

Free tips and
building
information!

Paul Reed's Building-zine

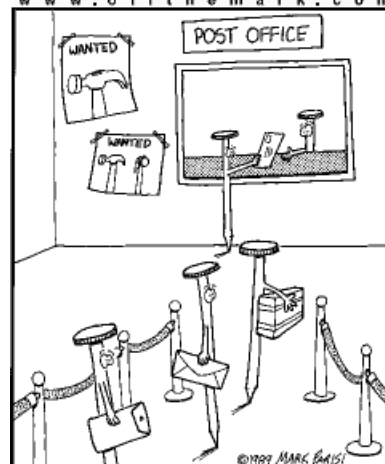


Paul's Industry Rant!

Wow, what interesting times we live in! I speak to many people who want to build, but are waiting. The big question is why wait? Bare land prices are bouncing back, as are real estate sales. Building costs are at the lowest achievable prices, and sometimes lower (see my guide on '[How to avoid the cost of choosing the wrong price for your new home](#)'). Some imported product is still increasing in cost - monthly. And from my view point how healthy is the building industry? In one word - decimated. We've again, lost many highly skilled tradesmen never to return to the industry. How many have we lost? Would you believe current figures indicate as many as 30,000 workers! So where is all this leading us? I agree with the economists - it is yet *another* boom and bust cycle.

As strong demand gains momentum later this year - so will demand on my industry. Building Consents are at the lowest level since 1965. In greater Christchurch we are building less than 800 homes per year, but the underlying demand is 2400 per year. Immigration is creeping up towards 10,000 p/a again, with a dramatic pick up expected. There will again be inadequate supply of a skilled workforce, and rates will again skyrocket - even for the cowboys. The question is not "why wait", but "why would you wait"?

off the mark by Mark Parisi
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Completed at Hackthorne

A lot of you have asked how the major architectural refurbishment is going at Hackthorne Road - or have seen my big red sign there, and wondered what we're up to! You'll remember the challenging work I spoke about in the last newsletter, huge beams, cranes, pneumatic jacks to name some. The 3 storey home was virtually rebuilt from the inside, with quantities of new timber added in the 1000,s of meters.

It's hard to believe that these pictures were taken from the same spot! The insert shows a beam about to be lifted into place - and the floor below is full of long holes where internal walls have been removed.



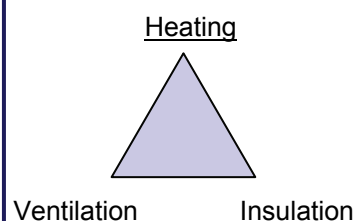
The renovated floor had to be as original looking as possible. I always start with the end in mind - so help from quality supplier and trade relationships are critical. One such supplier helped with careful sourcing and selection of the correct Rimu with the right colouring. By sanding test points around the 3 levels we found the T&G to be generally sap - meaning it came from the outer part of the tree, and was also pale in colour. Attention to detail ensured that it is basically impossible to tell where the old T&G stops and new ones have been slotted in. The time taken certainly paid off!

Jobs like this fascinate me so much I've lain awake at night trying to imagine where those original logs came from around 100 years ago!

For your alteration or renovation project call me now for free advice on how we can optimise your plans and budget into reality.

Doing it better

Few home owners realise the importance of the Healthy Home Triangle.



As energy costs sky-rocket, so do questions on what is the "right way" to heat or insulate a home. I find most clients pick on one of the 3 items, instead of making them work together. For example, without ventilation, trapped moist air takes more energy to heat than ventilated air.

For more professional & free building advice - give me a call today.

Paul Reed **homes**

the human touch

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