guide on the Cavalier Bremworth website www.cavbrem.co.nz.
As the smallest room in the house, the bathroom is extremely important to get right. Creating a space that is both functional and practical ensures that you have a stress free start to the day and you are able to bathe away your troubles at night!

Tapware is integral in helping to tie the whole look together. Whether you prefer a more traditional interior style or you like the clean lines of a more minimalist look, Foreno have the tapware for you. Our design team travel the globe to bring New Zealand a range of superior quality tapware for every taste and budget.

If you are looking to make a statement in your bathroom, a freestanding bath mixer to accompany your freestanding bath is the way to go. Adding a sense of luxury, freestanding bath mixers are also highly practical as they come equipped with a handy additional shower head, great for rinsing your hair or washing the family pooch!

Foreno also offers a great range of period style tapware for those homeowners choosing to stay true to the heritage of their home. Traditional bathrooms certainly don’t have to be unstylish or dated. Instead beautifully designed bathrooms often incorporate the best of modern design, creating a timeless and elegant space. Large wall to floor showers with glass dividers are currently a must-have item for bespoke homes. An inherent approach to maximising space, they also add a sense of style and luxury. A double head shower is of course, the natural choice for those large showers. Paired with tiled walls and a neutral colour palette, a spa-like atmosphere is created and who wouldn’t want to come home to that?

A well-chosen tap can really make all the difference in pulling your whole look or style together. So make sure you check out the range from Foreno today at foreno.co.nz. For more styling ideas and features, be sure to check out the Inspiration page!

Foreno.
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Phone: (+64 9) 470 2090
Fax: (+61 9) 470 2010
Email: info@foreno.co.nz
Website: www.foreno.co.nz

What do you need to think about when you’re planning your dream bathroom? It depends on the purpose of the room – is it an ensuite, main bathroom or a guest bathroom? And how many people will be using it at the same time? Here’s a list of the sort of things you may want to consider.

<table>
<thead>
<tr>
<th>Essential</th>
<th>Nice to have</th>
<th>Not Important</th>
<th>Comments</th>
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<tbody>
<tr>
<td>How many of you use the bathroom, any special needs?</td>
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<tr>
<td>How many will use the room at the same time?</td>
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<tr>
<td>New vanity – more bench space, drawers, special tops?</td>
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<tr>
<td>New basin – double basin, wall hung, what height?</td>
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<tr>
<td>New toilet – wall hung, separate toilet room?</td>
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<tr>
<td>Bidet – wall hung?</td>
<td></td>
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</tr>
<tr>
<td>New bath – spa bath, room for two, any special style?</td>
<td></td>
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<tr>
<td>New shower – walk-in, room for two, tiled surface?</td>
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<tr>
<td>Shower head – water saver, massage unit?</td>
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<tr>
<td>New taps, mixers for shower, bath, basin</td>
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<tr>
<td>New hot water tank, electric/gas, instant water heater?</td>
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<tr>
<td>Towel storage – rails, heated rail, shelves?</td>
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<tr>
<td>Dressing – full length mirrors, robe hooks</td>
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<tr>
<td>Make-up – storage, mirror with lighting, bench space</td>
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<tr>
<td>Shaving – storage, mirror with lighting, shaver point</td>
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<tr>
<td>Hair drying – storage, RCD power point</td>
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<tr>
<td>Laundry area for dirty washing, ironing, cleaning items?</td>
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<tr>
<td>Room for exercise equipment?</td>
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<tr>
<td>Shelving for display</td>
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<tr>
<td>Space for other items – bathroom scales, rubber bin, radio</td>
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<tr>
<td>Lockable medicine cabinet</td>
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<tr>
<td>Heating – under floor, radiator</td>
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<tr>
<td>Ventilation – vents, an automatic fan</td>
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<tr>
<td>Shower dome?</td>
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<tr>
<td>Natural light – windows, skylights, glass bricks</td>
<td></td>
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<tr>
<td>Windows – view to outside or frosted glass?</td>
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<tr>
<td>Other privacy considerations – part-wall for toilet?</td>
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<tr>
<td>General and mood lighting, task lighting dimmers</td>
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<tr>
<td>Wiring – for RCD power points, new lighting, appliances</td>
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<tr>
<td>Wall finish – wet surfaces, paint, paper, tiles</td>
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<tr>
<td>Floors – tiles, wood, cork, vinyl</td>
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<tr>
<td>Window treatments – blinds, shutters</td>
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</table>

Make a small space look bigger

- Choose wall hung fittings – they make it easier to clean the floors too.
- Use large size floor tiles rather than small ones – they add drama and trick the eye.
- Make the room light – pick light colours and fittings, add a window or skylight.
- Add a big mirror – putting another one on the opposite wall magnifies the effect.
- Visually extend the room by giving it an outlook – a window or screened off garden perhaps?
The bathroom is an important room in any home (they are also one of the most awkward rooms to design). Most are small and require careful planning to make them workable. The renovation process can be very disruptive and, unlike cosmetic redecoration, if a mistake is made it is not easy to change.

Another major problem is the hidden and unexpected problems which can arise from removing and replacing existing bathroomware. Because the room is a wet area, undetected and severe water damage may have been occurring for years under showers, baths, toilets and vanity units and when you remove the units you may be faced with unexpected and costly structural repairs. Sometimes the damage is impossible to detect – as with all your major renovation projects, you should seek the advice of a building professional before you decide on a bathroom renovation.

Tapware
In an otherwise plan bathroom, tapware can spruce up the effect. If the cabinets are sound, replacing tapware and handles can have a dramatic effect. Good tapware is crucial both as a working element and to complete the style of a bathroom. Some taps do not work with existing plumbing arrangements – before making the final purchase, you should ensure your tapware choice is compatible.

Bathroom heating and ventilation
Being a high moisture area effective heating and adequate ventilation are essential. Modern homes are particularly vulnerable to mould in damp areas (because they are draft free), so ensure you factor these into your design. A simple and cost effective installation of a Showerdome can make a huge difference to many bathrooms!

Creating the final effect
Once you have decided the changes you wish to make and the type of products you want, create a ‘Colour Board’ such as interior designers use. You should cut out magazine pictures of all the ideas and colour choices you want for the room and stick them onto a board (many companies supply small samples free of charge of the materials to be used). Even if you use a professional to design the area – you should spend the time deciding on the effect you wish to achieve. Place your final design board in the bathroom for at least a few days so you can visualise the final effect.

Updating Existing Bathrooms

Removing clutter
Most bathrooms seem to collect clutter (shampoo bottles, almost empty makeup or hygiene products, back scratchers that Aunty Mary gave as a Xmas present etc.). The best way is to remove everything from drawers, countertops and inside the vanity. Then start with a plan to place frequently used items in the most convenient place.

Review the storage options and purchase some appropriate storage solutions such as drawer dividers, see-through bins, hooks, trays, and decorative containers for the countertops. Inside a vanity or cupboard is the perfect place to install some of the storage products available (clear plastic drawer units, large round turntables, see-thru boxes, and bins of all sorts).

Towel Rails
Install extra towel rails (on the end of a cabinet, behind or on the back of a door anywhere that won’t interfere with cabinets or heating vents. Hooks are ideal to hang a robe or extra towel (behind the door, next to the shower, near the sink). Towels hanging on rails or hooks look neater than draping them over the bath or shower stall.

Furnishings
Larger bathrooms can benefit by using furniture. A small chest or wall cupboard may fit into an empty corner or along an unused wall. Furniture can add both storage and style, and warm up the space.

Flooring
If the bathroom floor has seen better days (and finances are limited) covering it with a large cut-to-fit bathroom rug, vinyl tiles or even purpose designed paint are some options.

Add colour
Replace or update the towels – buy new towels in colours to coordinate with a new window treatment or shower curtain. If the towels are fine, then simply add a few smaller accessory towels in coordinating colours.
Want a fashionable colour for your home this season? Splash your walls with the most popular fashion colour trends. Bold pops of colour and dusty shades are very much on trend, with an emphasis on oranges and yellows, blues and blue-reds, black and near black. Think vibrant magenta pinks too, and a renaissance-inspired palette of aurite, indigo and ultramarine (blue palette), malachite, verdigris and earthy green (green palette), and luminous lead-tin yellows and shades of umber.

“Bold pops of colour and colour blocking are definitely on trend,” says Resene colour consultant Rebecca Long. “And it’s a great way to inject colour into any situation. Colours such as Resene Bright Light (a neon lemon and lime) and Resene Dared (a fluorescent orange) will certainly grab your attention.”

But we are also seeing soft colours too.

“Soft greys are on trend for both the interior and exterior of your home,” says Rebecca. “Think greys like Resene Foggy Grey, a smart and contemporary grey with a subtle dusty green twist.”

**Feeling blue?**

One of the biggest colour trends is the blues – rich, deep and glossy blues, as well as soft greyed- and sea-washed blues. These blues inspire relaxation as well as harmony, and pair well with many colours.

Deep shades such as indigos (Resene Redemption Blue) and traditional Cape Cod blues (Resene Regatta) are often paired with whites, creams or silken greys (Resene Meridian), while fresh cerulean blues, like Resene Skydive, ground the more powdery tones like Resene Frozen.

“But think too of the dusty, stormy, sea-smoke blues. There are also many, many different shades of dusky blue – from Resene Dauntless to Resene Quarter Ironside Grey – that both calm and create confidence – and complement greens and dusty greys.”

**Green with envy**

Olive-greens, lime greens, dusty greens and deep and earthy greens – when it comes to grazing, anything goes.

“I am using the clear-green Resene Wimbledan and the dust coloured Resene Unwind at the moment,” says interior designer and colour consultant Debbie Abercrombie. “Wimbledan – I’m putting that on the front door for a couple, and Unwind, I’m doing a backlash with that.”

Earthly and nature-inspired greens are very much on trend. Think Resene Swansea, Resene Paddock and Resene Coriander. Prefer Renaissance-inspired greens? Try Resene Bingo and pair it with a fluro orange like Resene Dared, or splash out with Resene Dauntless and combine it with a deep mauve like Resene Broadway.

For something a little more calming, try Resene Kandinsky (a fresh apple mint green) or Resene Carefree (an opalescent watery green).

**Greys**

Greys are as strong as ever, but they’ve recently become more of a feature than a complementing colour.

“Deep greys, especially,” says Rebecca, “with blue and green tones coming through. Resene Gumbot and Resene Half Bikera Grey, almost a charcoal black, are sultry greys for people who desire depth but don’t want to commit to the callousness of black.”

The latter pair well with the bronze gold of Resene Alcatraz and the pastel pink of Resene Abercrombie. Or try the deeper mahogany red, Resene Matchmaker.

Comfortable weathered greys are also finding their way into fashionable homes, with colour combinations of granite grey colour tones and soft or dark leafy greens. Try an earthy green like Resene Triple Black.

**For 2016 and beyond**

Or complement greys with dusty grey-blues for modern interior design.

**A new trend: Greige**

It’s not grey and it’s not beige – it’s greige, the ultimate neutral for top-dressed homes. “Greige is a mix between grey and beige and it’s perfect for those who want a grey but with the warmth of beige.” says Rebecca. Think Resene Triple Raksia, with its salmon tint in a stone grey beige tone, or Resene Cloudy, a dusty beige grey that partners well with the deep brown Resene Space Shuttle, Resene Santis Grey (a soft blac-blue pearl grey) and Resene Jet Stream, a pale almost duck-egg blue green. If you like the deeper tones, try Resene Eighth Oskin, a greyed brown dusky taupe. Even in darker tones, greige is warm and inviting, creating a sense of cosiness.

“If you like your beiges, then you are going to be drawn towards the softer, warmer greys like Resene Fair Grey and Resene Double Fair Grey,” says Debbie.

**Brights**

Bold pops of colour are being used in exciting ways to create drama inside and outside the home. Muted palettes are being enhanced with shocks of neon or bright hues in paints as well as fabrics. Think vibrant yellows and oranges (Resene Turbo, Resene Bright Lights, Resene Adrenalin and Resene Clockwork Orange), lime greens and citrus greens (Resene Kakapo and Resene Limerick) and hot pinks (Resene Smitten and Resene Scrumptious), among others.

“The key is we are being a little bit more clever in how we are bringing colour in,” says Debbie.

Like using bold colour behind bookshelves or inside cupboards so that you see only a glimpse of colour. Or using it on a statement piece of furniture that might sit in an entranceway.

“I’m currently using a teal blue colour similar to Resene Optimist in a kitchen. There isn’t a big area for the splashback, so I’ve suggested carrying that colour through to the scullery. Some of the time it will be closed, but when you open the scullery you will have this lovely teal blue wall. That’s one way of bringing in a really lovely bright colour so that it’s not always there but you get snippets of it.”

But don’t forget the exterior of your house either.

“In one renovation we’re using neutrals in the colour scheme (Resene Silver Chalice and Resene Quarter Ironside Grey) but we’re going to paint the front door and the front window in Resene Inescrivelble – a smashing hot pink. Colours like that, that are so strong, you just need a touch of it. It doesn’t need much to draw your attention.”

**Soft pastels**

Call them dusty, smoky or frosted, these soft pastels are a huge trend. Think Resene Soulmate, Resene Alpaca and Resene Aperol, all sophisticated alternatives to cleanser pastels.

Tone down their sweetness with olive brown accents (Resene Double Trojan) or dark touches of aubergine and mushroom (Resene Dupatta And Verso). Or pair them with neutrals such as Resene Ragamuffin (a warm white) or Resene Clotted Cream.

“You could use a pastel pink with silver and a really dusty blue,” says Debbie. “If the pink is really greyed off, because of the blues and silvers that balance it, it doesn’t become so feminine. It then becomes a little bit masculine.”

Your home is your haven, so choose colours that both calm and create confidence – and add a little bit of fashionable pop.

View all these colours and more at your Resene ColourShop, www.resene.co.nz, 0800 RESENE (737 363).
CURTAIN

An option is to purchase double curtain rails – but often the lining material is not pulled fully closed, and the main curtain will suffer damage. If a property is susceptible to mould and condensation damage from damp winter conditions – there are many high quality polyurethane lining fabrics which claim to be: mildew resistant, light to wash; and lasts longer in the sun than cotton linings. These linings are quite a bit more expensive than cotton, but ideal if the cost is costing a fortune in new drapes.

RODS AND RAILS

Incorrectly installed curtain rods or rails can pop plaster board lining out from behind a window architrave. Purchase good quality metal curtain rails – plastic rods do not stand up very well to rough treatment (e.g. in children’s bedrooms). Lengthen mounting brackets to their maximum limit. Rails held out by heavy wall mounting brackets will keep curtains from lying against the window (causing moisture damage). Extend curtain rails beyond the window frame so when the curtains are open, they are against the interior wall (not ½ or ⅓ way across the window). This will allow maximum light, give rooms a spacious feel and reduce moisture damage. Some homes do not have lintels above the windows – you should ensure you find adequate studs to firmly secure rails.

Investors: Purchase neutral curtains made from material which is readily available such as a good quality Calico. If a curtain is damaged, you can just replace one curtain as opposed to replacing an entire room.

Quality v Cost

Good quality curtains will cut down on maintenance, keep rooms warm, and reduce water related damage to walls and ceilings.

Full length curtains are more efficient at keeping in warmth and make most rooms appear larger.

Colours and materials

Choose curtains that follow the same colour rules as your paint choice.

Baying cheap curtains may seem fine for a short time, however in the long term, the colours often fade or the curtains become damaged, and you will have to replace them.

Investors: Purchase neutral curtains made from material which is readily available such as a good quality Calico. If a curtain is damaged, you can just replace one curtain as opposed to replacing an entire room.

Pelmets

To cut down on condensation and mould damage, put pelmets on the bottom of any old fashioned pelmets we pulled out so many of the older properties? They work like this – cold air is sucked in under the bottom of the curtain, it moves up between the back of the curtain and the window waving as it rises (causing condensation). It then continues straight out through the top of the curtain and is released into the room (usually carrying on up to the ceiling). More cold air is sucked in the bottom of the curtain and the process begins again. If there is a pelmet at the top of the curtain – the warm air is trapped, and there is nowhere for the cold air to flow – simple – but it works!

(Waves shaped across the top of the curtains can perform a similar task to pelmets, and can dress up an otherwise boring room.)

Sew curtain tape at the top of the lining – use heavy duty curtain rods and extendable wall mountings.

Blinds are handy for awkwardly placed windows and where there is limited space. In the winter, the warmest curtains to keep the cold out are those which are a combination of a modern home closed up all day while the occupants are at work, and on their return they fire up the gas heater on full – welcome window waterfalls!

ROOM LAYOUTS

Planning the Space

Good furniture arrangement begins with analysing the space and the contents of the room – how many people use the room, how does the traffic flow, and how it is used. Determine the focal point of the room and find the main element that draws your immediate attention. If the room has an attractive feature (such as a fireplace or picture window), centre the furniture arrangement around it. If it doesn’t have a focal point, endeavour to create one with furnishings. Interesting window treatments, a nice display of artwork, or an elegantly styled bed can help define a space.

Balance

Balanced rooms are more pleasing to the eye and make more effective use of the available space. Tall or heavy pieces should not all be in the same area of the room. Mix larger and smaller pieces throughout the room, keep in mind the scale of the items you put side by side. Don’t place a denynt round table by an oversized armchair. A big chair will require a larger end table. Grouping smaller items can balance out a heavier item. Two small armchairs and a table balance a larger lounge suite. Make sure the colours and patterns balance throughout the room.

Try to avoid leaving pieces of furniture sitting alone. Connect the pieces by placing tables or lamps nearby (if the lounge suite is in the middle of a room facing the fireplace, anchor it by placing a table behind it). Small rooms don’t benefit from angled furniture – for every lounge chair you place on the left, you will lose around 1sqm of floor space.

Make sure the colours and patterns balance throughout the room. If you rush in and completely revamp a room without taking into consideration your layout, you will have to go through this process again. If you rush in and completely revamp a room, the ultimate result does not fit in with your particular needs.

Incorporating provides a perfect chance to make changes to furniture arrangement like an artist with a blank canvas – you can carefully consider what pieces should be returned to a room.

Seasonal room layouts are a way to freshen them up. Move the furniture close to the fireplace or TV in the winter, and place it further back or position it towards a view in the summer.

Changing the placement of existing furniture can enhance a home’s appearance and flow better than any other design choice.

Your lifestyle should be considered when you decide to make changes:

> In which room do you spend the majority of your time?

> When are you in these rooms, what is your major activity? (Watching TV, reading, listening to music, playing music, enjoying a wine, entertaining, cooking etc.)

> What are the climate influences on the room? (Does the sun stream through the windows in the morning or afternoon? Is it a cold room in the winter?)

> Are you achieving the maximum benefit from your living spaces? (Are the existing furniture takes over the room making it unusable?)

> By moving some of the furniture – could a room have an alternative or more practical use? (Some redundant family rooms can be transformed into an office/study or formal dining room)

> How often do you use your formal dining room? (Could you take out the extensions on the table, remove the surplus dining chairs and increase the flow or spacious appearance of the room?) If you rush in and completely revamp a room layout without taking into consideration these factors, you will be wasting your time if the ultimate result does not fit in with your particular needs.

Relocating provides a perfect chance to make changes to furniture arrangement like an artist with a blank canvas – you can carefully consider what pieces should be returned to a room.

The room is curved or has a large bay window, a round or semicircular furniture – for every lounge chair you place on the left, you will lose around 1sqm of floor space.

If the room is curved or has a large bay window, a round or semicircular furniture arrangement may be suitable.

Rooms are more attractive if they are not overfilled with furniture. If there is a piece that
Welcome to a wealth of creative exhibits and fabulous features wrapped in a warm and pleasant atmosphere in Wellington's finest exhibition venue.

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Solar for Everyone

More and more people believe, that solar plays a key factor in our sustainable future. Solar enjoys popular support for the following reasons:
- Solar makes financial sense;
- It is an important part in fighting climate change strategies;
- It improves property value;
- It is an abundant clean energy source;
- Solar can fit various lifestyles and situations.

Solar makes financial sense

The perception that solar is too expensive is outdated. The current reality is:

- Some market sectors such as solar pool heating have already achieved grid parity, where unsubsidized solar power is on par with or cheaper than retail electricity prices;
- Homes with solar are far more desirable and valued than ones without.

Solar is an abundant, clean energy source

In terms of getting off fossil fuels, solar energy can easily be scaled up. This can be done on domestic, commercial and community levels. Some of our neighbour nations in the pacific are already acting toward being 100% renewable by 2050. This would minimize importation of fuels and sustain the economic viability of their communities.

Solar to fit your lifestyle

There are three cost-effective and proven mainstream solar technologies to consider:
- Solar Water Heating;
- Solar Pool Heating;
- Solar Power (both grid connected and off grid).

To find out which technology is best for you, talk to the people that do all. Solar Group has been a market leader for over 20 years and offers the world’s leading solar brands.

To find out the best solution for your home ask for a detailed energy and site analysis or go SolarGroup.co.nz to conduct one online.

Timing, be solar-ready now

In the vast majority of the cases, solar can be added to existing homes. But there is no doubt that by far the best results are achieved when integrated into a new or a renovated house. For new builds or major renovations, if you are not sure which solar is best for you go solar-ready:
- With Solar Group for a very little cost (less than $950), you and your property can be solar ready. YES – there is solar for everyone.

Solar, better systems since 1986
INSULATION

A well-insulated, and ventilated, home will save on energy costs and provide a more comfortable place to live.

Good insulation, which is installed correctly, will help keep your home warmer in colder months (or cooler in hotter months) and saves money on your energy costs. Warm indoor temperatures, along with adequate ventilation, make for a drier and healthier place to live. Furthermore, good insulation will increase the capital value of your property and can additionally reduce noise levels.

In an un-insulated home most of the heat loss (42% average) is through the ceiling, underfloor and wall insulation to help better heating costs. If you are not sure about how effective your insulation is you should contact a local insulation company and they will do a ‘free, no obligation’ assessment of your property. Alternatively you can check yourself. For ceilings check the insulation is ideally over 75mm thick and is evenly spread around the whole area. If not, the insulation is unlikely to be working effectively and it will be worthwhile getting a top-up. (Note, special care is required around down lights due to risk of fire).

Choosing Insulation - R-Values

An insulating material’s resistance to conductive heat flow is rated in terms of its thermal resistance, known as its R-value. The higher the R-value, the greater the insulating effectiveness of the product. The amount of insulation or R-value you’ll need depends on your climate, type of heating and cooling system, and the part of the house you plan to insulate. There are minimum code requirements for insulation in new homes or additions. It is well spending a little more to exceed these insulation requirements to get an even more energy efficient home and lower long term energy bills.

Types of Insulation

Choosing the best insulation for your home, from the many types of insulation including glasswool, polyester, polystyrene, sheep wool, mineral wool etc., on the market can be a challenge. You’ll need to know where you want or need to install the insulation, and what R-value you want the insulation to achieve. The most popular insulation material in New Zealand and many parts of the world is Glasswool. Glasswool is manufactured mainly from recycled glass which is originally derived from natural materials often found in sand. Glass wool is non-combustible which means they do not catch fire even when exposed to flame. They have been used for over 50 years and are a safe use of insulation. Another common insulation material is polyester which is an easy to handle material made partly from recycled plastic bottles.

Ventilation

The problem with a lot of New Zealand homes during the cooler months is we keep windows and doors closed to keep the warmth in. While this will save on our energy costs, it causes the air to become stale, damp and polluted. Good ventilation, as stated in the Building Code, requires at least a third of the air volume inside the home to be replaced every hour when inhabited. This can be achieved by opening windows and doors however this means the loss of a lot of warm air. A far more effective way to get fresh air into your home in the colder months is to use a good Balanced Air Ventilation system, with true heat recovery technology. These systems effectively capture the heat from outgoing stale moist air and transfer to fresh dryer incoming air, from outside the house, significantly reducing heating costs and improving family’s health and comfort.

To determine Insulation and Ventilation options for your property give Premier Insulation a call on 0800 467 855 or visit www.premierinsulation.co.nz or www.premierair.co.nz.

ESSENTIAL OILS FOR YOUR HOME

Essential oils are often used to create a comfortable atmosphere and to clean the air rather than mask smells in the home. Candles fragranced with essential oil can also be used to give a pleasant ambiance and aroma. Below are few suggestions, if you used all the following techniques, the result would be overpowering – use fragrances subtly and in moderation.

1. In the kitchen area use the aroma of spices such as clove, cinnamon and vanilla. Simmer a few drops of the essential oil of cinnamon, nutmeg and other spices.
2. Clean the fridge with a one-drop of lavender or lemon oil added to the final rinse water.
3. When washing out the fridge, freezer or oven, add 1 drop of lemon, mint, lime, grapefruit, bergamot, tangerine or orange essential oil to the final rinse water.
4. When washing down surfaces in the kitchen 1 drop of lemon, thyme, eucalyptus, lavender or Palma Rosa placed directly on a cloth or alternatively 7 drops in water.
5. Add a few drops of essential oil to a pot of water and simmer on a stove.
6. To dispel household cooking odours add a few drops of clove oil to a simmering pan.
7. Geranium oil sprinkled throughout the home creates a warm, cheerful and inviting mood.
8. As an air-fresher put 6 to 8 drops in 600 ml of water in a fine spray bottle and spray into the air and towards carpets and curtains.
9. Cinnamon oil to furniture polish and wipe down the wood.
10. Add 10 drops of essential oil to a box of comestarch or boiling soda, mix very well, let set for a day or two and then sprinkle over the carpets. Let set for an hour or more and then vacuum.

11. Put a few drops of a favourite essential oil on a cotton ball and place it in the vacuum cleaner bag. Lemon and pine are nice. Rose geranium helps with pet odours.
12. Add a few drops of essential oil to water in a spray bottle to freshen linen or spray on garments before ironing.
13. To fragrance towels, sheets, clothes, etc. place a few drops of an essential oil onto a small piece of terrycloth and toss into the clothes dryer while drying.
14. Add 5 drops of essential oil to ¼ cup fabric softener or water and place in the washing machine.
15. Put a drop or two of oil onto a cold light bulb in a lamp so the fragrance fills the room as it heats up. (Not in the electrical socket!)

16. To rid a room of stale tobacco or cooking smells use cinamon, eucalyptus, lavender, lemon, orange, tea tree, rosemary or lime for their ability to freshen and cleanse the air of stagnant smells.
17. Essential oils of vetiver, eucalyptus, frankincense and myrrh all make wonderful tranquilizers. One drop on a cotton ball or tissue 2 – 3 drops of oil on a dried log and allow time for the oil to soak in before putting the log on the fire.
18. Saturate cotton wool balls and place in the corners of a room, in cupboards or out-of-the-way places to fragrance living areas throughout the house.
19. Halvahs are the place where we greet guests. Use lemon, lime, bergamot or grapefruit. Lavender or geranium can be mixed with any of these. Lavender is uplifting in the morning and geranium has a calming effect and good for afternoons.
20. Sweet orange, lemon and spice oils are good when diffused during the winter months for a refreshing, warming aroma and atmosphere.
21. Place cotton wool balls fragranced with lavender in drawers, linen closets & wardrobes to deter moths.
22. Showers can be freshened by either dropping a few drops of geranium essential oil directly into the shower or by placing a cotton ball dabbed with a few drops of lemon oil into the shoes.
23. Ideal scents for the bedroom are roman chamomile, geranium, lavender or lemon.
24. The bathroom is easily scented by placing oil-scented cotton balls in inconsiderable places, or sprays of oil directly onto silk or drier flower arrangements.
25. Files and motto dislike lavender oil. Sprinkle it on the outside of window frames.

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# Inspection Checklist

## Exterior

<table>
<thead>
<tr>
<th>Item</th>
<th>Good</th>
<th>Work Needed</th>
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<tbody>
<tr>
<td>Exterior of the home</td>
<td></td>
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<tr>
<td>Walkways free of clutter, toys, etc.?</td>
<td></td>
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<tr>
<td>Fences, gates painted and working?</td>
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<tr>
<td>Letterbox clean and straight?</td>
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<tr>
<td>Gutters clean and fastened?</td>
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<td>House looks freshly painted?</td>
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<td>Roof in good condition?</td>
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<td>Chimney and TV antennas firmly secured?</td>
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<tr>
<td>Windows clean, not cracked, working?</td>
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<tr>
<td>Front door freshly painted?</td>
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<tr>
<td>Does the doorbell work?</td>
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<tr>
<td>Clean doormat?</td>
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<tr>
<td>All exterior lights working?</td>
<td></td>
<td></td>
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<tr>
<td>Rubbish bins clean and out of sight?</td>
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<tr>
<td>Walkways free of clutter, toys, weeds, etc.?</td>
<td></td>
<td></td>
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<tr>
<td>Fences, gates painted and working?</td>
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<tr>
<td>Letterbox clean and straight?</td>
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<tr>
<td>Gutters clean and fastened?</td>
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<tr>
<td>House looks freshly painted?</td>
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## Lawn and Garden

<table>
<thead>
<tr>
<th>Item</th>
<th>Good</th>
<th>Work Needed</th>
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<tbody>
<tr>
<td>Lawn and Garden</td>
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<td></td>
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<tr>
<td>Is the lawn green, mowed, edges trimmed?</td>
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<td></td>
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<tr>
<td>Are shrubs and trees trimmed?</td>
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<tr>
<td>Flowering plants where needed?</td>
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<tr>
<td>Planting beds weeded and neat?</td>
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<td></td>
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<tr>
<td>Garage and Driveway</td>
<td></td>
<td></td>
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<tr>
<td>Stains and cracks removed from driveway?</td>
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<tr>
<td>Garage clean and tidy?</td>
<td></td>
<td></td>
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<tr>
<td>Workbench area clean, clutter free?</td>
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<tr>
<td>Suitable storage areas?</td>
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</tbody>
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## Interior

<table>
<thead>
<tr>
<th>Item</th>
<th>Good</th>
<th>Work Needed</th>
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<tbody>
<tr>
<td>Interior</td>
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<tr>
<td>Ceiling clean and in good condition?</td>
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<td>Walls clean and in good condition?</td>
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<td>Floor clean and in good condition?</td>
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<tr>
<td>Paint and/or wallpaper look new?</td>
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<tr>
<td>Blinds or curtains clean and functional?</td>
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<tr>
<td>Sink scrubbed, working, no leaks, and no drips?</td>
<td></td>
<td></td>
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<tr>
<td>Counters clean and uncluttered?</td>
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<tr>
<td>Refrigerator and oven clean?</td>
<td></td>
<td></td>
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<tr>
<td>All appliances in working order?</td>
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<td></td>
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<tr>
<td>Pantry and cabinets clean and uncluttered?</td>
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<tr>
<td>Adequate ventilation?</td>
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<tr>
<td>Light fittings clean and functional?</td>
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<tr>
<td>Bathrooms and Toilets</td>
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<td>Ceiling clean and in good condition?</td>
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<td>Dining room</td>
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<td>Adequate electrical circuit?</td>
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<td>Lighting (floor, ceiling, underfloor) is working?</td>
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<td>Bedroom</td>
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<td>Ceiling clean and in good condition?</td>
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<td>Living room</td>
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**homeprize.co.nz**

**Enter to Win a Home Prize Package of Your Dreams**
Lavish lawns
15. Save on labour by leaving grass clippings on the lawn.
17. Feed lawns in autumn when growth slows and roots can store the nutrients.
18. Leave grass clippings where they fall to return vital nutrients to the soil, reduce the need to fertilise and eliminate composting the clippings.
19. Seed lawns in the autumn – There’s less likelihood of humidity triggered diseases or hard watering rains.
20. Disease and insect resistant grasses reduce the need for lawn chemicals.

Flower power
22. Annuals will give you color all season without the price tag.
23. Save surplus flower seeds – In a cool, dry place, they’ll remain viable for four to five years.
24. Sow seeds directly in the ground, saves the cost of potting mixtures, trays etc.
25. Mix annuals into your planting scheme – Perennials are an expensive investment, so purchase some of the bulk potted plants of petunias and impatiens.
26. If you buy perennials, plant vigorous multiplication, such as dahlias or lilys-of-the-valley, and in two to three years you will have three to five times as many plants.
27. Divide large clumps of perennials (hostas, daylilies and chrysanthemums) into several plants. Take root cuttings from easy-to-grow shrubs such as pussy willows, ascleas, and forsythia.
28. Select species that grow naturally in your region to avoid such costs as extra watering, pampering through winter, and soil correction.

Magnificent mulch
29. Mulch saves the time and labour spent on weeding.
30. Mulch reduces watering costs, prevents erosion, provides climate protection, and improves soil.
31. Layer about 24 pages of newspaper in your garden bed, soak them with water then anchor them with a thin soil layer or other mulch.
32. Gather fallen leaves. Your garden will have a more balanced pH if you mix in a broad range of acidic/alkaline leaf varieties.
33. Collect untreated sawdust from sawmills. It’s clean, easy to spread, and cost effective.
34. You’ll save $’s by buying beryl by the truckload.

Plant and Prune
35. Wait for end of season sales – Tree planting is generally as effective in early autumn as in early spring.
36. Plant wind-resistant trees – Storms can cost you a huge tree removal bill if you plant a brittle species such as silver maple.
37. Protect your foundations – Roots can damage concrete blocks, so plant large trees at least 10 metres from the house.
38. Good pruning can perform miracles on neglected shrubbery and save you the expense of replacements.
39. Camouflage eyesores – Plant climbing vines to hide a sagging fence or unattractive garden sheds. Check with your garden centre first to make sure you are not going to land underground, the only difference you’ll see in the cost.

Below – A weekend project carried out with careful planning and average experience. The total cost was $250 and the finished value was worth thousands.

Dirt cheap
10. Test to see what your soil lacks and you won’t need to buy unnecessary additives or the wrong plant.
11. Neutralise your soil’s pH – If it’s too acidic or alkaline, plants can’t take up nutrients, and fertilisers are wasted.
12. Collect manure – Some farmers give it freely. Let fresh manure age before using it or it may burn plants.
13. New plants need phosphorus for roots; leafing plants need nitrogen for structure; budding plants need potassium for fruiting.
14. Good soil is the key to healthy plants. Convert garden and kitchen refuse into humus and improve your soil’s health, aeration, and water-holding capacity.

Investigate the cost of having a professional produce a design plan for your garden. Some garden centres provide the service for a nominal charge (anticipating that you will purchase supplies from them) or many have contact details for local designers and it is sometimes possible to get a plan produced (which includes the correct plants for the area) for a very realistic price – in some cases under $200!

For low maintenance plant drought resistant shrubs which have limited growth and a structured shape.

If you install garden irrigation (which is very useful for young plants) consider a built-in timer.

Investigate what grows well in the location of your property.

Densely plant garden beds with small shrubs and ground cover.

Include mowing strips on lawn to garden boundaries and edging around shrubs and trees (such as tree rings).

Pebbles or stone chips can be tidier than bark unless you re-bark every year until your ground covers takes over. Pebbles and stone chips will need refreshing, usually not quite as often as bark unless they are used on a slope or an area with high water run-off.

When you drive around your neighbourhood – take a note of the shrubs and plants which look neat and tidy and thrive in the district.

Introduce colour with shrubs – there are many attractive low maintenance NZ natives on the market – check with a garden centre located close to your property.

Work out the ultimate width of the shrub and ensure you or a tradesperson will be able to fit between the shrub and the external walls of your property for maintenance tasks.

When planting multiple shrubs which are not contained within a garden bed ensure they are planted for enough space so when they are fully grown a lawnmower can easily pass between them. Most contractors base their price on the time it takes to mow a lawn – if they have to spend extra time navigating around inconveniently planted shrubs and trees, there will be an extra cost involved.

If your property is located on a noisy road and fencing plus hedging is too costly, you can consider a mound garden of earth on the roadside

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SAFE, SOUND AND SECURE

Good design and well-considered renovations will add value to your property and to your lifestyle. Planning and implementing changes that incorporate sensible safety and security measures will enhance the return on the investment, in terms of profit and equity that you will receive from your property upgrades.

Investment in site-side design and safety decisions is essential in today’s environment. Many sectors of the community are affected from financial and personal stress brought on not only by our current economy, but also our aging population and a lack of basic DIY skills.

It is all very well that we focus on adding value to our property from an aesthetic point of view, but sometimes pleasing to the eye is not always practical.

Property owners who incorporate a holistic approach to ensure they have a safe, sound and secure home will benefit themselves and also the future residents of the property. Approach sensibly and correctly the value you can add to a property using this approach will be worth more than other investment you may have contemplated in the past.

Universal Design

Consider a few design elements which will ensure that your property will be suitable now and in the future by everyone, regardless of their age, ability, or status in life:

- Wide doorways more readily accommodate wheelchairs, walking aids and also makes it easier to accommodate furniture;
- A downstairs toilet and sizeable bathroom;
- At least one shower should be a wet area variety;
- Kitchens designed with workbenches at two different heights will accommodate standing and sitting users;
- Fit lever taps and lever door handles, with loop handles on kitchen or bathroom cabinets;
- Place light switches parallel with door handles so they are easy to locate;
- Place power points 500mm above the floor to minimise bending;
- Extra nogs and studs, particularly around toilets and showers, for retrofitting hand rails and along staircases to accommodate a possible inclusion of a future stair lift;
- Handrails on both sides of stairs and steps.

Lifemark Lifemark certification (www.lifemark.co.nz) fosters and promotes standards of design and building that work for people across all ages and stages of life, and to increase awareness of health and safety at home. The 6 Lifetime Design Principles include:

1. Usability: uncomplicated, safe, well-suited to their purpose, and easily used by people with differing abilities and includes features such as reachable power points and easy to use taps, window latches and light switches.
2. Adaptability: cost-effectively and simply adapted to meet people’s changing needs, or to suit different users and includes features such as bathroom and kitchen design that are future orientated for the occupants changing needs.
3. Accessibility: providing easy access the ability to move around freely and includes having space for circulation spaces and in bedroom and entrance design.
4. Safe: to include features that prevent injuries in the home especially from slips, trips and falls and includes lighting design, slip-resistant surfaces and step less entry options.
5. Lifetime value: effective design saves a considerable amount of money if you later decided to fit any of these features and for a marginal, if any cost you should use them at the time of construction.
6. Importance of the decisions you make today – are they going to suit the needs of you or your family in ten or twenty years time? Even if you are not making improvements to suit your current situation, research your potential market, and ensures that the improvements you make are suitable for the needs of the widest range of potential buyers. You should also consider how your improvements will impact on elderly to your home (such as aging relatives).

Child Safety

Every year thousands of New Zealand children are injured so badly that they are admitted to hospital. It is a sad fact that our children are twice as likely to die through injury as children who live in Australia and three times as likely as a child from England or Wales.

Unintentional injury is considered one of the most serious public health problems facing children in the industrialised world today. Most injuries are predictable and, therefore, are preventable – ensure that you research about how simple changes around your home can make it a safe environment for children.

Home Safety

While no one wants to think of their comfortable home as a dangerous place, the reality is that an injury occurs in a home on average every three minutes (ACCC). In times of financial stress, many home owners undertake ill-prepared or dangerous DIY or maintenance activities – often because they simply cannot afford to pay professionals to do the work for them.

After a winter, gutters are full to overflowing, paths are slippery and moss laden, leaks may have developed in your roof, wooden decks become a sliding risk, tree limbs (or entire trees) have been damaged and in some cases they may threaten the safety of your home and occupants.

Fixing many of these problems requires special skills or equipment and yet we continue to tackle them ourselves because we can’t afford or can’t find someone to assist us with the tasks.

Ensure that you plan steps that you can take to safely carry out the regular repairs and maintenance requirements for your home – these measures will also assist tradespeople or friends and family members to assist you.

Fire Safety

Install smoke alarms; have an escape plan for your household; keep your garden hose ready; keep your garden hose connected; have an extinguisher handy; don’t run electrical cords under mats and rugs; have a secure guard around the heater or fire.

Security

Set up or join a Neighbourhood Support Group consisting of friends, common interest groups, family groups, make sure doors & windows have good quality, effective catches and locks, install an alarm system, sensor lights and a ‘peep-hole’ in a front door; trim trees or shrubbery which might ‘hide’ a burglar’s activity.
PLANNING YOUR HOME IMPROVEMENTS

Inexperienced or existing homeowners need to approach their improvement projects with confidence.

Seek professional help
All major (and some minor) renovations have rules and regulations, and if you don’t follow them, they can have serious and costly repercussions. A common misconception is that seeking professional advice is expensive – don’t go broke saving money! There are many experts who charge little or nothing for invaluable advice.

Before you start on any upgrading projects, we suggest that you obtain a full maintenance inspection from an accredited building surveyor (such as Rebuildex). You must establish whether your home has any urgent or pressing matters that need attention before you spend all your available capital in the wrong places.

Planning is key
Before you decide on a renovation plan you need to consider how long you intend to stay in the property. If it is a 2 – 3 year project (do-up and move on) your plans may differ from those you have found your dream home, and move on) your plans may differ from those you intend to carry out a major renovation (Building a garden mound and planting hedges or shrubs on top of the mound may be a cheaper and more instant solution than building an expensive boundary fence). When you are new to your home make sure you don’t undertake too much too soon. It is wise to live in a home for at least six months before undertaking any major changes – take a bit of time to familiarise yourself with the layout, flow and seasonal influences.

Scale and Proportion
Scale and proportion are important individual decisions is essential in today’s environment. Many sectors of the community are affected from financial and personal stress brought on by nearly everyone, but also our aging population and a lack of basic DIY skills.

It is all very well to focus on adding value to your property and to your lifestyle. Planning and implementing changes that incorporate sensible safety and security measures will enhance the return on the investment, in time and money that you will receive from your property upgrades.

Investment in sensible design and safety decisions is essential in today’s environment. Many sectors of the community are affected from financial and personal stress brought on by nearly everyone, but also our aging population and a lack of basic DIY skills.

It is all very well to focus on adding value to your property from an aesthetic point of view, but sometimes pleasing to the eye is not always practical.

Property owners who incorporate a holistic approach to ensure they have a safe, sound and secure home will benefit not only themselves but also the future residents of the property. Approach sensibly and correctly the value you can add to a property using this approach will be worth more than any other investment you may have contemplated in the past.

It is important that you follow these basic principles as part of your renovation or improvement plans. Think of the long-term implications of the decisions you make today – are they going to suit the needs of you or your family in ten or twenty years time? Even if you are not making improvements to suit your current situation, research your potential market, and ensure that the improvements you make are suitable for the needs of the widest range of potential buyers.

DIY SAFETY

DIY DO’S

✓ Keep safety in mind before you do any DIY activity, use caution, care, and good judgment – if in doubt, don’t!
✓ Read the labels on cans containing paints, solvents, and other products; and always follow the guidelines and any other warnings. If in doubt request safety data sheets from the supplier.
✓ Read the manufacturer’s instructions (especially the warnings) before using any tool, especially power tools with cutting blades/blades.
✓ Pay deliberate attention to how a tool works; if you understand its operation, you are less likely to cause injury.
✓ Know and accept the limitations of your tools – use the appropriate tool for the task. Do not try to use a tool for anything it is not designed to do.
✓ Remove the key from any drill chuck (hand or stand mounted) after you have removed/ fitted a drill bit. Do not leave the key in the chuck even when the drill is switched off.
✓ Wear the appropriate protection for the job in hand.
✓ Keep your body (especially hands) away from the business ends of power tools using blades, cutters, and bits.
✓ Make sure that any tool adjustment is secured before using the tool.
✓ Be sure that the electrical supply is safe before using it; do not overload any circuit.
✓ Make sure all power tools, extension cables and electrical outlets are serviceable and undamaged.
✓ Do not use power tools in wet conditions.
✓ Always use a Residual Current Device (RCD).
✓ Check for possible cables/pipework before drilling or cutting ‘blind’ into any wall or other surface. Take care when you cannot see the reverse side of what you are drilling or cutting.
✓ Use special care when using a saw bench, older benches may not have the latest safety features (knife guard, safety cut-out etc.).
✓ Clamp small work pieces firmly to a bench or work surface when using a power tool on them.
✓ Remember that things can go wrong very quickly and the body’s reaction will not always be quick enough.
✓ Use both hands where a tool is designed to be used two handed.
✓ Ensure that your work area is adequately lit.
✓ Check your local building regulations before carrying out any new construction or remodelling.
✓ Plan your project thoroughly. Draw plans and measure accurately.
✓ Check the security and rating of a ladder or set of steps before you start to climb.
✓ Ask for help from experienced people or handy family and friends.
✓ Ensure that you have the right tools, equipment and know-how.

DIY DON’Ts

✓ Don’t attempt a project that you know is too big for you – or requires expertise.
✓ Don’t cut corners to save time and money.
✓ Underestimate the value of preparation.
✓ Use inferior materials.
✓ Overestimate your abilities if you are new to the task of DIY.
✓ Never wear loose clothing, hanging hair or jewellery when using power tools.
✓ Never try to use a tool (especially a power tool) for any task it was not designed to do.
✓ Never work with power tools when you are under the influence of alcohol or drugs.
✓ Never use a power tool which is damaged in any way (case, switch or cable etc.). If it starts to make an odd noise or emit smells – stop and investigate.
✓ Never cut small, loose pieces of wood, metal or other material using a power tool – small cut off cuts which you cannot hold or secure will tend to fly off with potential for injury.
✓ Never change a drill bit, router cutter or saw blade or make any adjustment to a ‘cutting’ power tool – until the power cable has been unplugged. Do not rely only upon the switch on the tool or outlet.
✓ Never use power tools if you are at risk of overbalancing.
✓ Never work with blunt tools (saws, drill bits, cutters etc.). Sharpen the tools yourself, then sharpened, or throw them away and use a new tool.
✓ Never drill or cut ‘blind’ into a surface before checking the possible location of electrical cables or pipework.
✓ Never saw a large work piece unless it is well supported both sides of the cut or there is someone else to support the off-cut.
✓ Never carry sharp tools in your pocket. If you want to carry such tools, use a special-purpose tool belt.
✓ Never rely on your weight to stabilise a ladder or mobile steps. Always re-position the ladder/steps. Never lean out so far that your belt buckle goes outside the stiles of the ladder.
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