



# MAXIMIZING SPACE: GUIDE FOR DESIGNING A RENTAL SPACE



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# Abstract

Crafting a rental home in Adelaide demands a blend of contemporary design and local charm. With a focus on livability and style, incorporating natural light, outdoor spaces, and energy efficiency is essential. Thoughtful integration of local materials and cultural elements enhances tenant experience, fostering a sense of community and belonging.

## 1. Introduction

Maximizing Space: Guide For Designing A Rental Space provides essential insights into optimizing living environments in Adelaide. From clever storage solutions to innovative layout designs, this guide offers practical strategies for landlords and designers to create functional, stylish rental properties that resonate with Adelaide's unique lifestyle.

## 2. Home Designers Share Their Biggest Design Mistakes

Like almost anything in life, mastering interior design in Adelaide is the result of a lot of trial and error. Whether you're a professional designer or just decorating your own home, you have to try things out to see what works and what you like. For example, maybe you fell in love with a table at the store only to realize it's completely the wrong size when you get it home. Or maybe you painted an entire room based off of a paint sample and forgot to consider what the color would look like in your low-light space. Mistakes happen, but the good part is that we learn from them. So, we asked the designers from the 2023 Real Simple Home to tell us about the biggest design mistakes from their careers—and what design lessons they learned as a result.

### Putting the Cart Before the Horse

Bobby Berk: "After years of having roommates, I was very excited to furnish my very first 'adult' apartment. I ended up ordering a bunch of furniture online, including a new sofa, dining table, chairs—pretty much everything. When it all arrived, the sofa would not fit through the door (no matter what we tried), the dining table was way too large, and the chairs were teeny tiny. Instead of having a fully designed apartment, I ended up with a huge hassle and a bunch of furniture I had to repack and haul into my elevator.

This experience definitely taught me a valuable lesson as a designer in Adelaide: the importance of planning and measuring. I learned to double- and triple-check the dimensions of everything before ordering to make sure it all fits. For large pieces of furniture, I will even lay down tape to see exactly how large the footprint will be in the room. It also helped me evolve into a designer who is always aware of the details, and thinking about how each part of an interior needs to work together (and fit together) to create a successful room."

The Lesson: Grab a tape measure! Bring one with you to the store, jot down the dimensions of your space, and follow Bobby's lead: tape off the area a rug or piece of furniture will occupy to make sure it feels right in the room.



### **Being Too Hands-Off**

Linda Hayslett: "In my career, a mistake I made early on was not realizing that even if you have the best notes, layouts, elevations, and renderings, that many contractors and subcontractors [may not read them thoroughly] to help a project go smoothly.

As a designer in Adelaide, I've evolved in taking a more hands-on approach to job sites and projects. Going on site and seeing progress, answering questions subcontractors may have, and seeing even small changes really helps in keeping a project on track and looking good in the end. It's important to be a part of the team, even if you're not directly employed with my team. Showing up to help makes it smoother for the project timeline."

The Lesson: When you're embarking on a home reno, whether big or small, don't be afraid to check in with the pros you've hired to manage the project. It doesn't mean you're micromanaging if you check in to make sure things are going according to plan.

### **Playing It Safe**

Kim Vargo of Yellow Brick Home: "I often find myself regretting the times that I didn't make the bigger, bolder choice. Next time you find yourself considering safe vs. bold, go BIG—and watch the compliments pour in.

I've learned that the more I truly do what I feel in my gut—whether it's unusual, trendy, or somewhere in-between—I fall more and more in love with the spaces we design. Our kitchen is a great example of that. I knew I wanted red/terracotta cabinetry, but I had a tough time finding inspiration photos to get Scott [Kim's husband and design partner] on board. But the more I shared my idea with passion, the more he knew we had to go for it. Now, our terracotta kitchen cabinets make me smile every single day! I've never once regretted making the bolder choice."

The Lesson: Just go for it! Build a Pinterest board or moodboard to get your family on board with your design idea.

#### **Not Considering Scale**

Michelle Gage: "You learn to do better, but my biggest regrets have always been with scale: a sofa that's too small for the room or a rug that's too large. Floor plans are a crucial part of the design process to help determine what fits best in the room."

The Lesson: Try using a 3D program to help visualize elements of a room before you buy bulky furniture. Or follow Bobby's trick above and use tape to measure out the area a piece of furniture will take up.

#### **Forgetting to Back Things Up**

David Quarles IV: "I would have to say not backing up my photos and measurements on my devices [is my biggest mistake]. After a trip to Puerto Rico, I 'left' my phone in the ocean, but just the week before had captured all of our before photos and space planning on the phone—but I backed nothing up on the cloud. That mistake set us back two weeks during the planning phase, since I had travel scheduled right after the first trip, and the rest of the team was also out.

To combat that, I now have my design assistant take the measurements—because she's a rockstar—and I will also ask that our contractor team grab an extra set of measurements just in case. This way, we've actually improved and shortened our process since we're able to compare notes and provide each other measurements one may have missed. We're able to cover more ground in less time, allowing us to take on larger projects without much strain in planning!

The Lesson: Take photos on your phone, and don't forget to back them up! This way, you can access images of your space when you're out at the store. Similarly, save measurements in the Notes app on your phone or in a shared doc that you can access from anywhere.

#### **Doing Too Many Accent Walls**

Megan Hopp: "One thing I would say in the beginning of my career was that I was not as good at advocating for correct decision making in regard to paint and wall coverings. Because it is a very expensive endeavor often and eats up a large portion of a client's budget, it's something that triggers an anxiety of, 'Oh my gosh, this is permanent, what if it's too much?' So in the beginning of my career, I would sort of fold a lot and let people do a lot of accent walls—and I am very personally against accent walls ... It's just not enough. Like in my opinion, it's always, always, always better to wrap the whole room."

The Lesson: Rethink that accent wall! Why not do all four (or maybe five) walls instead?

## **3. Do's And Don'ts For Designing A Rental Space**

You've signed the lease in Adelaide, the keys are in your hand and you're ready to transform your rental into a home that shows off your design style and personality. However, before you get carried away with the renovations, double check your rental agreement. Decorating a rental can be tricky because you may be limited on what you can and cannot DIY or upgrade. Before you start a new project in your rental, here's a list of do's and don'ts for rental decorating.



### **Do Modify the Lighting**

There's no reason to live with outdated or builder grade lighting in your rental. "Swapping out ceiling fixtures or installing wall sconces are ways to add punches of personality to your rental," says Dara Beitler, principal designer at Dara Beitler Interiors. However, don't toss the lights that you are replacing, she cautions. "Be sure to keep the original lights in a safe place so you can reinstall them before you move," Beitler told Forbes Home.

For many of these lighting swaps, you can DIY this project, but if you are adding a more permanent fixture, like a ceiling fan—talk to your landlord first and consult with an expert before installing.

### **Don't Paint Without Checking Your Lease**

Paint is always an easy fix for updating any room in your home. From walls, the floors and even the kitchen and bathroom cabinets, a fresh coat of paint can transform a space. However, before you grab the brushes and the painter's tape, check with your landlord about their painting policy.

There might be an easy solution like getting all colors approved before painting or there may be no wiggle room when it comes to paint and you'll have to deal with the colors already in the home. Either way, you don't want to risk losing your security deposit or being on bad terms with your landlord over a few cans of paint.

### **Do Add Comfort to Your Floors**

Not crazy about the floors in your rental? Layer on the rugs to transform the space. "Introducing different textures, patterns and colors by layering rugs adds not only style but also warmth to your rental's flooring," says Beitler. No matter what type of flooring your rental has, area rugs are a must-have. For an extra cozy feel, double up the rugs or invest in extra padding to soften every step in your new home.

### **Don't Invest in Furniture That Is Specific to the Rental Space**

If you find a piece of furniture like a chair or a table that works perfectly in your rental space but might not work in another home because of the color, size or shape, consider skipping the pricy furniture and finding a more budget friendly option.

If your rental home is temporary, you don't want to end up with a piece of furniture that doesn't work in any other rental or a home that you purchase in the future. Invest in pieces for your future home and find affordable options for your rental.

### **Do Upgrade Window Coverings**

From ugly curtains and broken blinds to bare windows—there's no reason to not give your windows coverings an upgrade. "Rentals may have outdated shades. Temporarily replace your window coverings or add hardware and drapery to uplift your vibe," says Beitler. Again, hold on to any window coverings that are in your rental when you move in so that you can put them back up when you move out.

Pro Tip: Label each of the window coverings that you take down so when it's time to reinstall, you'll know where everything goes.

### **Don't Over-Decorate Small Spaces**

When you decide what decor and furniture you're packing up and taking to your rental, be sure to edit. "Allow for negative space and enough walking room around furniture pieces," Beitler recommends. It's easy to overwhelm small spaces with too many items, too many colors and not enough room to actually live in the space. If you aren't sure where to start editing, try removing one or two items at a time and see if it lets the room breathe.

### **Do Elevate Your Walls**

There's no reason to leave the walls of your rental home bare. From decor to renter-friendly wallpaper and tile, change the entire look of your rental space by getting creative with every wall. "Install mirrors, art and shelves to warm your home. It is an easy fix to spackle the holes before you move. Peel and stick wallpaper and tiles are reversible ways to dramatically personalize your space," says Beitler

### **Don't Take On Major Renovations**

While there may be parts of your rental home that you'd love to change—swapping out the countertops for a new material, taking down a wall to open up a room, or ripping out shrubs in the front yard—don't do it. Consider talking to the landlord about making these changes, and if you get a no—get creative with your design to camouflage the spaces you don't love. Instead, focus on the positives and the parts of the rental you do love.

### **Do Create Storage**

Storage is essential in every home, and if your rental is lacking storage—get creative and make your own. "Install faux built-ins like bookcases and wardrobes to utilize the height of your spaces. Purchase furniture pieces like storage ottomans and coffee tables that double as storage," says Beitler

### **Don't Assume You Can Patch Everything**

From mounting a TV in your living room to letting kids hang posters on their bedroom wall with tape, sometimes the attitude “We’ll just patch that up when we move” can be a costly mistake. Instead, opt for removable hangers and hooks for lighter options and find renter-friendly hanging options for heavier items. Also for the big projects, you’ll want to measure twice and sink the nail just once. This way you don’t have double the holes to patch when you are moving on to a new home.

### **Do Opt for Versatile Pieces**

When you choose furniture for your new rental, make sure it’s versatile. “You may not be in this rental for long,” cautions Beitler. “Choosing versatile furniture pieces such as modular sofas, nesting end and coffee tables are all great items that you may take with you later on to your next living space.” Fortunately, there are so many stylish options when it comes to versatile and multitasking furniture.

## **4. Designer Tips to Read Before You Shop for New Home Accessories**



Shopping for home accessories in Adelaide 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."

## 5. Decorating Ideas to Make Your Rental Feel Like Home



Making a rental feel truly homey can be tough, especially when lease agreements and landlord laws limit your house or apartment decorating ideas. If you rent your home, you can make it your own with a few strategic design ideas. Let these suggestions and examples inspire you to fill your rental with style and personality.

### **Floating Shelves**

A floating shelf arrangement is an apartment decorating idea that can be used to show off a collection of decorative objects and mementos. Simple shelving staggered for a unique look works as a rotating display you can quickly update. Wood or metal goes with almost anything, so you can use them with any furniture style.

## **Ideal Furniture**

You might be stuck with basic apartment finishes and materials, but that doesn't mean you can't have fabulous furniture. Fill the space with pieces you love to help make it your own. Choose a statement furniture piece in every room to become the focal point. With a stunning mustard-yellow sofa or midcentury modern coffee table, you'll quickly forget about any less-than-ideal features you can't change.

## **Updated Apartment Entryway**

If your apartment lacks a designated entry, try this apartment decorating idea to create your dropzone with a few wall-mounted pieces. Hang hooks for stashing hats, purses, or light jackets. Choose a unit with a shelf on top for grab-and-go items like your keys and sunglasses. Finish the setup by hanging a large mirror for last-minute touch-ups on your way out the door. And if your rental doesn't allow you to screw into the walls, pick up a few adhesive-back hooks to do the job.

## **Maximized Small Apartment Kitchen**

Apartments are notorious for having minuscule kitchens. Take advantage of every inch of kitchen storage by maximizing vertical space. If your setup includes open shelves, place several stacks of dishes on each shelf, arranging like items together. Use the upper shelves for lesser-used items you don't need to access as often.

## **Updated Apartment Bathroom**

Finding non-permanent apartment decorating ideas is key to making a rental feel like home. For example, you might want to add patterned tile to your bathroom, but your rental agreement makes it a no-go. Instead, use peel-and-stick tiles that are easy to apply and remove when needed. Choose a small area, such as the wall above the sink, to keep costs low.

## **Creative Apartment Bedroom Design**

Add luxury to a rental with gorgeous draperies. Hanging several sets of draperies along a wall is an apartment-approved way to give your space personality without the permanence of wallpaper or paint. It also gives the illusion that windows are hidden behind the draperies rather than just an expanse of blank walls.

## **Faux Built-In Storage**

Some vintage apartment buildings have gorgeous built-ins, ideal for storing necessities. If your apartment doesn't, fake the look by adding a wall unit or bookcase that reaches almost to the ceiling. If allowed in your building, install moldings around the tops of the shelves to reinforce the built-in look.

## **Gallery Wall**

Turn your TV wall into a focal point in your living room using this clever apartment decorating idea. Hang a gallery wall of artwork around the TV to frame it, and surround the display with furniture. This TV could have been placed on the console table beneath it, but using the wall leaves the tabletop available for serving when entertaining. Plus, having a piece of furniture beneath a wall-mounted TV grounds it and prevents it from seeming as if there's a random object floating on the wall.



### **Double Duty Daybed**

A daybed can be a sofa by day and a guest bed by night. Accented with plenty of pillows for back support, you can sink comfortably onto a daybed to watch TV or read a book. When overnight guests come, this apartment decorating idea gives them a comfortable place to sleep. Keep a large basket nearby for extra linens to make the transition from sofa to bed easy.

### **Studio Apartment Decor**

Employ a few smart studio apartment decorating ideas to make your all-in-one dwelling seem cozier. Stick with a consistent color palette from the kitchen to the bedroom. Similarly, repeat finishes and materials to create a cohesive look. Employ rugs to anchor different zones and provide visual boundaries between areas.

### **Apartment Kitchen Storage**

Employ an industrial metal shelving unit as extra kitchen storage if your apartment's options are less than generous. The cool finish of this unit brings to mind stainless steel appliances that are standard in pro kitchens. Use baskets to corral kitchen staples, and incorporate a few decorative touches to keep it fun.

### **Apartment Wall Art**

Small apartment decorating ideas on a budget require a little creativity and ingenuity, especially if you want your deposit back. Proving that temporary can be clever, this display of black-and-white prints is installed with neon pink washi tape. Mixing mostly-black prints with lighter images brings depth to the casual arrangement.

### **Colorful Apartment Decor**

If you can't paint the walls in your apartment, paint your furniture instead. A new paint job on a bed frame or dresser can be just as impactful as a new color on the walls. Use the furniture colors as a springboard for other apartment decorating ideas to incorporate into your space. Repeat the colors on accessories and fabrics for a pulled-together look.

### **Ideas for Apartment Floors**

You're often stuck with whatever finishes are in place in a rental. If your apartment's carpet or flooring doesn't appeal to you, camouflage the problem with an extra-large area rug or multiple layered rugs that coordinate with your other decor. Plus, if you're looking for small apartment decorating ideas on a budget, this fits the bill since you won't need an oversized rug, which can get pricey.

### **Apartment Window Treatments**

You're not limited to the mini blinds that come standard in most rentals. Dress up your windows with easy DIY curtains. This no-sew project can be done in a weekend!

### **Apartment Furniture Placement**

Picture your apartment's living space unfurnished to help you think beyond your current furniture arrangement. Decide if the room is large enough to divide into zones for a more functional space. Then, get creative with arranging furniture. It might make the most sense to "float" the sofa in the middle of the room and place your TV on the opposite wall. The space on the other side of the sofa can be used as an office or dining area. Place a console behind the couch for storage to serve both zones.

### **Colorful Throw Pillows**

Even if your rental walls are white and your seating is nondescript, the smallest of apartment decorating ideas can make a big impact. Bring personality to your apartment with plenty of fun throw pillows. To make future changes to your look easier, buy pillow covers and pillow forms separately.

### **Bathroom Storage Solutions**

Efficiently using your apartment's storage—such as a bathroom vanity—is a useful space-saving idea. Maximizing what you already have eliminates the need for additional storage units that can make a room feel cramped. Stackable or pull-out storage in a bathroom vanity fills the vertical space and organizes necessities. Utilize behind-the-door storage to maximize bathroom cabinets.

## **6. Things To Look For When Hiring An End Of Lease Cleaner**

Hiring professional cleaners for end of lease cleaning in Adelaide is fast becoming the norm. It is a practical and wise solution, as renters get a 100% bond back guarantee when they book experts who have the expertise, experience and equipment. However, owing to the growing demand for end of lease cleaners, there is significant mushrooming of cleaning businesses and freelance cleaners. If you don't choose the cleaners correctly, you can get scammed or avail a mediocre service and cannot get

a complete bond refund. Thus, during your search for end of lease cleaners in Adelaide, look for the nine things mentioned below. Have a look.



### **1. Look For Cleaners From Companies Registered With ASIC**

While looking for cleaners choose companies that are registered with the Australian Securities and Investments Commission (ASIC) and have an Australian Business Number (ABN). Many small organisations boast or falsely advertise that they offer affordable and excellent services but they are not registered.

### **2. Look At Reviews And Get Client Feedbacks**

Reviews are excellent for judging cleaners' market reputation and how satisfied the customers are after availing the services. While reading reviews be objective because many happy customers don't write reviews. If you have selected a few end of lease cleaners Adelaide, you can ask if they can provide client feedback.

### **3. Get References**

It is easier and less stressful to find a reliable cleaner in Adelaide via references. Ask your near and dear ones who have availed end of lease cleaning services repeatedly to provide contacts of professionals you can hire. You can get good discount on the services you avail based on who is the reference provider and whether they remain in touch with the company regularly. Most reputed cleaners treat repeat clients preferentially, and when you decide to take a company's service based on the recommendation of a loyal client, you can get customised solutions.

### **4. Look For Cleaners Offering Free And No-Obligation Quotes**

Another way to ensure whether a company is reliable is to check if it offers realistic quotes for the services. These quotes are free and without any obligation that help you get an estimate of the

entire cost of service to plan your budget. If a company is offering services at a price that is too good to be true, then its best to do your research and do not get scammed.

### **5. Inquire About Cancellation, Refund, And Re-Cleaning Policies**

Before booking cleaner via an end of lease cleaning company, inquire about its policies for booking cancelation, refund of booking amount and re-cleaning after the job is done. Most renowned companies offering deep cleaning and end of lease cleaning in Adelaide have a cancelation period during which bookings can be cancelled and you get full refund of the booking amount. Additionally, after the cleaning is done, there may be a guarantee period during which cleaners can be called for re-cleans if suggested by the landlord.

### **6. Ask About Their Services**

While looking for the end of lease cleaners in Adelaide, it is essential you select one that offers services that you require at an affordable price. Good cleaning companies offer a variety of end of lease cleaning solutions and you can hire their cleaners for deep cleaning or end of lease cleaning of your property. In addition to offering bond cleaning solutions, reputed companies can offer additional services such as carpet cleaning, pressure washing, and much more. Whichever company you are considering, get a list of their services to know if you can get personalised solutions.

### **7. Select Local Bond Cleaners**

Prefer bond cleaning services near you to save time and money while hiring quality professionals. Many good bond cleaners work in specific areas to maintain standards, market reputation and speedy delivery of their services. Therefore, local bond cleaners in Adelaide can meet your requirements and satisfy the landlord with their work to help you get a complete bond refund. This way, you also support small businesses.

### **8. Are The Professionals Insured & Trained?**

A problem many tenants face while hiring freelance cleaners is they are usually not insured or trained properly. However, a reputed bond cleaning company in Adelaide only has professionals with adequate medical insurance, years of experience and necessary certifications/qualifications for cleaning homes.

### **9. Do They Offer A 100% Bond Back Guarantee?**

Providing a 100% bond back guarantee is not every service provider's cup of tea. Only a renowned bond cleaning company in Adelaide can offer this assurance, as it has the financial stability, market reputation and network of professional cleaners. During the guarantee period, you can ask the professionals to re-clean as many times as necessary to ensure the rental property is adequately sanitised, and you can claim your bond back in full. Usually, this period is valid for 4-7 days after the cleaners come to your house for bond cleaning.

Bond cleaning is one of the most important tasks a tenant that paid a security deposit must perform. Since it is a time-consuming and strenuous task, hiring professional cleaners is a wise and practical solution. Hence, follow the tips shared above to find the most renowned bond cleaners and get your bond back in full.

## 7. Conclusion

This PDF offers a comprehensive roadmap for creating inviting, efficient rental properties tailored to Adelaide's dynamic lifestyle. By integrating thoughtful design principles, landlords can elevate tenant satisfaction and investment potential while contributing to the city's vibrant rental market.

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