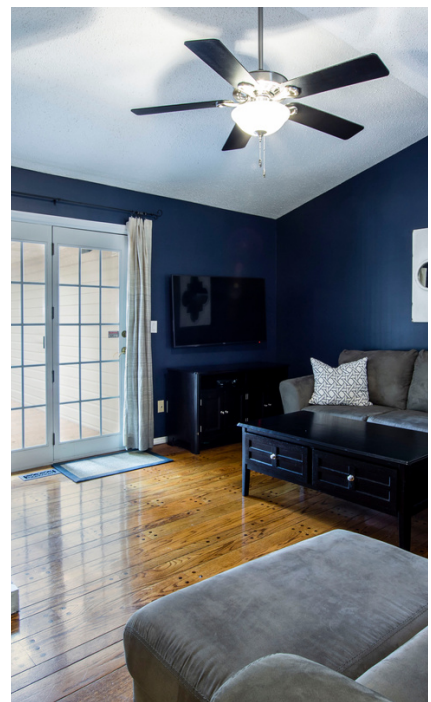


A DESIGNER'S GUIDE

For Designing Your New
Home in Perth



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Abstract

In the realm of home design, experts in Perth assert that it is a formidable and intricate undertaking, acknowledged as one of the most challenging endeavors. A multitude of Perth residents encounter pitfalls, attributing mistakes to a dearth of comprehensive knowledge and guidance. Navigating the nuanced world of design demands a keen understanding of spatial dynamics, aesthetic nuances, and functionality. Many in Perth grapple with the complexities, emphasizing the critical need for informed decision-making. To transform your vision into reality, a wealth of expertise is indispensable, ensuring your new home not only meets but exceeds expectations in the dynamic landscape of Perth's design challenges.

Embark on an unparalleled new home design journey in Perth with our expert guidance. Whether you crave contemporary chic or timeless elegance, we are here to transform your vision into reality. Elevate your living experience and embrace a harmonious blend of style and functionality. Your dream home awaits right here in Perth.

1. Introduction

Discover the epitome of design excellence with our exclusive Designer's Guide for crafting your dream home in Perth. Immerse yourself in a tailored experience, blending aesthetic allure with functional brilliance. From contemporary concepts to timeless elegance, unlock the keys to personalized luxury in every corner of your new Perth residence.

2. Designer Tips to Read Before You Shop for New Home Accessories

Shopping for home accessories isn't an overnight process, but if you're looking to begin the journey of filling your space with beautiful accents, you'll want to keep these pro tips top of mind.

We asked designers to share their insights regarding what to consider before shopping for home accessories, how to mix and match different styles of accessories, and how to best combine new and existing home decor. You won't want to miss out on their valuable tips!

What to Consider Before Shopping for Home Accessories

Before you shop for new accessories, you'll want to take stock of what you already have and determine whether these pieces are serving you.

Williams Martinez, the founder and principal designer of Casa Martinez, recommends only keeping pieces you love so you can have a better idea of how and what you need to accessorize.

Before you head to a store, snap photos of the area and rooms you need to accessorize and take dimensions as necessary, he suggests.

Additionally, you'll want to shop your home first before buying anything new, adds Laura Chappetto Flynn, owner and lead designer of Element Design Network.



"I like to walk around my clients' homes to see what can be repurposed and given new life in a new space," she shares. "Place the items you have first then identify what you need to fill in the rest of the space."

You'll also want to take stock of your needs and budget. Determine whether you're in search of books for your built-ins, decorative boxes for the coffee table, or something else entirely, Flynn says.

"Having a good idea of what you are looking for ahead of time will help to keep you focused," Flynn states.

Budget is also a key consideration. When it comes to accessorizing your home, it's helpful to have a budget in mind since items can add up in price, Flynn explains.

"This will prevent you from falling in love with one splurge piece and not having enough to get the rest of the accessories needed to finish your space," Flynn says.

How to Mix and Match Different Styles

It's more than okay to mix and match different styles of accessories within your home. After all, Martinez says, "your home should be a curation of pieces that reflect your taste."

In fact, mixing and matching styles will make your space appear more interesting and collected, he adds. He says that one way to ensure that your overall setup appears cohesive is by sticking to one particular color palette, and Flynn agrees.

"Opt for colors that complement each other rather than oppose one another," Chappetto says. "Introduce pops of color through accessories, artwork, or accent furniture to tie everything together, but keeping the overall color palette consistent will help unify your space."

However, don't be afraid to vary your materials or group together various shapes because they'll add depth and dimension to your space.

"Adding all these elements and textures will make your home feel unique and attractive," Chappetto explains.

Tips for Combining New and Existing Home Decor

Martinez offers a few key tips for combining new and existing decorative objects within the home. Aim to find a balance between the two and decor pieces that you personally connect with, so you "fall in love with your home every time you walk in," Martinez says.

"Since you already have a layer of existing accessories, it's just a matter of finding the elements that will complement those in your home," Martinez states.

The next step is to determine what you want your new design style to be, says Monika Nessbach, founder and chief interior designer of Designbar.

"Find inspirational images to inspire your new design that displays the commonality between the old and new pieces," she suggests. "You want to have your new accessories tell the story while the old pieces will now be your complementary items that support your new style."

3. Here's Everything You're Doing Wrong When It Comes To Home Design—And How To Fix It

Some home improvement projects are just fine for beginning DIYers to tackle. But when it comes to home design and décor, it's easy to miss the mark. While beauty is indeed in the eye of the beholder, there are certain key design principles to keep in mind when creating a pleasing aesthetic for your home.

We talked to a few professional interior designers to get the scoop on what DIYers are doing wrong when designing their spaces—and most importantly, how to fix it.

1. Misunderstanding Scale

It's easy to get excited when decorating a room, and it's even easier to overdo it. Peter Spalding, CCO and co-founder of design marketplace Daniel House Club, says one of the most common mistakes he sees is when large pieces of furniture overcrowd a room. "I hate walking into a living room and finding it filled with one giant sofa and a pair of chairs so far away that conversation becomes impossible," he says.

Spalding notes that when furniture is too big, wall art is often too small, which is another issue with scale. "As our walls grow taller and taller, they require more and more expansive art, mirrors and bookshelves to cover their expanse," he explains. "Tall walls left uncovered are not possible for our eyes to read, and so the experience is just the sense of alien space."

But scale isn't just about objects and furniture, says Spalding. It's also about patterns—specifically knowing how much is too much. "A room with all small patterns will feel fussy and a bit hard to read,

and one with just big patterns will feel obnoxious,” he says, adding that each piece will be competing for your attention.



The solution? “Consider using large-scale patterns [for] pieces that are central to the design and smaller ones for supporting characters,” says Spalding. For a chic look, Spalding prefers a room to feature a single pattern.

2. Installing Inadequate Lighting

Isfira Jensen, CEO and principal interior designer at Nufacet Interiors in Perth says that another faux pas is not layering the lighting in a room. “It’s a common mistake to place one central light fixture in a room and call it a day,” she says. Aside from not providing enough illumination, she says “There is also a large missed opportunity to create an inviting and functional atmosphere.”

To layer lighting, Jensen says a room should have ambient lighting for general illumination, task lighting for specific activities and accent lighting to highlight any special features in the room. “Not only does this make a room highly functional by preventing eye strain, but the result is a warm and inviting environment,” she says.

3. Having Outdated or Worn-Out Hardware

Here’s a DIY project that can easily be finished the next time you have a free weekend or even an afternoon: Replace worn or rusty hardware on cabinets and doors. “Door knobs are one of the biggest touchpoints in the home, so making a simple swap to a new style or finish can create a whole new look,” says Ted Roberts, Style & Design Expert for Schlage.

Don’t worry if you can’t decide on a single style or finish. “Mixed finishes and styles are a unique way to add your own personal flair throughout your home,” says Roberts. “Seeing a gold door knob paired with a black or navy blue door provides fun visual contrast.”

4. Skipping Over Paint Color Testing

There's a reason for all those paint swatches at your local hardware store: They're to help you from making unfortunate color decisions for your walls.

"You can tell when you walk into a home when a paint color hadn't been tested before applying," says Chris Jovanelly, Senior Designer at Est Est Interior Design, adding that it's a common issue when homeowners choose gray or white for their walls. "All whites have some sort of undertone of cool, warm, lavender, blue or yellow, and based on the lighting in your home, it can change the appearance," he explains.

Even if you try paint color simulations on a computer, it still won't be the way it looks on your walls with your lighting, Jovanelly says. He suggests testing out a bigger swatch of the paint—there are sites that allow you to get your color choice on a big sticker to place on your walls—and try it out in different rooms with different lighting before making your final decision.

5. Choosing Furniture That's Too Coordinated

Select furniture that's too eclectic and you've got design chaos. But if you go too far with matching everything, it shows a lack of creativity—not to mention it "makes your space look like a furniture showroom," says Raquel Kehler, house flipper and interior design creator at RoomCrush.

Her solution is to choose pieces in the same color family, then add décor to create accents. She suggests throw pillows as a way to experiment with different shapes and patterns.

6. Prioritizing Beauty Over Function

Sometimes there's a piece of décor or furniture so beautiful that you just have to have it in your space. But don't sacrifice function for form, or else your prized piece will turn out to be the beautiful elephant in the room. Window treatments are a good example of where to draw the line between aesthetic and practicality.

Allison Weiss Brady, influencer in interior design trends and styles, says she loves long curtains because "they drape so beautifully at the bottom, creating a pretty, cascading effect."

But even she will admit that long curtains in a high-traffic area are a magnet for dust and dirt. "An easy but slightly less glamorous solution is to make sure you choose to install curtains that sit slightly above the floor," she says—an ⅛ inch or ¼ inch should do it.

Interior design is very much based on personal preference. But if you find that your décor and furniture choices aren't meshing well with your space, try some of these expert tips to solve your design dilemma.

4. Small Design Upgrades to Add Character to a New Home

Moving into a new home or a freshly-renovated space can be a thrill, but there's such a thing as a new home looking too new. The clean, modern look is well and good, but it can feel cold if there's not some sense of life in a space. Now, we're not going to suggest you rip out your brand new floors to replace them with reclaimed barn wood, but with a little bit of effort you can make even the newest home look like it has a bit of charming history.



So, we asked three design pros to share DIY ideas and mini upgrades that homeowners or renters could make to give their home more of a lived-in look. Read on for tips on how to get that cozy, inviting vibe.

Say yes to secondhand

Adding antique furnishings and accessories to your home is the fastest, easiest way to add a lived-in aesthetic to your home, says Deb Foglia, the blogger behind Seeking Lavender Lane and the founder of Vintage Keepers, an online marketplace. “Ninety percent of the stuff in my house is vintage,” says Foglia. “Pieces that have charm and were once loved by someone else instantly transition the feel of your home.”

Embrace reclaimed accents

If you already have newer furnishings, Whitney Leigh Morris, the creator of the Tiny Canal Cottage and author of *Small Space Style*, suggests adding a dash of reclaimed materials around your house to up the charm factor. “Vintage hinges, door knobs, and pulls can work wonders,” she says. Similarly, you can top a console, countertop or dresser with a surface of repurposed materials, like reclaimed wood or natural stone, which you can have sized to your specifications.

Mix & match

Both Morris and Foglia note that matchy-matchy furnishings and finishes are often hallmarks of a new space. If possible, mix up your new furniture with older pieces and shop from a variety of brands, not just one retailer. “The sofa and armchair can indeed contrast,” says Morris. “This approach echoes a time when newly-manufactured goods weren’t so prevalent, and unique, mismatched, and homemade goods decorated well-loved rooms.”

Layer on Old World wall finishes

Morris has spent the last year building a new house, but the brand new structure looks anything but sterile thanks to the textured appearance of her walls. “Old homes develop beautiful, rich patinas of all sorts over time,” says Morris. “A way to attain a similar feeling is through the application of layered lime paint and Tadelakt, [a plaster topcoat]. The origins of these concoctions date back centuries, so they inherently offer an Old World, texture-rich look when applied to walls and ceilings.”

Tack up some trim

Another tactic to enliven drywall is to add molding and trim. Foglia added picture frame molding in several rooms of her home and says it's a project you can do yourself if you have basic DIY skills, a miter saw, and (ideally) a nail gun. “Any wainscoting, shiplap or molding gives a room dimension, and instantly looks older,” says Foglia.

Mind your metals

Pay attention to the finishes on hardware, door knobs, and light fixtures, say Erin Wheeler and Amy Burgess, partners at Sunny Circle Studio, a blog and design studio based in Raleigh, North Carolina. “I really love brass, especially antique brass, which makes a room feel a little more lived-in, like it has a story,” Wheeler says. She notes that while it's a small detail, the patina and warmth of the metal can change the look of the whole room. And don't worry about matching all your metals: A variety of finishes will make a room look collected over time.

Swap out your bathroom sink

If you want to add more character to your bathroom without ripping everything out and starting from scratch, Foglia says look to the sink. In her own home, Foglia used a reclaimed hammam bowl as a sink. “A vintage vessel sink is usually affordable and instantly gives space more character than a traditional one,” she says. Another option? Place a sink on top of a vintage dresser or cabinet instead of an off-the-shelf vanity—all you need to do is drill a few holes for plumbing.

Utilize table lamps

Your home may be blessed with state of the art lighting, but there's nothing like accent lamps to create a cozy atmosphere. And, the design pros we spoke to say the more the merrier. Foglia notes that lamps are especially impactful in the kitchen, where they add unexpected living room styling.

Install a truly personal gallery wall

Nothing says “collected over time” like a gallery wall. Wheeler says that it doesn't even matter if you actually bought your artwork online instead of in a number of antique stores over the years. A gallery wall can quickly evoke the feeling of a well-loved-home, especially if you weave in personal mementos and photographs. Mixed into Wheeler's own wall assemblage are a handkerchief that her business partner Burgess brought back from a trip and a photo of her grandfather from the 1940s.

Get some plants

Bringing in actual living things (aka houseplants) is a great way to make your house feel more home-y. To supply even more charm, mix and match planter and pot styles and choose a variety of different leaf types and plant sizes. Morris is a big proponent of this design move and she has plants in every corner of her home—even the shower.

5. Room Design Tricks Interior Decorators Would Never Tell You for Free



Learn interior decorators' foolproof design formulas to make your living spaces a little more beautiful.

Follow this throw pillow equation

To accent your couch, place two 20-inch-square pillows in a matching bold pattern in the corners. Overlap them with two 16-inch pillows in a coordinating solid color. Add one lumbar pillow with a subtle pattern (like a pinstripe) for balanced design.

Hang artwork at the right height

Most people hang artwork too high. Place a piece so its bottom is only three to eight inches above furniture—lower for large pieces and slightly higher for small pieces. When there's too much space between furniture and a painting, the eye rests on the void, blank wall between the two pieces.

Rearrange the bookshelves

Organize 60 percent of books vertically and 40 percent horizontally on the shelves. This creates balance yet spontaneity (and shows off the back of the bookshelf if it's lined with a decorative fabric). Stack horizontal books lower than vertical ones: If the vertical books are 12 inches tall, place three to four books horizontally up to four inches high. Add green plants to soften the bookshelf, but avoid flowers, which can look cluttered and distracting.

Create space with the right mirror placement

Mirror, mirror, on the wall: What is the best placement of them all? Centered at about 57 inches high, experts say. This is an easy, strain-free eye level for most people. To create the illusion of more space, mount a mirror opposite a window to bounce light.

Place a rug based on its size

The size of the rug—say, for under the coffee table—will dictate how you arrange furniture around it. With an eight-by-ten-foot rug, situate the sofa and any chairs so that the front legs of each are somewhere on the rug but the back legs are not. With a five-by-eight-foot rug, keep the sofa completely off, but still place the front legs of the chairs on it. In a large family room, use two rugs to create two separate living areas.

Measure dining tables before you buy

In the market for a new one? Make sure it's wider than 36 inches. This allows room to eat, even when the center of the table is filled with serving dishes and centerpieces. Tight on space? Consider a round table. It fits well into a small corner and, with no edges, offers more eating space.

Follow this go-to color scheme

When choosing a color palette, assign 60 percent of the room a dominant color, 30 percent a secondary color, and 10 percent an accent color. In a classic room setting, this may translate to designating walls the dominant color, upholstery the secondary color, and a floral arrangement or pillows the accent color. If you have a nice view outside, frame it by painting the interior window trims a dark color.

Want a new coffee table? Check these measurements

Because couch seats today are typically about 20 inches high for easy sitting and standing, the ideal coffee table is 15 to 20 inches tall. Situate it 18 inches from the sofa; this is the average distance from a person's hip to kneecap (people usually sit perched on sofas in living rooms). In a casual family room, 18 inches gives space for lounging and comfortably walking around the furniture. Choose a coffee table that's two thirds as wide as the sofa.

6. Cleaning & Organisation Strategies For Different Areas Of The Home

Everyone appreciates a clean and organised home as it allows flow of positive energy and reduces stress. Thus, you need to put in necessary efforts to ensure your home is neat and tidy.

However, cleaning your house regularly is challenging, especially when you have small children, pets, a demanding job or other responsibilities. Hire professionals offering house cleaning and expert vacate cleaning in Perth to deep clean your house. Professional cleaners have the equipment, expertise and experience to sanitise homes effectively and efficiently.

Additionally, get smart to save time, energy and money while house cleaning. Tidy up using the cleaning and organising strategies listed below and make your home look inviting at all times.



How To Clean Different Areas Of The House?

Cleaning without a plan wastes your time, energy and effort. Thus, follow the steps below to sanitise the kitchen, bathroom and living rooms of your house.

Clean The Kitchen

Before you start cleaning, declutter and remove trash from the area to get rid of unwanted things. Afterwards,

Wash the dishes

Wipe cabinetry, countertops, stove and appliances

Apply cleaner to tiles around the cooking area and countertops and clean them.

Target stains, splatters and messes

Wash the sink and sanitise drains

Sweep and mop the floors

Clean The Bathroom

After sanitising the kitchen, move to clean your bathroom.

Wipe all mirrors, glass surfaces, cabinets and countertops

Descale and clean the sink, toilet and bathtub

Clean the shower area

Wash faucets, shower glass and other fixtures

Wash towels, cloth and other bathroom fabrics

Sweep and mop the floors

Clean The Living Rooms

After the most used rooms are clean, move to sanitising the living rooms with these steps.

Dust all the surfaces and fixtures

Wipe common points of contacts, furniture, windows and other areas

Vacuum and clean upholstered furniture, bedding and carpets

Sweep and mop hard floors

How To Make Your Home Look Neat & Organised?

Besides cleaning every area of your house routinely, you need to take the following measures to keep it neat and organised. Here's what you must do.

Adopt minimalism around the house to only keep things you really need and discard unwanted items that serve no purpose.

Explore storage solutions. For example, get shelves on walls, containers for household items, furniture with hidden storage compartments etc.

Keep things parallel and perpendicular to each other or the walls to give a better visual of organisation and reduce stress.

Declutter regularly to take out unwanted items. You should also focus on removing broken, old and obsolete things that serve no purpose.

Label things well in the kitchen, bathroom and other areas of the house. It will help you identify things and place them in the correct storage spots.

While getting new things, make sure you also take out the old news to avoid hoarding.

Have An Organised Cleaning Schedule

Make a cleaning checklist to streamline your house chores and complete them in time. Dusting is a daily chore, whereas cleaning the oven is a monthly activity. For you to make a schedule, the first step is to identify the tasks and decide if they need to be completed daily, weekly, or monthly.

For people with children, vacuuming the carpets needs to be done every day. However, for a working couple, the carpets can be vacuumed weekly. Also, the list will be different for those who are moving because their tasks will be related to vacate cleaning in Perth.

According to the structure of your life -deciding what task needs to be done and when is your call. For example, people who do laundry in the morning every day and fold the clothes at night should put these tasks on the master list and categorise them as 'daily'.

Involve Every Household In The Cleaning & Organising Activities

Whether you live with your partner, family, or roommates, it is necessary everyone in the household makes their list. Conduct a meeting with all the members once each list is complete, and then a master cleaning timetable for the house can be created. Making this schedule is essential because it will help involve everyone and tasks will be assigned according to their comfort plus availability.

Make sure to categorise the chores and assign deadlines for timely completion of tasks and no anxiety. What's more, there can be rewards for completion of tasks.

Adopting a reward system is fruitful when you are moving house and have to motivate everyone in the household to contribute to the vacate cleaning in Perth.

Note: People in some households may have extremely busy schedules and zero bandwidth. Under such circumstances, the best option would be to hire professionals for expert vacate cleaning in Perth.

Ensuring your house is neat and tidy is crucial to have a positive and healthy home to live in. Thus, you must follow this guide to clean and organise your home like a professional.

Also, it will help reduce your stress. But if you are ending a tenancy don't hesitate to book professionals for vacate cleaning in Perth in advance and ensure your property is clean on the day of the final inspection.

7. Conclusion

As you conclude this comprehensive guide for designing your new home in Perth, envision a space that transcends the ordinary. Let Perth's design essence inspire your journey, creating a harmonious haven where sophistication meets comfort. Embrace the art of living beautifully with our expert insights, shaping the perfect Perth residence.

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