

# Housing Consulting Services

Sustain & Enable provides sustainability advice to builders and developers, households, landlords, property managers and investors.

Not everyone wants a high-tech house, but everyone deserves to live in a healthy home that doesn't cost the Earth to build or live in. Our philosophy is that healthy, well performing, sustainable homes should be cheaper to build and operate if the right decisions are made early enough in the design process.

There aren't many organisations in New Zealand that do what we do. There are companies out there that provide limited advice, but rarely do they look at the whole property as an integrated system and how the parts work together to provide a healthy environment for the people who live there.

We provide impartial advice and referrals to ethical products and organisations we have no hidden sales incentives. The approach we take is based on experience, research, science and best practice, and recommendations are tailored specifically to each property we assess.

## Home Owners

- Healthy home audits and tailored report for new builds, renovations or sale/ purchase peace of mind.
- Impartial advice on products (eg: heating, insulation, ventilation, moisture control).
- Pre-purchase inspections to ensure home meets required health, operating, and sustainability standards purchasers expect (note: this is different to a building inspection by a NZIBI Building Inspector or a weather tightness check by a NZIBS Building Surveyor, although we sometimes provide broadly similar checks and advice).

## Outdoors

- Design advice for setting up gardens and other outdoor spaces that produce a yield but require less maintenance.
- Advice on native planting and natural weed control methods.
- Referrals to and cooperation with other technical specialists as required.

## New Builds, Developers, Investors & Building Industry

- Healthy, durable, energy efficient, high-performing homes provide a greater Return on Investment and Social/ Environmental Return on Investment.
- Design advice, project management and consulting services.
- Impartial product recommendations.
- Sustainability, performance, and accessibility advice. Eg: How to build a home for life that is safe and comfortable for people that are elderly or have a disability, or one that doesn't require heating.
- Homestar projects. Homestar is the national single rating tool for household sustainability. Results are independently audited and confirmed and this provides good peace of mind for purchasers.
- Sustainability/ Design advice and advocacy throughout building process for clients - liaise with builders and developers to ensure clients get the healthy, well performing home they deserve. Good added value service for Group Home Builders.
- Available on retainer or for single enquiries.

## Landlords & Property Managers

- Insulation Statements and compliance checks for existing and upcoming legislation.
- Rental Warrant of Fitness, HomeFit, and tailored advice.
- Tenant education. Healthier tenants who know how to manage home moisture content and temperature are more likely to stay longer, look after the property, and pay rent on time.
- Impartial advice on insulation, ventilation, and heating needs of a home - no sales but product/ company referrals available if owners want advice on what to install or who to use.
- In-home tenant education so landlords can avoid unnecessary damage to or devaluing of the property through unintentional misuse, neglect, etc and tenants have lower utility bills or healthy outcomes.
- Property report checks compliance with the new Residential Tenancies & Healthy Homes Laws.
- Advice on how to help protect asset value long term.