

# 10 Top design and building tips

FROM OUR EXPERTS



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- 1** Analyse your block and check for any factors that may impact your design process. These may be things such as Local Government Policies, Housing Estate guidelines, any possible easements on your property, slope of the land, trees that you want to retain, any views that you want to take in, summer and winter sun plus wind directions for solar design.
- 2** Think about how you live and what rooms and space you require in a home. When considering these rooms also think about how you use them and what you require for them to function best for you. We can fall into traps of adding spaces we don't need or making rooms that are overly large and don't function as well, adding unnecessary cost to a home.
- 3** What are the must-haves and the nice-to-haves in your home? These can help when it comes to laying out your home design and also keeping you on a budget with your home. Do you need that extra activity or theatre room? How often do you use those spaces?
- 4** Link your living area to the outdoors. Your living area is the focal point of your home. This is the space you'll use the most for everyday living and entertaining guests. Maximise its potential and allow for great natural light and to make the indoor and outdoor spaces work together. Consider large windows or sliding doors to make the most of our wonderful climate and save on your energy bills.
- 5** Step back and reflect on what's important and what you want to achieve in the design and style of your home. Sometimes people get caught up on solving every little detail straight away and over complicate the process. If you feel yourself getting overwhelmed or you feel it's getting too hard step back and remind yourself what were the important must-haves in your home.
- 6** Keep it simple. I often find people try too hard when choosing things for their home. I keep colours quite consistent in my hard finishes and try to incorporate textures and neutral tones as opposed to bringing in lots of strong colours. It's a lot easier to change a cushion and throw rug, than it is a feature tile!
- 7** Let there be light. If I can add light by making windows bigger during the design phase, especially from the Northern aspect, I will. Letting natural light into a space adds so much life. If I can't get enough natural light I always like to add an extra down light to a space. I always prefer too much light than not enough.
- 8** Less is More. The philosophy "less is more" really goes a long way. If there are too many feature heroes in your space you lose the effect of all of them.
- 9** Nothing like a real plant. Plants add so much life and colour to a space. We know that they help clean the air and there is evidence to suggest that living plants can have a positive impact on our lives. If you travel or are unable to have real plants, there are some amazing artificial plants on the market like the ones we use in our Display Homes.
- 10** A good Eclectic space. I love a good op-shop or garage sale find. Its always nice to incorporate a range of items into your interior. If everything is brand new a space can lack personality and feel a little stale. It's nice for items to have a meaning. Preloved or upcycled items are a great way to add a spark. The environment will thank us one day.