

Life Cycle Costing

Life Cycle Costing simply means evaluating what a product or service will cost you over its entire lifetime. More expensive materials, with a longer life, can often work out to be a more cost-effective option than low-cost, short-life alternatives. Even though some materials look great when new, they may deteriorate in a relatively short space of time. You want a home that will look just as good in 10 years as the day it was built, so it will maintain its value if you choose to sell it in the future. When building, you need to choose materials that will deliver durability, performance and the best value for your home in the long term.

Leading Merchants

No matter how big the job, always check past performance and what credentials have been gained for a product or system e.g. NZ Standards compliance, International Organisation for Standardization (ISO) accreditation or BRANZ appraisals. Many products are made up of other supplier's components. Ask questions about the performance of those components to ensure you are getting the best quality you can. The leading New Zealand merchants are listed in our 'How To' guide.

Product Life Cycle

When selecting building products for your home you need to think about the life cycle of the product. How long will this product last? What is the duration of the guarantee? Look for products that have market leading guarantees and/or warranties from reputable companies.

New Zealand Climate

The New Zealand climate is complex and varies from the coastal sub-tropical north, to cool temperate climates in the far south. Most areas of New Zealand have between 600-1600mm of rainfall throughout

the year. When purchasing products for the exterior envelope of your home you need to ensure they will be durable under these conditions. Using products such as long run steel roofing will ensure your home will meet the demands of most New Zealand weather conditions.

Water-Proofing Your Home

You need to choose products that will Future-Proof your home against hidden long term costs caused by rot or moisture damage. Plaster board internal linings containing a wax emulsion or fibre cement linings should be used in wet or humid areas such as bathrooms, kitchens, laundries and toilets, because it will not soak up water vapour.

A wall caddy should always be installed at the point where a tap or shower penetrates the wall. The caddy will permanently seal the hole in the wall lining and protect your structure from leaks occurring behind the wall. A leak can be the result of hardware malfunction or age and can go undetected for many years.

Glass protection can also be added to reduce cleaning time and maintain the appearance of your glazed areas as well as minimising the use of cleaning agents. It is particularly good for showers and glass balustrades.

Creating Efficiency

When designing efficiency into your lifestyle, whether it be by installing solar water panels, a heat pump water heater or a rain water harvesting system, you will need to invest. However over time you should see a cost saving of power/water and have an extra efficient feature when you sell your home. Also, see the Home Energy Rating Scheme which will highlight the added energy efficiencies possible when you're looking to add value to your home.



Tips:

- Check out fpb.co.nz to find a FPB tradesperson who understands the FPB principles.
- Make sure you have quality electrical installations to eliminate disruptive faults and outages