



Welcome to  
**talk of the town**

issue 521

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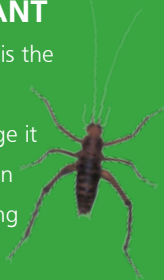
# Did you know?

## SUN, SAND AND SURF

New Zealand's coastline boasts some of the world's most beautiful beaches. No matter where you are in New Zealand, you are located less than 128km from the ocean.

## GENTLE GIANT

The giant WETA is the world's heaviest insect. On average it weighs more than a sparrow, making it so heavy that it is unable to jump!



## WHERE DID THAT NAME COME FROM?

PUKEKOHE 51km South of Auckland. PUKE means hill. KOHE (kohekohe) is a native tree, *Dysoxylum Spectabile* - a coastal evergreen canopy tree with waxy white flowers and seed pods that native birds enjoy feeding on. Many of these trees grow in the district.

## PONDER THIS..

"Do not follow where the path may lead. Go instead where there is no path - and leave a trail."

Emerson

# Child Cancer Foundation

Once again we are proud to be supporting the Child Cancer Foundation by making the people of New Zealand aware of the support the Child Cancer Foundation offers children and how we as Professionals give back to the community to help those families on the childhood cancer journey.

Hana Ellis-Kaa is the 2009 Face of Child Cancer and her Beads of Courage help tell their story. Hana, pictured (3rd from left) along with her friends also living with cancer, are an inspiration to us all. On this one day in the year, we put aside our day to day routines; reallocate our priorities and go all out to offer vital support for these remarkable young people.

This year was again a success and it goes to show that regardless of the "state of the nation" the NZ public proved generous when it came to Child Cancer Appeal Week.

Professionals donate a percentage of funds from every property sale. Further to that, our team nationwide cast their attention to raising money and awareness

supporting children living with cancer by holding events like business breakfasts, corporate golf days, meat pack raffles, road block and street collections, just to mention a few.



Andrew Mark, Executive Chairman Professionals Presenting cheque to Neil Porteous, CEO of Child Cancer Foundation

At our June AGM in Queenstown, we were very pleased to present a cheque for \$129,632.09 to Neil Porteous, CEO of the Child Cancer Foundation. With Professionals New Zealand contributing over \$3.2M since 1995 and delivering the Holiday Homes and Family Place support facilities adjacent to the

hospital, we are keen to continue to build on our support.

Why we do it though is easy to identify, based on feedback we receive from families who take time out to stay in a holiday home says it all.

Name	Address
Combrinck Family. (Willem, Elsie, Mischie, Leon + Reenete) Auckland.	<p>We had a great time. A big thanks to The Professionals + CCF and all the others who made this place possible. This is a piece of heaven on earth. Thanks for all the workers. We've used them all!! Everything is much appreciated.</p> <p>Thanks for the nice warm house.</p> <p>From Leon.</p>

**Thank you New Zealand!**  
With your help, we really do make a difference!

# The Good Life – Country versus City



It's paradise - right? That's what many of us think when we envisage our life living in the peaceful surrounds of beautiful rural New Zealand. Wide open spaces, peace, tranquility, and basically living "The Good Life" all spring to mind...

It certainly can be, but remember - a rural environment is where people live and work. It can not only be a beautiful landscape but the very nature of living in the country means production is bound to follow. Some farming/rural activities on adjoining properties can create effects that we hadn't bargained on. Many of these are a necessary and legitimate part of rural production. Maybe not all day or all year - but sometimes, depending on the season, there might be any number of reasons that your "slice of heaven" is disturbed. Being educated before you make the decision to move to the country could stand you in good stead. Look around the rural neighbourhood and see what's there. Think about how established activities might affect you and ask around to find out what day-to-day life is like in all seasons. It's important to spend some time checking it out in good and bad weather - including those windy days! The more you know, the better you will be able to adapt to the rural landscape.

## Your Country neighbours

Just as in town, it's important to get on with neighbours so make sure you exchange contact details. The council can set basic guidelines

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rural landscape"

or standards, but when it comes to managing minor matters, it's up to you and your neighbours. The family dog, easy to manage in town may suddenly be the target for unhappy farmers. The seemingly

harmless roaming of a dog amongst stock can be a major disruption and the rules are very clear when it comes to containing them on your property. This is an area you should look into very carefully before assuming they can have wide open spaces to run around in. Contact the council to get full and complete guidelines so you have a full understanding of how to control and contain your pet, this could avoid potentially fatal outcomes. A good relationship is imperative when it comes to living in the country.

## Can I do anything I want on my land?

Usually you can - provided you don't cause adverse environmental effects. Councils are responsible for managing the effects of activities and may have rules and bylaws in place.

## What about water supply and sewage?

Many rural properties have to provide for their own water supply and sewage disposal. This usually means rain water has to be collected in tanks or water has to be pumped in. If you've never bought a truck load of water before you probably won't know the cost! Taken for granted in towns and cities, rural sewage disposal is often to a septic tank that needs emptying periodically. You will need to follow local bylaws with this service. If the property is bare land you may need to install a new water supply or sewage disposal system. Rural landowners are responsible for the ongoing maintenance of water supply and sewage disposal systems so again, you'll need to know how to maintain pumps and clear blocked drains.

## Is living in the country for you?

Rural life can be the best thing since sliced bread for many families and the end of a dream for others. If you think living without traffic, immediate neighbours and city living is for you, make sure you do your homework. Look into schools, internet & TV reception, emergency services etc. There will be up's and down's with both choices - but only you will be able to determine what lifestyle suits you and your family.

## How can I find out more?

Visit your district council - they will be able to answer many of your questions and provide a Land Information Memorandum (LIM) which describes important details about any property. There will usually be a small fee - but it is a small price to pay for accurate information. You might also like to talk to the regional council. Ask them for a copy of the rules applying to your property and rural neighbourhood. These are just a few of the things to investigate, so education is key. Don't take any shortcuts and ask as many questions as you can.

Talk to your Professionals office for information from a knowledgeable local source. They will be able to answer many of your questions and help make your decision a sound and happy one.





# Colour Your World

Colour plays a big part in selling a house. If selling your home is on the horizon, how you decide to dress your walls can convince a buyer that yours is ready to move in... or see them walking away! If the goal is to see the sparkle of "love at first sight," consider picking the right paint palette to suit a range of buyer tastes.

## Proper Preparation

When you paint your walls, make sure you prepare the walls properly. Before you start, use a pre-made crack filler or drywall compound to fill in minor cracks and old picture hook holes. Lightly sanding baseboards, window frames and doors is also a great way to ensure that your paint will adhere to the surfaces properly. Make sure you are using the same base paint that currently exists on the surface you are repainting.

## Picking The Magical Colors

Color choices are plentiful, as are the types of paints. When selecting interior colors, consider how you use each room or the feeling that you want to create for the space. White is a great accent, but for walls it is a harsh and cold color. Instead of white, choose warm, inviting and neutral paint colors such as yellows, warm beige and olive tones. White with a base of orange gives a warm tone although you cannot determine any orange at all in the colour. White with a blue base reflects a cooler tone. With hundreds of shades of pale tones, take into consideration what room you are thinking of and the amount of light that the room gets before taking the plunge.

The best rule of thumb for home remodelling is to stick to a color palette that isn't too bland but also isn't too bold. For smaller spaces, such as bathrooms, choose colors that make the room look bigger such as warmer whites. For the bigger rooms, select a paint that is a couple shades darker to create a cozy atmosphere. For bedrooms, calming paint colors work best.

Make sure the palette you create flows from room to room. Use test pots of paint and try it on the walls before committing to the color for the entire room. Don't forget to look at the colour in the night light - it can look quite different.

## Wallpaper Can Be A "Turnoff"

Potential homebuyers don't always like wallpaper or at least the wallpaper you may have chosen 15 years ago. They want simple, clean, warm and inviting rooms and not the potential headache of steam cleaners and wallpaper removal. It is a good idea to consider removing wallpaper or at the very least painting over it where necessary in order to open the space and make the room feel fresh and clean.

## Look Up!

Potential buyers notice water stains and old-fashioned ceilings. If you have a home with a stucco ceiling, it can date your home to a buyer. Before you show your home, consider painting the ceiling with flat white paint. If you have crown molding, make sure you use the same ceiling paint for a consistent professional look. Those old fashioned moldings can be a fabulous feature if treated properly.

## Learn From The Experts

Choosing a wall color can be overwhelming. Do your homework; look at magazines with photos of rooms that look appealing and try to match the colours to suit your home. Go to a few open homes yourself and see what works and what doesn't. Your local paint shop will know what colours are in vogue at the moment and will be able to help point you in the right direction. Paint color can help you sell a house faster by making the walls fresh and clean, to create an inviting environment for a homebuyer. Get those sleeves rolled up and present your home in the best possible colour!

