

# HAWES BUILDING SOLUTIONS LTD

- ▶ RESIDENTIAL
- ▶ COMMERCIAL
- ▶ INDUSTRIAL
- ▶ SHOP FIT-OUTS
- ▶ LEAKY BUILDING REMEDIATION

## MISSION STATEMENT

*"To establish lasting employee and business relationships by continually exceeding expectations and gaining trust and industry recognition through exceptional performance, professionalism, integrity, honesty and fairness."*

Phone: 07 578 2414 Email: [office@hawes.build](mailto:office@hawes.build)

18 Glenlyon Ave, Greerton : PO Box 9086, Tauranga 3142

[www.hawes.build](http://www.hawes.build)

## On the lighter side...

Paddy opened the morning newspaper and was dumbfounded to read in the obituary column that he had died. He quickly phoned his best friend, Finney.

'Did you see the paper?' asked Paddy. 'They say I died!!' 'Yes, I saw it!' replied Finney. 'Where are ye callin' from?'

## Seasons Greetings

Hawes Building Solutions Ltd thanks all our current and past clients, consultants, architects, designers and sub contractors for their ongoing support for 2017. We will be closed for a holiday from Friday 22nd December until Monday 15th January. We wish you all a very Happy Christmas and New Year and look forward to working with you again in 2018.

## Shout out to Supplier of the Month...



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## Hawes Quarterly Enterprise

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New Zealand Certified Builders Association



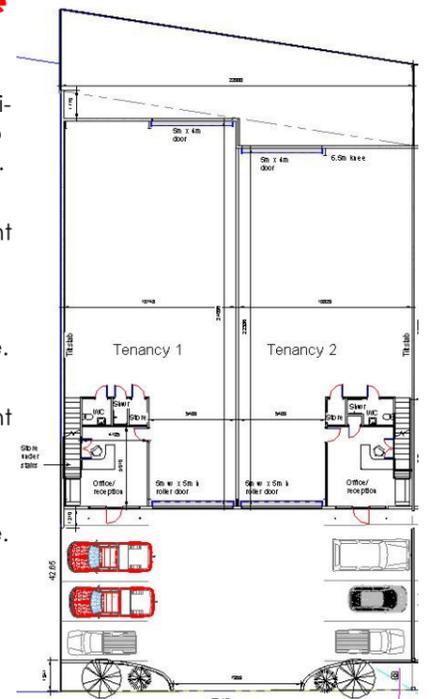
## Industrial Building for Lease

A unique opportunity is available for sale or lease of a new quality industrial premises being developed and built by Hawes Building Solutions Ltd. Located on Unutoto Rd, (a cul-de-sac in the Tauriko Business Estate), the site is elevated and offers premium signage exposure over Taurikura Dr below, with easy access to SH29 via Gargan Rd. The building is available as either one or two individual tenancies, each with a high spec warehouse and office facilities. Each tenancy has a high stud warehouse, high roller doors, 2 storey office, amenities block and access to storage/yard area with additional carparking to the rear of the units.

Tenancy 1 is just over 268m2 footprint area and includes 229m2 warehouse and 71m2 office and amenity space.

Tenancy 2 is just over 250m2 footprint area and includes 211m2 warehouse and 71m2 office and amenity space.

Contact Mark or Anthony for more details and a copy of the information brochure.



## Matua Lifecare—5 new cottages

Hawes Building Solutions Ltd has recently completed the construction of 5 new cottages, (2 duplexes and a stand alone), at Matua Lifecare.

Last year HBS completed the construction of 6 apartments and 2 cottages at Matua Lifecare (as reported in our inaugural newsletter November 2016).

During the construction in 2016, several lessons were learned on the very challenging ground conditions on site. This informed our construction strategy and programming for the new cottages, which resulted in completing the project ahead of schedule.

The site required 9-10m deep piles which were driven through weak, waterlogged soil & silt through to solid ground below.

The 5 cottages were designed by Jigsaw Architects who have been instrumental in the long term development planning of the site. The cottages provide accessible, low maintenance and practical living solutions with a high level of finish for retired owners. All units were either sold or under offer within 2 weeks of completion.



## Its Daylight Robbery!

The famous Swiss-born French architect Le Corbusier once said that people needed space and light just as much as they need bread or a place to sleep. Most people will agree that buildings that are situated or designed with good exposure to sunlight are generally preferred as places to live and work, compared to those with lesser light levels. Research organisation Motu Economic and Public Policy Research have managed to put a price on that sunshine. According to the Building Better Homes, Towns and Cities Challenge Study, involving data from over 5000 Wellington home sales in the past few years, a home's value increases by 2.4 per cent for every hour of sunlight it gets. This means that negative impacts that can reduce sunlight exposure, such as city intensification or other new developments, can now be priced.

Source: [http://www.buildingbetter.nz/news/case\\_studies/valuing\\_sunshine.html](http://www.buildingbetter.nz/news/case_studies/valuing_sunshine.html)

As an aside, the phrase "Daylight Robbery" is

reputed to have originated in England in the 1690s. Like many English monarchs, William III was short of money, which he attempted to rectify by the introduction of the much-despised Window Tax. As the name suggests, this was a tax levied on the windows or window-like openings of a property. The details were much amended over time, but the tax was levied originally on all dwellings except cottages. The upper classes, having the largest houses, paid the most. Some wealthy individuals used their ability to pay as a mark of status and demonstrated their wealth by ostentatiously building homes with many windows.

Taxes are rarely popular, but the Window Tax, which was considered to tax the very stuff of life, that is, light and air, was singled out for particular loathing. People went to great pains to avoid paying it and many windows were bricked up for that reason. Many examples of build-

ings with brick window panels, sometimes with painted-on trompe l'oeil (realistic optical illusion) windows, still survive.

The sight of such windows is so much a part of the English architectural folk memory that even new construction, particularly in areas of significant architectural heritage where symmetry is an important architectural device, are often built with fake bricked-up windows, even through the tax itself is long since abolished. Source: <http://www.phrases.org.uk/meanings/daylight-robbery.html>.

The research by 'Motu Economic and Public Policy Research', is significant in that it now quantifies the loss of sunlight by development. Developers understand the value of sunshine, but putting a value on it opens up a new way of thinking for city planners. "Instead of having inflexible height regulations and setbacks and building envelopes and things like that, they can be more flexible and say; 'If you're going to build a

property next to another and it's going to block their sunlight, you need to pay them off', says author of the report Prof Arthur Grimes. For example—a 5 storey development is built and overshadows a house worth \$1m resulting in the loss of 3 hours of sunshine on average per day. The real effect on value is therefore calculated as a loss of \$72,000 on the property's value.

For more information about the Motu study "Valuing Sunshine" please see <http://motu.nz/our-work/urban-and-regional/housing/valuing-sunshine/>.

"A home's value increases by 2.4 per cent for every hour of sunlight it gets"

## Staff Profile: Andrew Meads & Mike Carter

Andrew is employed by HBS as a Carpenter. He has been a Cabinet Maker/ joiner for 30 years. In that time he was lead cabinet maker for a luxury

motor home company based in Tauranga and his workmanship (which was in the latest motorhomes magazines) was always highly complimented.

Andrew has been with Hawes Building Solutions for 5 years and is enjoying the diversity of work as a builder. Andrew's attention to detailing and finishing skills are extremely valued both by HBS and our clients with his ability to provide a level of crafted detail that is often not shown on construction drawings. Andrew is a keen boatie and enjoys water sports with his family.



Mike is employed by HBS as a Project Manager. He is a registered Architect having previously run his own company for over 10 years.

Mike has been with Hawes Building Solutions for over a year and is enjoying being closer to the physical act of building. He regularly draws on his years of experience planning and running projects from a consultants side to ensure projects run smoothly.

Mike has worked on 1000 home developments in the UK and previously wrote

appraisal certificates for BRANZ. He enjoys DIY, tramping, hunting, home butchery and running a lifestyle block with his family.

