

The Countryside Begins

with



5 Tips for a Successful Renovation

Renovating need not be the hair-pulling exercise most people describe. Here are some tips to plan and execute a successful renovation.

Contract Considerations

Be very clear about the contract with your builder. A fixed-price is generally recommended to give certainty of the final cost (although any changes you make will incur additional costs). With an hourly rate contract, costs could balloon if anything unexpected crops up.

Don't Delay

You can't begin without Council consent. You'll need detailed plans plus an estimated value of the work. Lodging a complete and accurate application is vital. Council has 20 working days to process your consent but if they have a query, the clock stops until you provide the extra information.

Stay or Go?

Consider moving into a short term rental. Stay and you'll be living in one or two rooms amongst the dust and mess, with builders arriving on site at 7am, plus the building work will take longer.

Choose Carefully

Once your renovation begins, the subcontractors will be scheduled on



A successful renovation hinges on careful planning and project management.

site in a specific order. You'll need to make quick decisions about everything from tiles and tapware to appliances and flooring so everything remains on schedule. Select and order everything before building kicks off to avoid delays and rushed decisions.

DIY or Project Management?

Project managing the build yourself is challenging: troubleshooting, quality checking, chasing up and rescheduling absent contractors, managing the consent process (including inspections), meeting with suppliers, following up deliveries, and gathering all the final paperwork and warranties to achieve code compliance certification.

It's wiser to have an architect or trusted builder do it for you but if you're up for the challenge, enjoying your new home will be even more rewarding.



FOR SALE

104 Kaihau Road, Waiuku
Reduced Price – \$615,000



FOR SALE

152 Otuiti Road, Pukekawa

Should I Renovate Before Selling?

It's a common misconception you need to renovate before putting your home on the market.

Yes it's true you need to present your home in the best possible light to maximise your sale price but there are situations where a renovation is not necessarily recommended.

If your home is particularly tired and needing a complete makeover there's a good chance it will appeal to an ambitious first home buyer or investor specifically hunting for a do-up. It's often surprising what a "project in waiting" achieves when a bunch of bargain hunters compete at auction. When you take into account the time, money and energy required to renovate, at the end of *Continued...*



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Understanding clients' needs and expectations.



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Continued... the day you may not achieve significantly more than if you just left it to someone else.

So when should you renovate first?

Every home is unique, and each homeowner's situation different so I strongly recommend you first ask me for professional advice. I'll give you an estimate of:

- a) how much your home is worth now, as is, where is and;
- b) how much it might be worth after the proposed renovation.

You can then figure out how much it will cost and whether or not it's worth your while.

As a rule of thumb, if you're a proficient DIYer or a tradie (so don't need to pay others), or you have grand plans to change your home's footprint like adding additional bedrooms or living areas (and you're in no hurry to move) then renovating prior to sale could certainly be worth considering.

Whatever your situation, please call me. I'm always available for no obligation advice and to answer any question about real estate, including how much your home is worth.

Or, know someone else who is selling? I really appreciate your referrals.

Real Estate Trends

Month	Median sale price	No. sales
Manukau City		
Apr-18	822,000	319
Apr-19	830,000	299
Franklin District		
Apr-18	715,000	65
Apr-19	687,000	68
Waikato District		
Apr-18	499,000	60
Apr-19	520,000	44

Source: REINZ

Leaves are falling, autumn is calling.



ALPHABET SOUP

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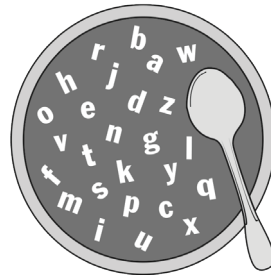
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Use up all the letters in the alphabet soup. Fill in the spaces and find a total of ten musical instruments. Each letter must be used only once.



©Lovatts Puzzles

Just for a Laugh

A dog walks into a butcher shop and the butcher asks, "What do you want?"

The dog points to a steak in the glass cabinet. "How many kilos?" The dog barks twice.

"Anything else?" The dog points to some pork chops and barks four times.

The butcher wraps up two kilos of steak and four pork chops and places the bag in the dog's mouth. He then takes

money from a purse tied around the dog's neck and sees him out the door.

A customer, who has been watching in amazement, follows the dog to a house several blocks away where it rings the doorbell to be let in.

As the owner appears at the door, the customer says, "What a remarkable dog!"

"Remarkable?" snorts the owner. "This is the second time this week he's forgotten his keys."

FOR SALE



914 Waikare Road, Te Kauwhata

FOR SALE



17 Kohanga Road, Onewhero
New Listing!

FOR SALE



238 Punga Punga Road, Pukekawa
Perfect for duck shooting!



Thinking of Selling?

Call me anytime for no obligation marketing advice and a free market appraisal.



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Harcourts Pukekohe