



Newsletter
November 2003
VOL 2, ISSUE II

Homecreators Ltd
14 Tongariro Street,
Paraparaumu

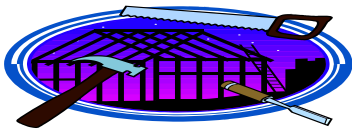
Tel: 04 297 1685. Fax: 04 297 1627

e-mail info@homecreators.co.nz
www.homecreators.co.nz

CONGRATULATIONS

Congratulations to Ben Smithson who is now Intermediate Club Champion at Waikanae Golf Club as of 2/11/03. Well done Ben.

BUILDING IN PROGRESS



SHOW HOME - 9 Ashleigh Way, Kennedy Park, Waikanae. This show home is currently being built and will be open for viewing in January.

SPEC HOMES – Progress is well underway at the following addresses:

- Lot 32, 40 Campion Rd Waikanae Beach.
- Lot 77, 5 Ashleigh Way Waikanae Beach.
- 30 Park Avenue, Waikanae.
- Lot 56 Nicholas Way, Waikanae Beach.
- Lot 97, Regent Drive Pram.

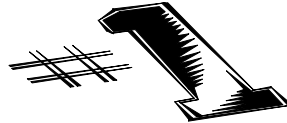
If you know of anyone considering buying in the near future please pass onto them what we have coming up and feel free to call Dave, tel (04) 297 1685 or 0274 425 215 to discuss their requirements.

SECTIONS AVAILABLE

We have some great building sites available in Paraparaumu and Waikanae. Land is selling quickly on the Coast as the number of sections decline because of the huge demand. If you know of anyone

interested in building a new home or has land they may want to sell on the Kapiti coast, call Dave (04) 297 1685.

WE ARE NUMBER



Whats on report

Homecreators has ranked (by volume) first in the category of \$150,000+ homes built in the Wellington / Wairarapa region in the latest Whats on Report every month for most of this year. Thanks to everyone for making this possible.

WHY SHOULD I GET MY CHIMNEY SWEPT?

It was understood even in the Georgian period of history that chimneys had to be brush cleaned. Way back to the 17th century the Master Sweep of the day would employ small boys to climb and scramble up chimneys. The task for these climbing boys was to brush clean the inside of the flue with small hand-held brushes. These days things are a lot simpler in that Chris Harmer of Mr Sweep, Professional Chimney Cleaners is available locally to fully service your wood burner or open fire. The basic premise is the same except that small boys are no longer the sweep! The end result today is the same as 300 years ago, all fires need cleaning to prevent creosote build up which can ignite and cause a chimney fire.

All modern wood burning appliances should be serviced at least once a year. The service Chris provides is not to only sweep the flue but he also fully checks the appliance for safety and will provide you with a Certificate of Sweep for insurance purposes, similar to having a WOF check done on your vehicle. Wood burner manufacturers also require that fires are serviced annually for warranty purposes. All Homecreators customers will also receive a 10% discount off normal rates by booking before the end of December and mentioning this article. Call 0800 181 689

FEEDBACK

We would love to hear what you think of our newsletter. If you have any further suggestions for upcoming issues you would like to share with us, please contact Kathy 04 297 1685 or email info@homecreators.co.nz

MERRY CHRISTMAS



The Homecreators team would like to extend their warm wishes to everyone for a very merry Christmas and all the best for 2004. Thanks for all your support over the past year.

P.S Happy Watering this summer!



Wishing you a very merry Christmas and a prosperous New Year.





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FROM DAVE'S DESK...



Hi there, well another year has just flown by. On a personal note having a baby after 10 years of trying is awesome, Natasha is just the best. She now weighs over 11lbs and has made me extremely happy and fulfilled.

As for business, this year has been our busiest year ever thanks to the amazing team we have, and the excellent clients we have had the pleasure of dealing with this year.

Thanks to all the people who have referred their friends and family on to us, it has been very much appreciated.
Thanks Dave

TEAM UPDATE

We would like to welcome Paul March to the Homecreators team – Paul is Dave's brother in law. Paul's roles will be pricing invoices, Building QC, Property Research, Database Mgr and taking the pressure off the office team for a time. It is awesome to have yet another member of the family working with us.

Peter Smithson the youngest member of the Smithson

family has also joined the team – Peter is an apprentice carpenter. We would like to welcome him aboard.

BUILDING BOOM



You are probably well aware of the amount of building going on all over New Zealand. We now have a severe delay in the delivery of bricks due to the building boom and the fact that people are wanting homes not subject to leaking home syndrome. We are now ordering bricks 2-3 months in advance to ensure we have no delays in building our clients homes. It's a good time to be a bricklayer.

THINKING OF REFINANCING?

With interest rates as low as 5.95% now is a great time to re-finance your existing home loan, especially when you may well be entitled to a further interest rate discount of up to 0.5%.

It doesn't have to be a difficult or time consuming process. Use Thomson Jones Mortgage Brokers, who will come to you at any time seven days a

week, and you can be assured of a quality free service that gives you the best deal available. After all there are many financial institutions today who provide home loans, and who has the time to visit them all?

A registered valuation may not be required and most banks will happily waive their application fee. Many will even pay your legal bill for you!

Re-financing should improve your cash flow considerably, especially if you also re-finance high interest debt such as a car loan or credit card. Improved cash flow allows you to take control and build equity in your home faster. By paying your home loan off in less time you are potentially saving tens of thousands of dollars. It will also give you the opportunity to purchase that first investment property! Isn't your hard earned money better off in your pocket than the banks? Call Thomson Jones Mortgage Brokers now on 04 298 6766 for a free, friendly and efficient consultation.

BUSINESS CARDS

To all subbies and suppliers.

Could you please drop or post us some of your latest business cards into the office. We are often asked to refer a subbie or supplier and find giving clients a business card is best for all. Thanks.



Wishing you a very merry Christmas and a prosperous New Year.

