

# LIVING QUARTERS



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## Winter 2013

### “One kind word can warm 3 winter months”

Japanese proverb

Who would believe we had a drought a few months ago?

The extremely wet weather during May and June has caused delays on site and extra costs for shrink wrapping.

Work is becoming increasingly busy due to Christchurch taking off, steady interest rates and dare we ever mention a recovery?

At present we have 12 builders on board full time.

We know of one architectural firm who is snowed under with work.



## IN THE WORKS: Our latest project

Orakei project.

This 1994 built home has 3 levels, with balconies and a 3 car garage. As it has breath taking harbour views, the new owners intend staying long term.

We are re-cladding, altering and totally remodelling inside to include a lift, wine cellar, new bathrooms, new joinery and marble floors.

Our challenges to date have been – The weather, more remediation of structure than anticipated (requiring both architect and engineer input) and the top level unexpectedly needing replacement.

Once again, we are grateful to work with Brown Day Group architects and look forward to a finished product early 2014.



## SEASONAL MAINTENANCE:



Winter brings condensation to any home, even those that are well ventilated. Simply wiping off that early morning dampness with a towel will reduce your heating bill and better maintain your home.

### OUR RECOMMENDATIONS:

1. Clear gutters and gully traps following heavy rain.
2. Assess ventilation and heating needs during colder months guided by electricity/gas bills and morning condensation levels.
3. Plan major maintenance tasks for the spring/summer.

## OTHER EXPERTS' TIPS:

*'From our electrician'*

### HEAT TRANSFER SYSTEMS.

These are different to HRV and much cheaper to install and run. They redistribute heat from the warm living room or ceiling space to other rooms. This keeps the entire house warm and dry. Simple modification enables them to take in cool summer air at night, allowing windows to remain closed against the mozzies or burglars.



### ADVICE FROM THE NZ POLICE WEB SITE.

1. Ensure your locks are good quality.
2. Safeguard your keys – NOT under the mat. Burglars know all the typical hidey-holes.
3. How secure are all your windows and rear doors? Again – good quality locks.
4. Are all tools and ladders locked away?
5. Trim bushes away from entry points.
6. Ask your neighbour to check your property and clear the letterbox.

*'Home security during school holidays'*



This week, our daughter is home from Otago, so we are celebrating Danish Christmas. Although Hans is now vegan, we will have roast pork with caramelised potatoes and pickled red cabbage. The spuds -

1. Bring the small sized spuds to the boil and switch off immediately.
2. In large frypan, VERY SLOWLY caramelise a cup of sugar before adding spuds until coated.

## THE GARDEN BENCH:



*,Congratulations to Jane and Simon in Mt Eden, who won last season's Chopping Board.*