

18 July 2011

Inquiry into Housing Affordability
New Zealand Productivity Commission
PO Box 8036
Wellington 6143

Submission on housing affordability
by a quantity surveyor
involved in the building industry for 50 years

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Examples noted of excessive or unnecessary costs in housing:

- local Council charging the adjacent common drainage work against the house building consent costs
- double framed external timber walls – 90 wide structural and 20 wide strapping for cladding
- use of sealed building wrap instead of breather type building paper with unsealed laps
- over-insulated housing in the temperate zones
- excessive use of heat pumps
- double glazing not necessary in temperate zones – use of a dehumidifier eliminates window condensation
- forced air ventilation systems in roof space are not necessary if the ceiling insulation is adequate and properly laid – are these systems healthy?
- encourage designers to again include fanlights for passive cross ventilation – cost effective when compared with full height sliders etc

