

# YOUR HOME

2020

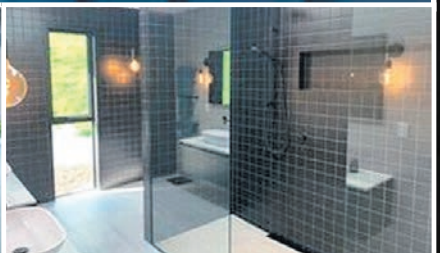


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Welcome to the winter edition of Your Home. We hope you enjoy browsing the range of articles we have prepared for you.

While it's cold and not very conducive to gardening or renovating perhaps you'll be inspired to think about projects you can start on a sunny day or start planning for spring.

## Reader giveaway!

Steamed mirrors, condensation on walls and ceilings, slippery floors and mould are year-round annoying home issues caused by shower steam, which can add significant costs to house upkeep. Not to mention that a dry warm house is also a healthy house, as damp bathrooms are the perfect place for fungus and bacteria to grow, causing serious health problems. Showerdome® solves all these problems, controlling steam, reducing condensation and making the house healthier and warmer. A Showerdome®



shower top consists of a clear acrylic dome that prevents steam from forming when fitted on top of an existing shower box. With no on-going costs it is the most effective investment one can make for a home or rental property. Showerdome® also makes mirror demisters and extractor fans redundant and could save the average household around \$250 in energy costs alone.

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To enter: Email [competitions@hbtoday.co.nz](mailto:competitions@hbtoday.co.nz) with SHOWERDOME in the subject line. Provide your full name and daytime contact number.

### Giveaway Entry Terms & Conditions

Judges decision will be final. No correspondence will be entered into. Staff & families of NZME are not eligible to enter. One entry only per email address. All Entries must be received by 5pm Thursday 6 August 2020. Winner will be notified by Thursday 13 August 2020.

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# A coloured approach to relaxing

## Layer up hue-on-hue for an interior scheme you're sure

Yoga, meditation, a long soak in a hot bath – all are tried and true routes to relaxation. But the lesser-known and longer-lasting path you may be overlooking? A tonal interior colour scheme.

A tonal approach to decorating sees different strengths of a single shade, or similar shades within a single colour family, combined to create a layered look so cohesive it soothes the senses. Incorporating lighter and darker variations of your chosen base colour, it's an on-trend effect that's simultaneously built to last, and easy to achieve at your place with a little insider know-how.

### Let's talk tonal

Hawke's Bay-based stylist and owner of homeware store Blackbird Goods, Gem Adams, is a big fan of a layered look and says although she's tended to embrace it

in the form of texture, the more she delves into colour, the more she loves it.

"The tonal style adds so much depth and creates real interest without being OTT. I'm a busy-brained gal, so I'm always trying to create calm in my surroundings. Tonal schemes do this for me; whether neutrals or brighter colours, a spectrum of variation as opposed to high contrast manifests the feeling I'm hoping for," explains Gem.

She says tonal decorating is great for those who are averse to taking big risks with colour but still seek a look less ordinary. "New Zealanders have historically been a little more subdued in their interior choices, possibly harking back to our English roots, but as we become more adventurous, working with tones is a way to experiment without pushing us too far from our comfort zone. It's a trend but also an enduring look that can evolve with us."



Today's tone-on-tone colour schemes are often built from the same colour family rather than relying on different strengths of a single hue. Styling by Gem Adams, photo by Wendy Fenwick.

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## Beige brigade

Taking a tonal approach may be the most fuss-free and foolproof way to paint, as decision-making becomes so simple when you have your eye on one prize hue and can simply riff off that. And with the visual aids on hand at your local Resene ColorShop, it's virtually impossible to make a mistake. A great way to start is with the Resene The Range Whites & Neutrals fan deck – a fantastic tool for discovering which neutrals go together. Displaying several variations and strengths of a colour on each card, it'll give you a solid understanding of what this look is all about. Choose a single base colour, then at least two other strength versions of it – one lighter, one darker – that are sufficiently different to offer visual interest.

Some might say ubiquitous neutral beige is boring, but as part of a tonal scheme, it's anything but – and extremely easy to live with. “For that ever-popular

putty shade, I love Resene Bison Hide – from bleached beige Resene Eighth Bison Hide to deep mudbrick brown Resene Triple Bison Hide,” says Gem.

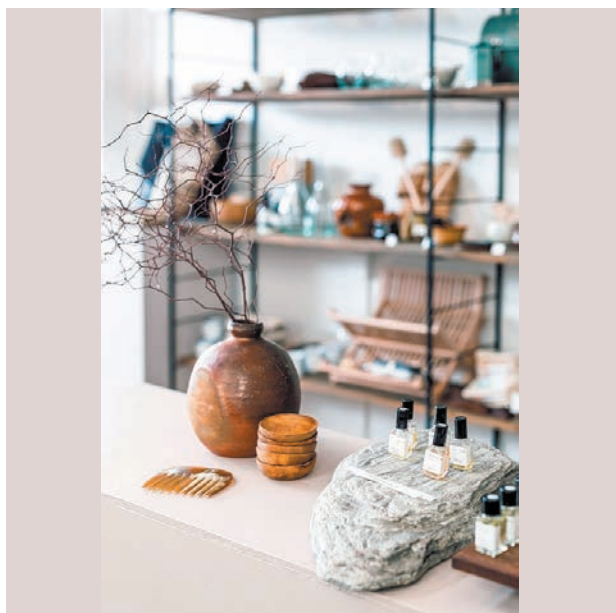
Greys are another neutral that can create an effortlessly harmonious tonal effect. For winter, mid-toned sandy grey Resene Half Stack, armament grey Resene Stack and militant Resene Double Stack make a cosy combination you can complement with accessories in cream and blush to striking and soothing effect.

In fact, grey is a compelling prospect for both inside and out. “My husband and I are currently planning the paint for the exterior of our 1910 cottage, and wanting something reminiscent of its heritage that also makes an impact, we've gone with smoky grey Resene Tapa and urban grey Resene Gravel, both deep tones that complement each other in a fresh way and also sit well with soft grey Resene Ash and sandy Resene Half Grey Olive,” says Gem.

For more ideas and inspiration see your local Resene ColorShop or check out the latest on trend looks online, [www.resene.co.nz/latestlooks](http://www.resene.co.nz/latestlooks).



*Rich caramel tones are easy to not only blend with one another, but they work beautifully with other trendy desert tones, too. Styling by Gem Adams, photo by Wendy Fenwick.*



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# Stylish kitchens

There are some excellent local kitchen construction, renovation and design companies offering the opportunity to view mock up kitchens in their showrooms while having an in-depth chat about your requirements. Computer technology enables you to see a plan of your proposed kitchen in 3D which makes it perfect for visualizing the finished product and making changes instantly.

There's so much choice these days with a vast range of cabinet styles and finishes, contemporary labour saving devices, no handle cupboards and clever storage solutions. Storage options range from the uncluttered look with concealed cupboards to open shelves. Gone are standard stainless steel sinks with the arrival of coloured sinks and sinks that are antibacterial, stain resistant and resist scratches and heat.

Multi-tiered drawers offer clever storage solutions and there's a wide range of artistic splash backs. You'll be spoilt for choice with the range of tiles



or wall coverings available. Open plan kitchens are still extremely popular and generally consist of a central island with either a stove or a sink and easy access to dining and lounges.

The final touches are often industrial style or pendant lights. Counter tops come in a great range of looks and finishes: granite or granite look alike, stone or engineered stone and laminates in a rainbow of colours. The timber look is back in fashion again. Cupboard finishes range from matt to gloss and laminate. While white has been popular for a

long while we may see colour cabinets creeping back, along with matching accessories such as blinds and chairs.

## Quick DIY kitchen "do ups"

- Paint cupboard doors and add new knobs or have the cabinets refaced.
- Replace your benchtop.
- Replace old light fittings with new shades and replace switches.
- Give the windows a treat by adding curtains or a new blind.
- Lay a new floor or add a rug to freshen things up.

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# Elegant bathrooms

A bathroom is, for many, a place to retreat from pressures of life, to relax in a warm bath, light a candle and generally soak the cares of the day away. Once just a room in which to have a bath, shower or brush your teeth, bathrooms have evolved from ordinary to extraordinary. Along with kitchens they have become a space in which to indulge and pamper.

When selling a house the appearance of bathroom, just like kitchens, is often a key factor in a buyers decision making process. Baths and basins that are beautiful objects in their own right are on trend. Modern baths, in particular, are designed to make a statement, are often freestanding and star of a new bathroom. The height of luxury for many would be a free standing roll top bath with ball and claw feet.

Basins have tended to be shallow and white although colour is creeping in and taps are becoming available in finishes other than traditional chrome.



Rectangular and square basins are still on trend. Bath taps or spouts are sleek, often minimalist and the waterfall style for bath taps is still in favour. Popular basin taps include stainless steel, brushed brass and black.

Showers are available in corner fits, rounded, then there are double showers, and plenty of oversize shower heads to select from. Choose from rain heads, to body jets and overhead jets in a choice of chrome, brass or black.

The design of toilets these days are often squat, minimalist styles and more

often than not in white. For those into luxury there's a top of the range toilet incorporating a bidet, wireless control, sensor activated auto open and close and self-cleaning!

Also trending are wood look vanities oak and elm, large mirrors and open shelving. Stainless steel accessories such as towel rails are in vogue. For those totally refurbishing a bathroom don't forget small touches like mood lighting, towel holders, hooks, heated towel rail, heaters and ventilation.

## Meet the O'Briens Showroom Ladies

Ricki-lee & Maria have more than 30 years of experience between them, through various roles in the industry – they have moved around, gaining knowledge and staying ahead of interior trends. These ladies can help you plan anything from a basic renovation to a brand-new dream home, and bring that vision to life. They also offer FREE home visits where they can view your space, take measurements, check fittings and make recommendations for your Bathroom, Kitchen or Laundry.



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# Flooring –spoilt for choice

**W**ool carpet was very in vogue 15- 20 years ago, with very few synthetic carpets available. However, in the last decade or so synthetic carpets have become far more popular than wool. Advances in technology have led to the development of synthetic materials that are hardwearing and easy to clean. In Hawke's Bay we have fierce sun, pets, kids and plenty of indoor/outdoor living so householders need floor coverings that will survive all that, and not stain or fade.

The best-selling carpets continue to be solution dyed nylon that are very practical and hardwearing. Spills of liquids and food are easy to remove and solution dyed nylon has another advantage as the colours will not fade in direct sunlight.

But, there is still a market for wool carpets with plenty of choice. Wool does have plenty of benefits: it is fire resistant, it naturally regulates moisture and is eco-friendly.

Don't forget to allow for carpet underlay in your budget. Just like carpet there is a good selection at various thicknesses and density. A quality underlay can make all the difference to the overall feel of your carpet and provide extra insulation.

In hard flooring there's been a massive upsurge in interest in plank flooring such as laminate and engineered timber. There are no issues with buckling or warping and they are very durable, plus timber being a natural insulator. Engineered timber includes flooring products that have two layers of backing to limit warping and splitting.

Bamboo is an option for those looking for a hard wood that is incredibly hard wearing and extremely robust. Cork floors, considered old-fashioned until recently, are also making a comeback. Cork is a natural product – it's the bark of a tree so it's also sustainable. The advantages are that cork is hard wearing, warm and tough.



Purchasing floor covering is a big investment so take your time and chat to retailers to firm up on your ideas and clarify the expenditure.

Many stores offer a free measure and quote service and there are some good offers available right now - discounts and finance.



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# House prices on the increase despite Covid

By Owen Vaughan  
Editor of NZME property listings site OneRoof

**T**he surge in buyer activity and price rises over the last two months have defied a lot of people's expectations about what the market would do post-lockdown. The figures suggest that Kiwis, buoyed by low interest rates, have emerged from the Covid-19 crisis thinking, "Well the market didn't fall off a cliff like everyone told me it would so I'm going to get a first home or a better home no matter what."

Recent sales and anecdotal evidence of crowded open homes suggest buyers are willing to stretch themselves for the right property. And that's at the top and bottom ends of the market.

June figures from the Real Estate Institute of New Zealand show price

increases across Hawke's Bay, with the median sale price up 18.8 percent year on year to \$565,000.

OneRoof's new Covid index paints a similar picture. According to the index, house values in Hawke's Bay are up 1.9 percent on where they were just before the country went into lockdown, while values in Napier and Hastings were up 1.1 and 1.2 percent respectively.

But does that mean buyers and sellers are deluding themselves? It's clear the market is vulnerable to sudden change in events, as the recent new outbreaks in Sydney and Melbourne illustrate.

But confidence in New Zealand officials' handling of the Covid-19 crisis is strong and many of the factors supporting value levels are still in place, namely a significant under-supply of



housing in the right locations, historically low interest rates and rising migration on the back of returning Kiwis. It's unlikely the market in Hawke's Bay will drop.

However, whereas demand levels among certain buyer groups, notably first home buyers, remains strong at a regional and national level, we are beginning to see variations at a sub-market level, with certain property types smaller investor stock exhibiting softer demand levels.

And confidence levels could change if pressure increases on home-owners when wage subsidies and mortgage deferrals come to an end.

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# Making a positive difference

There's nothing Ben Graham enjoys more than meeting new people and establishing rapport with them. Ben's a Financial Adviser with Mortgage Sure and a specialist in the home loan business. He's also a father of two young girls and understands the pressures families face these days.

It's a rewarding and interesting career, especially when he's able to help a client get a mortgage. "At the end of the day it's a big moment in people's lives so when you get a deal over the line people are so grateful. We're making a difference," Ben says.

Seeking a mortgage is stressful and time consuming but Ben can help as he has close ties with banks and knows which banks are likely to match a client's personal circumstances. "People don't necessarily have the time to approach several banks at one time and we know what the banks want."



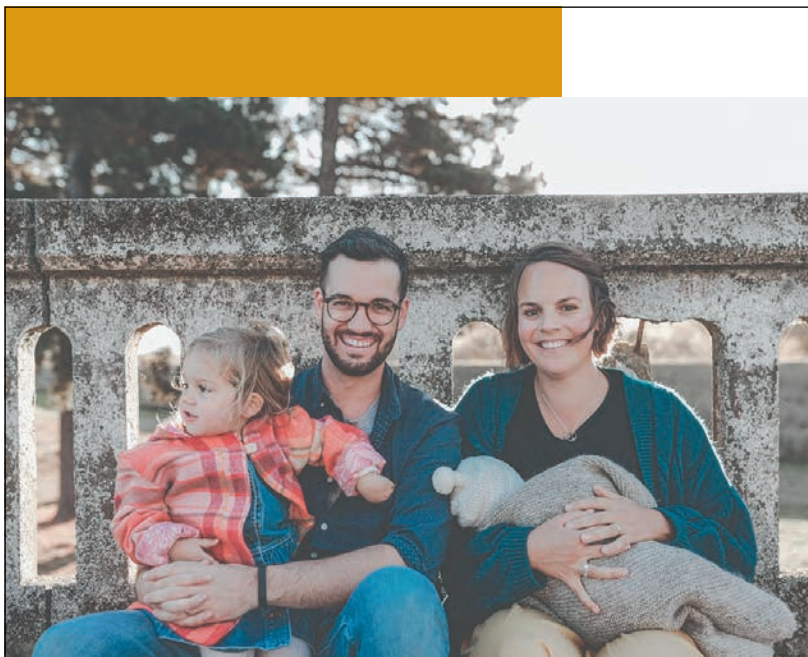
Usually the process starts with a phone conversation in which time Ben will chat about the client's expectations and their goals. Clients come from a number of sources such as personal referrals or

maybe a person's bank hasn't been able to meet their needs so they want some advice and guidance.

They'll then meet in person and discuss income, liabilities, debts and where the deposit is coming from. Ben then prepares a mortgage application and manages its submission to the bank. There are no fees for this process as Ben is paid by the bank.

When approved he will work with the client, talk through what to look for when buying a house and conditions to put in an offer. Ben also has strong links lawyers, inspectors, valuers so in that respect a broker becomes a facilitator. "We don't just get a mortgage we work with people and give advice."

The process doesn't end there as Ben keeps in touch and will meet once a year to review his client's situation. "We give advice, banks don't and the review is all part of the service."



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# What is your style?

**W**hen it comes to window coverings there's a world of choice from ready made to custom made. Select from curtains or a wide variety of blinds roman, venetian, vertical, roller or honeycomb.

Then there's the choice of internal shutters that are steadily gaining in popularity. Select from PVC, aluminium or wood to add a bit of European style to your interior.

Nothing, perhaps, can transform the look and feel of a room more than window coverings.

First decide whether you are looking for elegance and/or comfort? Are you seeking warmth, privacy or light? In winter thermal linings might be important for insulation. Your choice of fabric will be very much dictated by other practical considerations too. For an adults bedroom you might want something

muted whereas for a child's bedroom bright colours might be more suitable.

Right now natural tones are on trend. Popular are beige, brown, green and blue, but that needn't stop you injecting your own unique personality into your living space.

There's all sorts to consider if doing it yourself and buying ready-made: tracks, rods, heading styles, curtain hooks, fabrics, linings and that's just curtains!

Consider the use of the room and the direction the light falls before deciding on fabric or material for blinds. Block out curtains might be more suitable for bedrooms while blinds will suit laundries and bathrooms.

If opting for ready-made it's important to measure the space exactly and double check, or even triple check your measurements! There are plenty of instructions supplied by suppliers to help. It pays to have a couple of people installing the new window treatments too.



Another option for bathrooms, or anywhere that you need privacy, is vinyl frosting which can be bought by the roll and is easily applied to glass.

There are plenty of stores and helpful experts ready to give you advice and many offer free in-home consultations.

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# Protection and privacy

A roof is a vital part of the structure of a house which can often be taken for granted until there's a problem like a leak and then it becomes an emergency. A roof protects your home against the weather elements be it rain, sun or snow. But like most features of a home they also need looking after and regular maintenance.

A roof should look good and also be functional but checking over a roof is not the sort of job for amateurs. It's dangerous and requires professionals to attend to issues whether maintenance, re-roofing or repairing. Roofing contractors will also attend to cleaning, mending broken gutters and replacing eaves.

There's a variety of roofing material in New Zealand including iron, Colorsteel and concrete tiles. Typically a roofing contractor will offer a range of services including replacing roofing sheet and broken tiles, fixing flashings and down pipes and installing leaf guards.



Make it routine to visually inspect your roof often and call the experts if you notice something needs attention. More often than not you will be offered a no obligation free measure and quote.

There's plenty on offer in terms of perimeter fences and ornamental fencing. Big jobs are best left to the experts and the Bay has plenty of fencing specialists. You may need privacy, a pool fence or something simpler like a decorative fence or panel. Trellis withstands the test of time

but oriental style screens, with horizontal slats, are also trending. Another popular feature for gardens are decorative screens in timber or rusted steel with silhouettes of birds and plants.

When it comes to garden sheds, or man caves, there's also a good supply from simple sheds to store a few garden implements, to larger structures. They're available in plenty of designs and materials such as galvanised iron and timber.

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# Garden design and care

Just as interior decoration is a matter of personal taste so too is the presentation of the external space you own or rent. Some people have 'green fingers' and enjoy spending as much time working on their garden as they can. Others find gardening a chore and may opt for easy care, or low maintenance sections and substantial decks.

Most people have a little patch of lawn but for those who are time poor there are professionals who can mow your lawn regularly and attend to chores such as weeding and fertilising.

If weeding is not your thing then placement of weed mats that are anchored and secured will minimise weed growth for several years.

A wander around any garden supply store is great for thinking about what's possible these days: raised garden beds, pebbles and bark, privacy screens and no end of plant pots, pavers and water features.

If kept under control hedges and shrubs can be easily managed by a home owner but unmanageable trees may have to be attended to by an arborist or tree surgeon. If refurbishing a section they are



able to remove and prune trees and grind stumps away. The bonus is all the mess is taken away!

Starting a garden from new is easier than taking over an established property although vision is required to be able to 'see' the final product. If doing it yourself you'll need a wish list, an understanding of the climate, sun and soil type and a budget! A plan of the section, to scale, will also be needed. Consider the

immediate needs of your family and also how they might change in the future as the family ages. Landscape designers are an alternative whether you're wanting a garden from scratch or a makeover.

Once given the go ahead your garden will quickly be transformed by professionals. Easy care sections these days can be good looking with judicious use of pavers, foliage and other decorations.

# Plant, nurture, harvest

Once upon a time it was very normal for people to grow vegetables and fruit in their gardens and recent events have seen a great increase in the number of people turning to their garden to relieve boredom and give the family something to do in the fresh air.

Time poor people find it easier and more convenient to buy fruit and veggies from the supermarket, local greengrocer or Farmers Market. The rise in purchasing pre-prepared food bags takes convenience to another level. However, there are a host of reasons why gardening is good for you. It's not just a warmer weather activity either.

There are plenty of vegetables that can be grown during winter such as broccoli, cauliflower, cabbage for a late spring harvest, garlic, spring onions and broad beans. The raft of benefits of gardening include plenty of health advantages such as opportunities to get out in the fresh air and soak up vitamin D from the sunshine and get a good night's sleep. Gardening

is good exercise and can help reduce stress.

Herbs too are easy to grow and can be harvested when needed. Parsley, rosemary, mint, chives and oregano are good to start with.

Children can become involved and look after their own little garden. It's a chance to learn about butterflies, bees, birds and insects. Lessons can incorporate eco practices like keeping a worm farm, learning about conservation and sustainability.

The logical extension is to progress to making compost with vegetable left overs and garden detritus like leaves. Gardening is an opportunity to learn about soil types, fertiliser and dealing with pests. Growing your own produce means that you have total control over what you add to the soil and whether you use pesticides or organic alternatives. Ultimately the best test is to grow your own and compare with store bought produce. There's no comparison. Try it and see.





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