



No hassle house renovation

Home renovators often start a project full of enthusiasm but soon become bogged down trying to co-ordinate subcontractors, source products and oversee a multitude of jobs.

That was never a problem for Tony and Diane Bennett who booked Mark Higson and The Trade Team to renovate and extend their Cockle Bay home.

The Bennetts bought their 1940s bungalow in May 2009 realising the work they wanted done would be too much for them to organise without help.

"Contracting Mark to oversee the project was an inspired decision," Diane says. "It meant dealing with only one person for almost everything."

"Mark organised building, plumbing, electrical work, painting, roofing, gutters, flooring, bathrooms, fittings and even landscaping. The only jobs we out-sourced were the kitchen, curtains and carpet."

Keen to avoid a piecemeal project, the Bennetts allowed Mark several months to work on the house before they moved in. Reconstruction started in June then, over four months, The Trade Team transformed the property.

A portion of the original L-shaped lounge, which overlooked the road, became the new main bathroom while



TRANSFORMATION: From left, the original rear, during construction, the finished extension.



NEW HOME: The renewed bungalow with its two level addition.

the rest of the area became the master bedroom with ensuite and walk-in wardrobe taking over what was the laundry and main bathroom.

The former kitchen is now a second bedroom and the original master bedroom has become the third bedroom. Another bedroom is now a study.

Having eliminated the lounge and kitchen, the Trade Team's biggest job was to add to the rear of the house a two level extension, in keeping with the original architecture.

The north-facing extension includes a large, open plan kitchen, dining and family room downstairs with wrap-around deck. The upper level is all lounge opening onto another wide, sun-drenched deck.

And if the downstairs sea view is lovely, from upstairs it is spectacular – a sweeping vista looking out over the gulf. East, north and western walls on both levels are well endowed with windows and wide-opening stacker doors to embrace light and views.

The job also meant installing a

storm water retention tank to accommodate run off from the roof. This option was adopted because storm water drains were some distance from the property and were extremely costly to access.

"The Trade Team did a fantastic job on the house but it didn't stop there," Diane says. "We have an adjoining studio which they also made over and then they laid pavers, formed new gardens and erected fences. It's been a big job and without Mark we could not have done it all so smoothly."

Mark says co-ordination of able subcontractors, good communication and one person overseeing the project saved the Bennetts work and worry.

"While Tony and Diane knew what they wanted they also listened to suggestions. As a result of their foresight, they have added considerable value to their home, which far exceeds the cost of the work involved. They now have a wonderful lifestyle property with views that must be among the best in the district."

The Trade Team, headed by Mark Higson, is a core of competent trades people who cover all aspects of building work. The team's catch cry is 'helping make your house your home'.

With more than 25 years in the construction industry and project management experience, Mark says most clients don't want to compromise on the finished product. "They need reliability and a company that offers convenience and flexibility to suit their needs enabling them to get the best value from products and services. That's why they will find working with the Trade Team straightforward from start to finish.

Services include:

- Renovations
- Alterations
- Home improvements
- Carpentry and cabinetry
- Electrical
- Kitchens
- Bathrooms
- Doors and windows
- Decking and fencing

"We provide an itemised and fixed written quote which is adjusted only if extra work is required. We are available to discuss projects or make on site inspections. Talk to us about renovating or extending and we'll show you that staying put can give you a new home.

The Trade Team

Ph 533-6248, Mob 021-764-511,

Email: mark@tradeteam.co.nz