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OUR COVER LOOK



Styling by Lisa Quinn-Schofield.
 Photography Lanie Simms.
 House by Danmar Homes featuring Holcim concrete floors.
 Accessories from Empire in Highgate.



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Welcome to Home Base!

In this second edition of Home Base magazine, you will find the pages brimming with information about how to create your dream home. Whether you are an owner-builder, renovator or looking to build your first dream home, we hope this magazine will bring you plenty of inspiration. This edition, we have teamed up with talented design duo and former Block contestants, Matt and Kim Di Costa to bring you some great ideas for breathing fresh air into tired spaces.

We are excited to be partnering with Ronald McDonald House and have provided support to keep the doors open for families in need. The new Ronald McDonald House, due to open in October, will accommodate 47 families at any one time, tripling the current capacity of 18 rooms.

Next time you visit Home Base, make sure you stop by the front desk and say hi to either Dawn, Hannah or Oskar. They're available to help answer general queries, provide further information on our displays and point you in the right direction if you need some inspiration or advice.

We hope this edition of the magazine helps you imagine, dream, inspire and create.

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Grand vision **p61**



Winter comfort **p74**



Coastal dreaming **p50**



Upwardly mobile **p96**

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For your chance to win the vanity, pick up your entry from the Home Base Welcome Desk. Fill out the form and include the codeword VANITY. Place your entry in the barrel located at the Town & Country Designs display.

Entries close 5pm Saturday 18 April 2015. See entry form for more details and conditions.



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CONSISTENCY IS KEY

When it comes to planning a new home, often the devil is in the detail. Interior designer Natalie Fermoyle from Bella Life Style shares some top tips for a perfect result.

What are your top five tips for choosing colours for fixed items in a new build?

Firstly, work from the floor up, select a neutral colour or white, make selections based on design and function before trends, make design choices based on your architectural style and be consistent with colour.

Working with your floor colour is important in creating a timeless and cohesive flow from floor to tiles, cabinetry, paint colours and window treatments.

A neutral colour that blends with your floor is the best choice for selections to stand the test of time. White is a popular choice which allows for flexibility with accent colours, however, with so many whites available, thought should be given to whether it should be a warm or cool white.

Your architectural style will indicate the style of your flooring, tiles, cabinetry, lighting, window treatments, furnishings and accessories such as artwork.

Colour consistency is important from inside to outside and from room to room. A neutral is a great canvas for a home and the accent colours can add a new interest to each room.

What are the most common mistakes people make with the layout/design of their new home?

Understanding the size of your home and how you will live in your spaces is required to avoid making common mistakes with furniture not fitting, lighting and power sources placed incorrectly and doors colliding or blocking passages.

If your plan is difficult to visualise at 1:100, enlarge your floor plan to 1:50 and place your furniture to the same scale within your rooms. This can help

you visualise your family moving through the home and using each function of the home, enabling you to identify your needs for lighting, power, furniture, accessories and features and the clearances required.

What are the biggest mistakes people make when finishing their home?

The biggest mistakes made with selections for a new home build or renovation would have to be inconsistency. It is imperative that a design concept be created before selections are made. A clear direction in design and colour avoids any confusion with the details that help to achieve the big picture.

How can an interior designer help people create their dream home?

As an interior designer, my role is to listen to lifestyle needs and style preferences and create a consistent style with colours that blend when they should blend and pop when they should pop. With my knowledge of design principles and ability to source products that are both functional and stylish, a homeowner has my support throughout the project to confirm they are maintaining consistency in the big picture while they are focusing on a small detail.

What areas of a new home should people splurge on? What areas should they save on?

I recommend for first new home builders to save on the flooring, windows treatments and benchtop surfaces by choosing affordable products and use energy-efficient CFL lighting internally. Externally, finish your landscaping using reticulation and young plants. Save on paving and create defined garden beds to reduce maintenance.

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Labour of love

WORDS: GINO PREMICI
HOME BASE GENERAL MANAGER

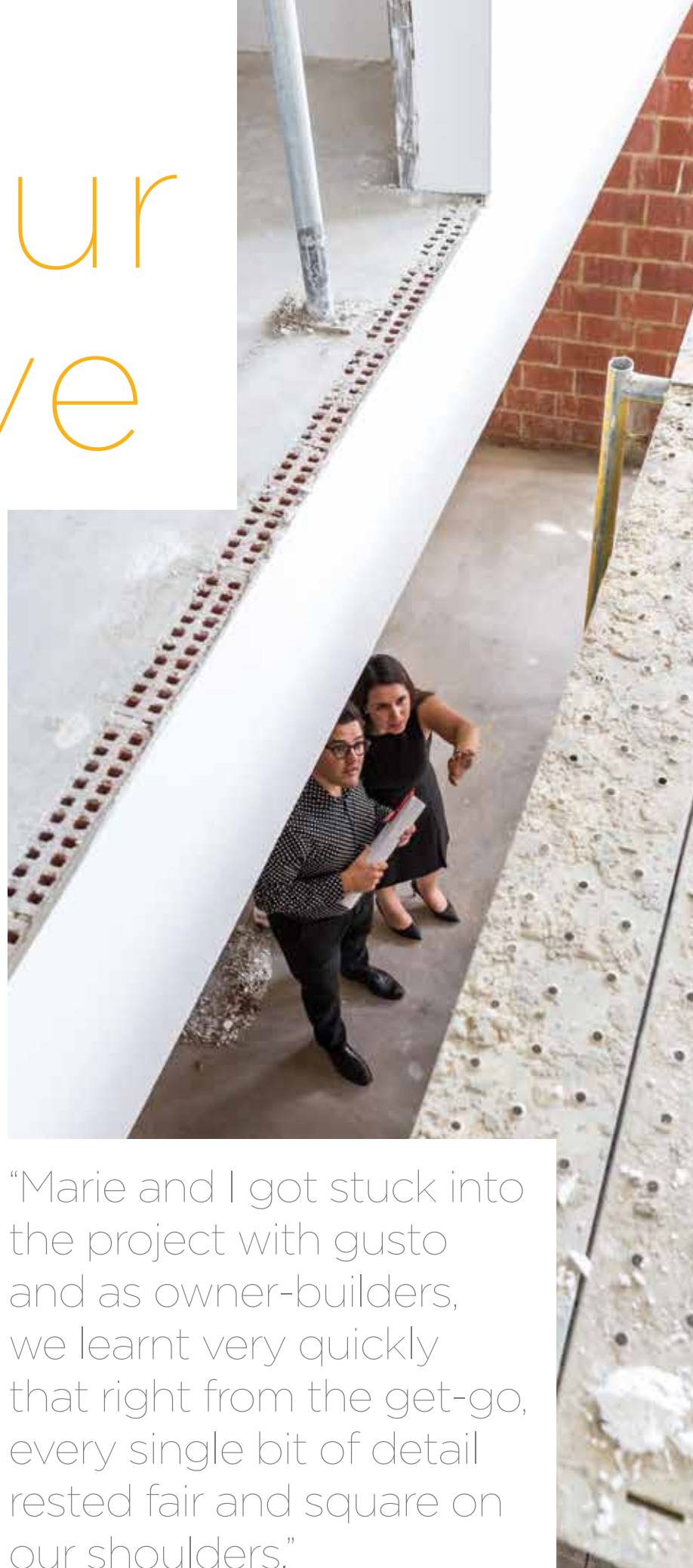
PHOTOGRAPHY: JASON THOMAS

Building your home can be one of the most exciting and stressful times of your life. I hear it day-in and day-out, and many of you who have been through the process would agree, I'm sure. Whether you've decided to renovate or build a new home from scratch, there's nothing quite like sitting back when you're done and enjoying the space that you've had a hand in creating.

I know that feeling well, having renovated an old 1940s Art Deco house in Coogee about 12 years ago, with my trusty Dad lending a very big hand. It was a massive undertaking, keeping the front of the home in its original form and adding about 180sqm of new space, inside and out, that connected the old with the new. We even threw in a 12m-long lap pool just to make things interesting.

Working weekends for almost three years to complete the project, there was nothing more satisfying than finally moving in and saying goodbye to all that hard yakka. The house continued to evolve over time as my wife, Marie, then joined me after we married in 2007 and our little house became our much beloved home. You can read about the house on the wonderful House Nerd blog under "The Modern Art Deco Home" - visit www.house-nerd.com.

So let's fast forward a few years to 2012 when we decided it was time to take the plunge and tackle our next project - we wanted to build our dream home on some land in



"Marie and I got stuck into the project with gusto and as owner-builders, we learnt very quickly that right from the get-go, every single bit of detail rested fair and square on our shoulders."



Wembley, a suburb we'd been eyeing off for almost a year trying to find the right place.

After buying a 70s brick home on a great little street, we toyed with a few ideas before deciding, with a gentle nudge from Dad, that we should consider owner-building again. We attended the course at Home Base and slowly started freaking out about what was ahead and questioned whether this was the right thing for us. It was a big undertaking on a very different scale to the Coogee renovation, so the jury was out.

Little did I know that just months later I'd be fortunate enough to be offered the role of general manager at Home Base. You could almost call it serendipity. I feel like I've been wearing work boots ever since - and having come from a retail fashion background, it's been a tough ask! With the transformation of Home Base and our owner-builder project, things have been all about building and renovating in my life for much of the past two years.

Marie and I got stuck into the project with gusto and as owner-builders, we learnt very quickly that right from the get-go, every single bit of detail rested fair and square on our shoulders. From the design phase and working with our designer, to getting approvals at council and managing the trades and timelines, every single minute detail was all ours to sort through.

With both of us working full-time, it was clear that building a two-storey home would

require some extra reinforcements and that we'd need some assistance with the project, particularly for managing the day-to-day trades and the "what-goes-next". Who better to do this than the man who convinced us to go down this route in the first place, our Dad.

With more than 40 years experience as a bricklayer and building supervisor, he's been our go-to guy from the get-go and if you're in the same boat as us, we'd recommend you consider this idea. Find a building supervisor who's willing to assist owner-builders in helping out with the project and providing that extra set of eyes and ears when you can't be there. If you need tips on finding those people, have a read of the Owner-Builder Support Network (OBSN) article featured in this magazine.

Having started the project in December 2013 with the demolition of the 70s house that stood on the block of land, the construction began in earnest in March 2014 when the brick-up commenced, and already it feels like forever ago.

Life changed when the physical build kicked off - it got a whole lot more interesting. It's when our lives pretty much became focused on getting this house moving and completed as quickly as we could. When every day there was something else to think about, decide upon or make changes to.

As we now enter into March a year down the track and we have a roof on the house, with windows in and plastered walls and lock-up



Owner-builders agree, the devil is in the detail.

imminent, it feels good to look at it as a whole and take it all in. We're on the home stretch!

So what's it like being an owner-builder? I get asked this a lot. Some days I feel like I've been thrown into a cement mixer and churned around a few times, before being tossed out into a wheelbarrow. Other days, I feel like I'm the master of my domain and invincible. It really is a rollercoaster ride of ups and downs but I wouldn't change it for the world.

Marie's been great and we complement each other well. She's been in charge of all the legal, insurance and contractual parts of the project and checking over the finer details. She's also been keeping the workers hydrated and fed on the weekends as well as giving us a hand to keep the site neat and tidy. And now that we're almost at lock-up, Marie is revelling in helping to put the final touches on things.

Owner-building has been one of the most rewarding experiences of my life. Tough? Yes. Time-consuming? Absolutely. Stressful? Pretty much. But to see your ideas and concepts literally come out of the ground and take on a form that you spent copious amounts of hours finessing to get just right, is a reward you can't get enough of.

During the process of the build, it was evident that more and more people were wanting information about owner-building in general and the process involved. Having spoken to many of the potential owner-builders who visit Home Base, Marie and I thought it would be a great idea to document the process of our project in a blog we called Brick By Brick.

We've been documenting the process from the start. Diary notes, plenty of mood and inspiration boards and a whole lot of photos. We thought that sharing the process with other

owner-builders, a sort of warts-and-all journey of the entire experience, would hopefully allow us to impart some learnings as well as inspire other owner-builders with their projects.

We're all about sharing our hits and misses, along with the suppliers and tradespeople who are helping us realise our vision. Fingers crossed they're all good at what they do or it could get awkward!

Some would say that having Home Base at my fingertips would make everything so much easier. Absolutely - living and breathing this place 24/7 certainly allows you to keep on top of new and exciting products, innovation in design and housing and interior trends.

On the flipside, I don't think I've ever found it more difficult to make a decision. On a daily basis, I'm tempted by incredible products and services that tend to make you question the choices you've made and the direction you're taking with the house.

Becoming an owner-builder and building your very own dream home is one of the most exciting undertakings you can imagine. To know that what you'll be living in soon is something you've had a very big hand in creating is just as rewarding as it is daunting. Yes it's difficult, time/life-consuming and stressful. But what big undertaking isn't, right?

One thing we do know is that we're absolutely determined to make it as enjoyable as possible.

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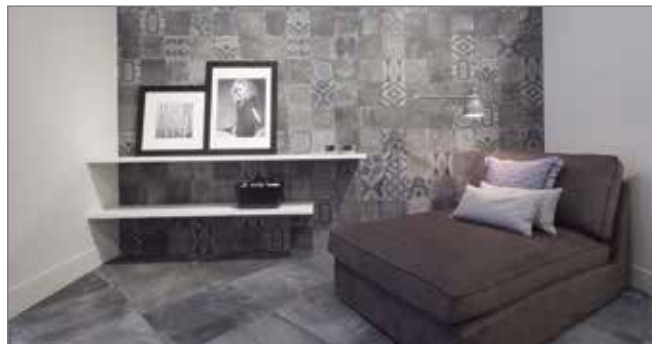
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HOT TRENDS

Take a sneak peek at some of the season's standout products for your home

Kresta has a massive range of blinds, curtains and shutters. Now on display at Home Base.

Reno team to rescue

One of the main reasons people on a restricted budget hesitate to renovate using flat-pack kitchens, bathrooms and cabinetry is because assembly and installation can be tricky. Perth's renovation experts Changeovers has come to the rescue, offering expert assembly of flat packs, along with a range of other

services including custom-made cabinetry. Director Dean Stanley says Changeovers is a complete project solution with a team of designers, assemblers, installers, gyprockers, tilers, painters, electricians, plumbers, cabinet makers and gas fitters on hand to provide fast renovations with minimal fuss and competitive rates.



Let Changeovers take the guesswork out of flat-pack assembly.



Got it covered

Whether you are updating your decor or fitting out a new home, Kresta can take the stress out of the task. The company's custom-made blinds, curtains, shutters and awnings are renowned for their quality and style. No matter the size or shape of your windows or doors, Kresta can custom make your window coverings for a perfect fit, every time and now you can visit them at Home Base.





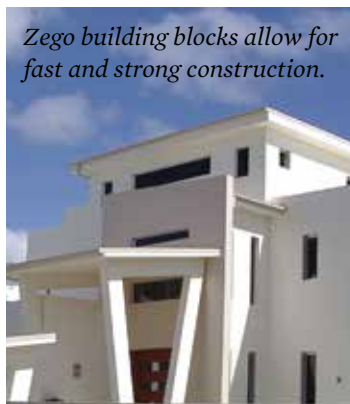
Stone carpet is low maintenance.

Floor show

DWR Industries has unveiled its new natural stone carpet display at Home Base. The carpet features glacial river stones mixed with resin and it can be used indoors and out.



Zego building blocks allow for fast and strong construction.



Building blocks

These days consumers are showing more interest than ever in alternative forms of construction. New products attract a lot of attention with design-savvy builders.

Zego is an alternative insulating and structural building system made of flame-retardant EPS foam as formwork for building walls of residential homes and commercial buildings. It can also be used for retaining walls, fences, swimming pools, cellars and basements, and tanks.

The Domestic Zego foam block system is a sacrificial formwork designed to cast structural load-

bearing reinforced concrete. The foam insulates the thermal mass concrete core, providing an energy-efficient wall system. The forms are lightweight until the concrete is cast, therefore it requires less material handling on site and allows for faster construction. Zego provides the option of both an insulated wall and an exposed concrete wall. The product is easily installed by bricklayers, block layers or carpenters.

Go with the flow

Big Ass Fans introduced the world's first and only line of ceiling fans designed specifically for air-conditioned public spaces such as offices, restaurants, churches and schools. The Essence does the work of 28 standard ceiling fans at just one-seventh of the operating cost so you can save up to 30 per cent on your facility's cooling expenses. Essence features a silent motor, sleek lines and unparalleled performance both indoors and out - making it the perfect fan for any commercial space. bigassfans.com.au



Big Ass fans are energy efficient and extremely effective.

Toasty towels

A fantastic range of new designer heated towel rails has just landed at Radiant Heating. Design freaks will love the satin black option. www.heatedtowelrails.net.au



Screen scene

The applications for decorative architectural screens are limited only by the imagination. Innos House produces screens suitable for internal and external use.



Streamline coordination of trades using Add Business Group.

Fair trades

Owner-builders and renovators alike will attest that coordinating multiple trades on any job can be difficult. Making sure tradies provide quality work at the right price and that they turn up on time can be extremely time consuming and frustrating.

Perth's Add Business Group provides access to a range of different trades all in one location, making it the perfect go-to for domestic and commercial clients. They cover plumbers, carpenters, electricians, bore and reticulation specialists, landscapers, building/property maintenance teams, greenscapers and concrete teams. In many cases, services can be provided on the same day or within a few days during peak season.

Quartz colour

A new range of Kalingastone engineered quartz colours has been released. The new shades offer vibrant options to the popular existing range. Elven Group, which supplies Kalingastone, has also announced it will launch a new marble-look quartz in the coming months. www.kalingastone.com.au or 08 6305 0822.



Beat the chill

There's no reason why you can't continue to enjoy the great outdoors during the winter months thanks to the gorgeous range of outdoor heating options now available at Subiaco Restoration.



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HOW TO FINANCE YOUR RENOVATION

A mortgage broker explains some of the options for those considering home improvements.

WORDS ANDREW SAWYER

As a mortgage professional who regularly hosts property investment seminars across the State, one of the most common questions I am asked by potential property buyers and homeowners is how to finance renovations.

Over the past 12 months, there has been a steady increase in the number of homeowners who wish to renovate their property.

According to Mortgage Choice's latest Happy As Index, 47 per cent of West Australians with a property are planning to renovate their home within the next 12 months - up from 36 per cent the year before.

Of course this uplift is largely unsurprising given the increasing popularity of renovation TV shows.

Renovating is a great way to make your old place feel brand new and significantly improve the resale value of your home. But while there are benefits associated with property renovation, it is not a venture that should be undertaken lightly.

If you are thinking of renovating your property in the not-too-distant future, it is important to create a plan of attack. Which room/s do you plan to renovate and how will you finance your renovations?

Once you work out what you need the extra finance for, it will be easier to determine how much money you need to borrow and, in turn, which finance solution is the best for you.

At the end of the day, some renovations will cost more than others. According to the latest Happy As Index, one-third of respondents said

Do you intend to renovate your existing property within the next 12 months?		WA
Yes		47.2%
No		52.8%
Which room do you intend to renovate first?		WA
Kitchen		33.8%
Bathroom/s		32.5%
Lounge room		15.0%
Bedrooms		11.3%
Formal dining room		6.1%
Study		1.3%

they would look to renovate their kitchen first, while a further 32.5 per cent said they would make the bathroom a point of interest.

And while a freshly renovated kitchen or bathroom is likely to lift the resale value of a property far more than a refurbished lounge room or bedroom, these renovations could prove quite costly.

The question then becomes: how will you finance these renovations? There are several ways to easily finance your planned renovations.

LINE OF CREDIT

A line of credit or home equity loan is a loan against the value of your property which can be used for renovations. One of the best things about a line of credit is that it gives you the freedom to spend the money as you wish – you can spend the loan in one hit or a little bit at a time. For this type of loan, interest is calculated on the outstanding balance of the loan, not the whole loan amount. It is important to note that the interest rate on this type of loan can be higher than the average mortgage rate.

OFFSET

Alternatively, you may be able to fund your renovations through your offset account. An offset account is an account that operates in conjunction with your home loan. The balance of your funds in your offset account is deducted from your outstanding home loan balance, reducing the interest you pay on your loan. So not only does your spare cash in your offset account help you to reduce the amount of interest you need to pay on your home loan, you can also access the funds in your offset account at any time through ATMs, EFTPOS or online banking.

REDRAW

If you are ahead on your mortgage repayments and have a redraw facility associated with your home loan, you might be able to redraw from your current loan to finance your renovations. It is worth noting that there may be a fee attached to redrawing money, so make sure you do your due diligence and determine whether

this is the right plan for you and your needs before you dive in.

REFINANCING

Another way you can fund your renovations is through refinancing. By refinancing your mortgage, you should be able to borrow more money which can then help you cover your renovation costs. And, with interest rates low and Australia's lenders proving they are hungry for business at the moment, refinancing may be the right solution for your needs. You may find that you are not only able to fund your renovations but reduce your current mortgage interest rate too. There are a lot of competitive rates available, especially in the fixed-rate arena.

CONSTRUCTION LOAN

If your planned renovations are significant, it may be worth considering a construction or building loan. A construction loan works in a similar way to a home equity loan except that your lender will not release the full loan amount to you upfront, rather they will release it to you in stages as the renovation progresses.

PERSONAL LOAN/CREDIT CARD

On the flipside, if the renovations are minor, then you may find it easier to take out a personal loan or use your credit card for the proposed refurbishments. Of course it is important to remember that the interest rates charged on credit cards and personal loans are higher than the average mortgage interest rate.

Regardless of how you eventually choose to finance your renovations, it is important to speak with a professional first. A mortgage broker can help you identify which financial solution is best for your needs – both now and into the future.

Andrew Sawyer is an award-winning professional mortgage broker with more than 13 years experience. He manages four successful Mortgage Choice franchises across Western Australia and helps hundreds of locals each year achieve their property and finance goals. To learn more about Andrew and his team of finance professionals, visit www.mortgagechoice.com.au/andrew.sawyer

winter warmers

Keeping a home feeling cosy and inviting during the winter months is as much about decorating as it is about the mechanics of insulation and heating.



Interior designers agree that the right homewares and soft furnishings can make a space feel snug and enticing, making it the perfect place to curl up and relax.

Patricia Hay from Decor Blinds and Curtains says prints are back this season.

“We are seeing all types of prints including those with soft blurred edges, tropical designs, photographic images and text,” she says.

“These are being used alongside geometrics and three-dimensional patterns and repeat forms. These fabrics provide a visual feast for the eye and textures are also still a very strong element among ranges for 2015.”

Don't be afraid to mix and match prints.

Image: Decor Blinds and Curtains.



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INJECT SOME COLOUR

Patricia says soft neutrals, especially smoky greys, are still big news when it comes to soft furnishings.

“They’re being mixed with metallic highlights and that brings a small hint of glamour,” she says.

“At the other end of the spectrum we are seeing an uptake of the wonderful vibrant jewel colours and lots of people are using these to add splashes of personality and pizzazz to lift areas within a room that might otherwise feel cold or drab.”

She says using seasonal, or on-trend, colours in a home comes down to keeping the basics or bones of a room in classic hues and then adding

dashes of trend-driven inspiration.

“If you do it this way, you will always be able to make simple and cost-effective changes to transform your room.

“Think about things such as replacing or recovering a lampshade with a dynamic print and coordinating some scatter cushions to change the feel of an area.

“If you have a bedhead and are looking for a change of pace, a slip cover will quickly give you a completely different look, especially if you choose a geometric print.”



TOP TIPS

- > Use soft furnishings such as scatter cushions, throws and floor rugs to cosy up a room.
- > Transform basic items such as lampshades using warm colours and prints that will in turn cast a soft, warm hue around the room.
- > Think about moving furniture around as this can often inject some vibrancy into a tired space.
- > Use new seasons fabrics to cover store-bought canvases.

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another room

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Refresh a space by renewing the fabric on pelmets, furniture and curtains. Images: Decor Blinds and Curtains.

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4 Scatter Cushions. Always a great affordable way to provide that change of look or splash of colour that keeps your room looking inviting and up to date.

5 Furniture. In most cases these are the big-ticket items so it's important to plan your fabric decisions to achieve a good basis on which to build the overall look of your room. Plain strong textures and linen blends or plush chenille and velvet are good choices.

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REINVENT THE LOOK

Ever wondered where textile designers get inspiration for their new collections?

Patricia says many of the long-standing fabric houses, such as William Morris, Liberty, Sanderson, Colefax & Fowler, have wonderful archives that date back many decades providing inspiration for a fresh look at classic designs.

“The most recent example of this has been the Florence Broadhurst range of designs which were adapted to bedding,” she says. “The Florence Broadhurst prints had that wonderful Art Deco flavour that never seems to date and very easily found a place in our modern lifestyle.

“Fashion trends come and go and the same is true of home decorating trends. This is perhaps why it is important to be clever about how you decorate your home. The simple rule of keeping the bigger, more costly items like the flooring and furniture coverings in good-quality neutral tones will stand you in good stead as you can then add the more easily replaced or recovered items in the fabrics and colours of the season or era.”



▲ “The simple rule of keeping the bigger, more costly items like the flooring and furniture coverings in good-quality neutral tones will stand you in good stead as you can then add the more easily replaced or recovered items in the fabrics and colours of the season or era.”

THINK BEFORE YOU BUY

Making sure a decorating choice goes the distance is a tricky proposition. But Patricia says there are some tricks of the trade to help people make sound decisions.

“We encourage people to ask themselves questions: Does it suit their style? Does it suit the intended end use? Both of these questions are important when making changes in a room,” she says.

“Does it suit my style? If you are looking to make a statement in a room with your fabric selection, ensure that by adding it you won’t create a situation that requires you to change everything else to make it work. It is very easy to add one thing and possibly get it very wrong and just as easy to add one thing and get it right, providing you have a little professional help to have it work in harmony with the rest of the room.

“Does it suit the end use? Consider the project you have in mind as you make your fabric choice. For example, a medium-weight cotton print will be fine for your curtains, pelmets, scatter cushions and even perhaps the loose seat cushions on your timber settle but nowhere strong enough to be upholstered on to a sofa that gets used all the time. Likewise a heavy velvet is just fine for your sofa but not always the best choice for curtains.”

Patricia says the most fail-proof method of making these types of decisions is to get advice from a professional where possible.



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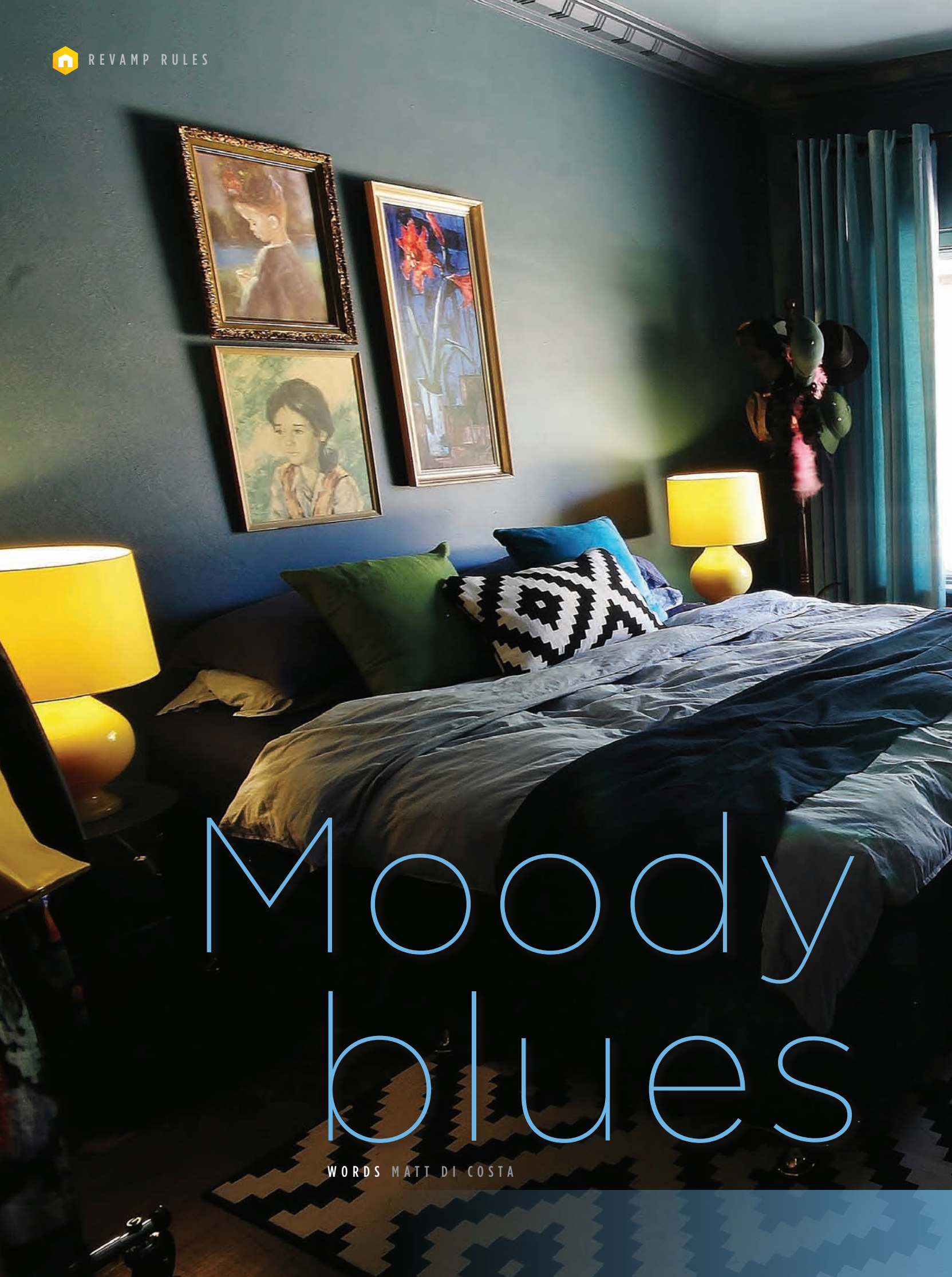


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Moody blues

WORDS MATT DI COSTA



Reality TV renovating star Matt Di Costa says don't hit the shops until you have sorted out the overall design.

Television shows such as *The Block* have demonstrated that regular people can create magical spaces. However quite unintentionally, they have also solidified the myth that it requires a lot of money to have a beautiful home. The latter is simply untrue.

Meet homeowners, and good friends of mine, Kate and Kris. One sunny Perth afternoon we got chatting about their dated family heirlooms, their mismatched furniture and the moral crisis they faced getting rid of them.

“I have photos of my father that mean more to me than redecorating. I have furniture that takes me to a special place in my childhood. Some of it is very ugly but very valuable,” Kate laughed. “How do I keep the things that mean the most to me, and still have a beautiful home?”

It got me thinking about colour, balance, proportions and of course budget. I asked Kate: “Let’s say you could redecorate your home for \$10,000. Would you do it?”

“Of course,” she replied.

“How about \$20,000?”

“Um, if I knew it was going to look amazing, yup.”

Compile your list of keepers and take note of their colour as they will help you choose the colour palette for your new space. 

It got me thinking about a possible solution.

Featured here is a bedroom Kim and I created in five days for just \$1700. It has ugly things, personal things and family heirlooms that mean the world to us. The room is a success not because of its expense but rather its cooperative use of layout, colour, balance and proportion.

The following is a process you can use to redecorate your rooms.

LAYOUT

When redecorating a space, it is second nature to shop for the fun items first - the sofa, the occasional chair, etc. But too often, we get home, all jazzed up, only to find our sexy sofa is the wrong fit, or even worse, doesn’t work with anything else in the room. To alleviate unnecessary shopping meltdowns, we need to work the opposite way.

Step one is to write a list of ‘what is staying/what is permanent’. What are you working with?

- > The bed you own: what are its proportions?
- > The family heirlooms: which ones are you keeping?
- > The location and sizes of the doors, windows, air-conditioners, ceiling fans.
- > The dimensions of the room.

Determine the layout of the room first. In my opinion, a bed does not belong in front of a window. The wall beside a window is ideal, as it will allow natural light to flood across the bed, creating a more dramatic effect.

Either side of the bed must have a minimum walk space of 700mm. If your room will not allow this, push the bed against the wall and go with one bedside table. If your bed is still too large, consider swapping it for a smaller one.

The placement of the bed and bedside tables and the required walkway space will determine where you place the rest of the furniture. It must be proportionate to the dimensions of the space.

Now select your keeper heirlooms and treasured pieces of furniture. Remember this is your house, so keep what you truly love. In the example bedroom, our keepers were a blue shisha pipe, a black Bakelite telephone, and an old gold sideboard. Compile your list of keepers and take note of their colour as they will help you choose the colour palette for your new space.





*Moody blues are key
look this season.*

A yellow lamp provides a colour pop against the inky background.



Complementary colours are your cheat code for creating interesting rooms. Complementary is just design jargon meaning opposite.

COLOURS AND THEIR PROPORTIONS

With the function and favourites sorted, it's time to play with colours and their proportions. We loved the idea of blues and greens, to set a moody background, which originally came from the blue shisha pipe.

Blues and greens live beside each other on the colour wheel. Our room exhibits five blues and three greens, all blended together. As long as the blended colours are beside each other on the colour wheel, then you can place as many of them together as you wish. The more you place, often the more interesting the results. They essentially blend to become one overall colour. Let's call our green and blue combination "new blue".

Now proportions come into play – 60:30:10 is an effective rule used to disperse colour around a room. There is something about this ratio that scientifically pleases the eye. The new blue colour scheme makes up 60 per cent of what you see in the room.

The black and white patterns found on the rug, the bed cushion, the Bakelite phone, and book spines make up 30 per cent of what you see. Blacks, whites, neutrals and metals are not considered colours, so they will work with any colour. In our case new blue and black and white look dynamic.

The rest of the colours make up 10 per cent. They are positioned against the moody background to achieve two things – punch and points of interest. Now, how do we know which are the right colours to use? It's back to the colour wheel for the answers.

Complementary colours are your cheat code for creating interesting rooms. Complementary is just design jargon meaning opposite.

In the example room we have 60 per cent blues and greens. So the splashes of 10 per cent must be the opposing colours. Green is opposite to purple, and blue is opposite to yellow.

Yellow – The lamps, some clothes and a few book spines. That's it. The yellow radiates perfectly against the deep turquoise wall paint and creates a dusty yet playful mood.

Purple – The cushions and flowers. The tall purple flowers balance with the emerald green cushion on the chair. It is obvious and effective.

Red and Hot Pink – The red 70s vase, the pink





feather boa and some book spines. We wanted to add just a little more depth to the room so with red and hot pink living next door to purple on the trusty wheel, as long as I placed them sparingly, and near to the purple, it made sense.

There are two key points here. Your opposite colours, yellow and purple, must be used only to the proportion of 10 per cent. Any more and your eyes won't know where to look first, and the room will lose all impact. The other trick is to place the opposing colours close together so they pop.

You'll notice now that all of the "ugly" keepers are in the room and working OK. By looking at them for their percentage of colour, and placing with the correct neighbours, they disappear into the composition.

THE BALANCING ACT

We've established that our eyes like balance of colour. They also like balance of shapes, or, in our case, furniture.

If you were to slice a line down the middle of the bed you'd see that everything balances. The lamps, the cushions and even the colours are balanced. The only variation is the art, and that is the fun part. While the art appears unbalanced, the proportion and shape are equal. The colours in the art match the cushions below them. The unique stamp you place on each room comes in how you lay it out. As long as it achieves some balance, it will work 100 per cent of the time.

Another detail worth considering is the use of heights. The best rooms play with different heights. Do you remember your class photos at school? Think about that while we look back to the example room.

Above the centre of the bed we find the artwork. They are the tall kids in the back. They hang in two balanced forms.

The hat stand and the clothes rack are the slightly shorter kids in the row second from the back. They share the same volume and are balanced.

The yellow lamps are shorter again, sitting one from the front. They share the same shape and colour so create balance.

The cushions and pillows. I know how these guys feel. They are the shrimps in the front row, and they too share a mirrored layout, shape and use of colour.

The focal part of your room should look like a class photo. Everyone needs to be standing in the right place to see the camera.

WORKING BACKWARDS

With a shift in focus from shopping to designing, our budget becomes less of a concern.

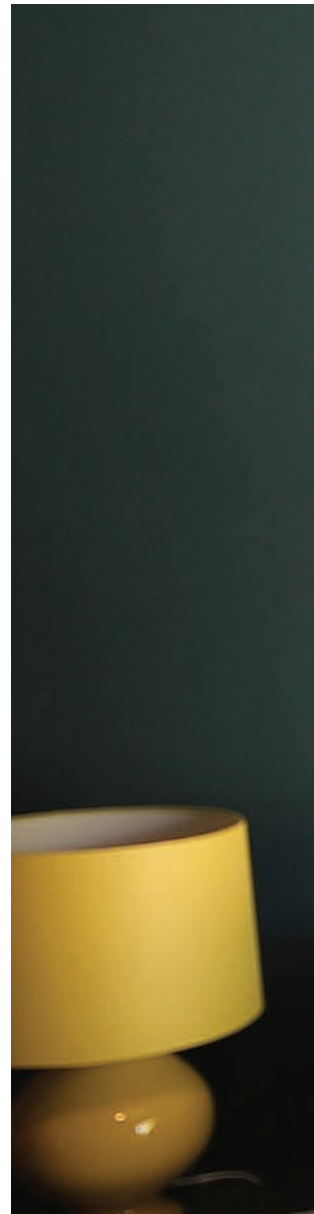
Our room is a combination of new and old, repainted and original, modern and bohemian. Colour becomes our expensive furniture. It decides the mood and represents our personality. This process of elimination leaves us with a room that no longer wants pieces but, rather, requires certain ones.

Expensive furniture has us confused into believing we must have it in order to have a lovely home. Shop for colour, not furniture. Use your knick-knacks and loved items to manifest your vision.

Start thinking ahead by working backwards, after all, rooms that feel first, finish first.

PS. Kate and Kris are happily decorating their new home with an affordable and bold plan.

Matt Di Costa and wife Kim have appeared on The Block.



The room is a perfect combination of new and old.



The unique stamp you place on each room comes in how you lay it out. As long as it achieves some balance, it will work 100 per cent of the time.

coastal dreaming



Growing up around the ocean has played a big influence on this stylist's signature style.

WORDS LISA QUINN-SCHOFIELD

Featherhorse started as an expression of my creative world - sharing my inspiration, my creations, my art and corners of my home on a blog-style Facebook page and it quickly grew into my own business. I now work as a stylist and artist based in Perth.

I have always been obsessed with interiors and after graduating from the acclaimed Coco Republic Design School, I now write for its blog, Design Field Notes.

My love of the ocean, nature and a relaxed coastal lifestyle is reflected in my work - my signature style is influenced by Scandinavian design mixed with beachy vibes and a touch of boho. Natural materials such as wood and rattan teamed with nature's greenery, black, white, inky and ocean blues is my favourite kind of palette.

Constantly on a creative mission seeking inspiration, I am always snap-happy taking photos wherever I go. These photos may spark an idea for artwork, a photo shoot or an interior styling project.

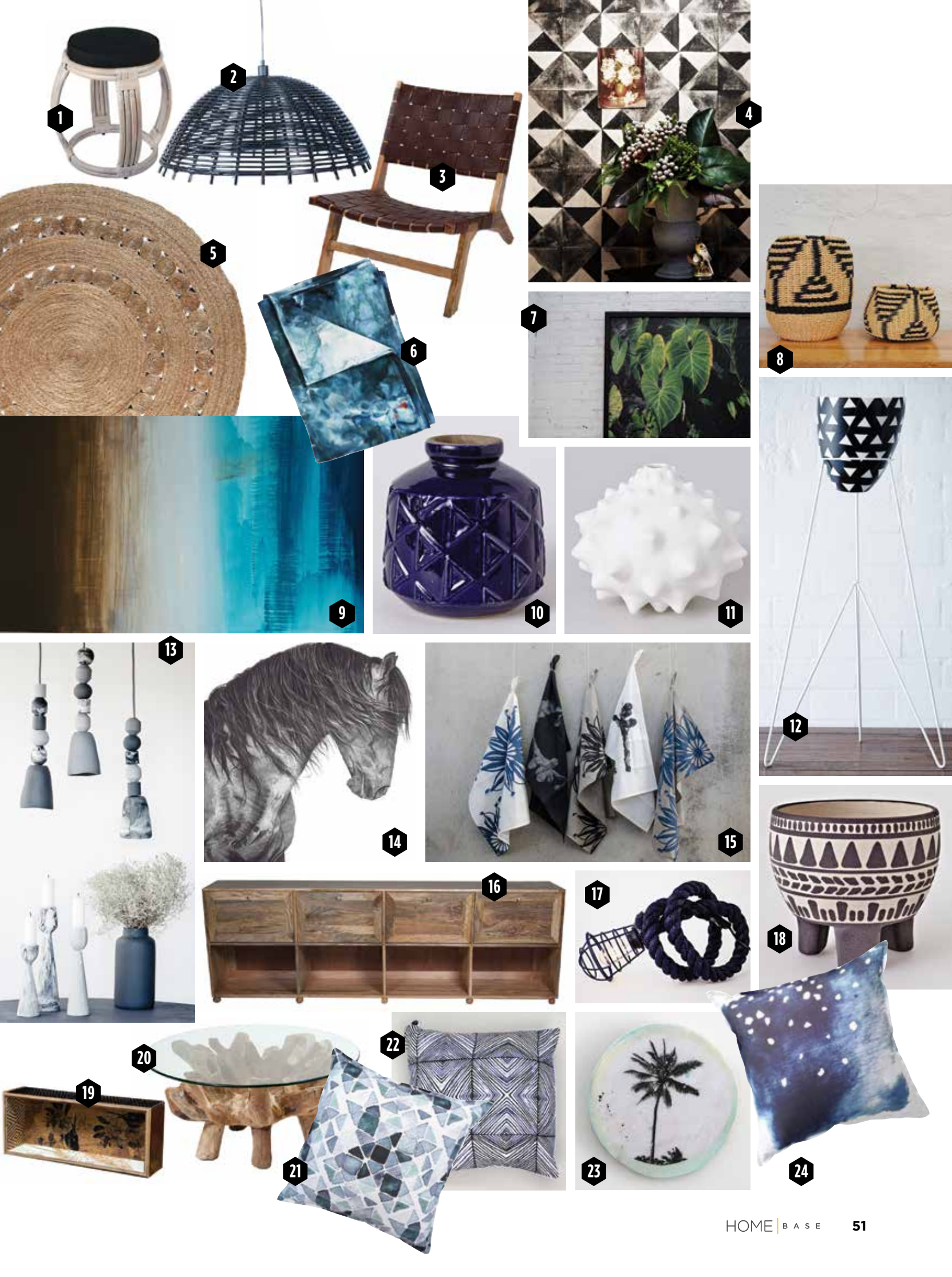
I grew up with horses and have always lived near the coast so these factors seem to influence my choices. I believe we should surround ourselves with things that we love and that our living environment is a reflection of ourselves.

My favourite thing to do is discover treasures on the side of the road when there are roadside collections because I love breathing life into left-for-dead pieces.

I am especially captivated by pieces that combine art with the product, whether it's a painterly cushion or hand-drawn print applied to a surface.

I've put together a collection of my favourite pieces from near and far. Enjoy.

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WORDS: KRISTEN WATTS

STYLING: LISA QUINN SCHOFIELD

PHOTOGRAPHY: LANIE SIMS

A homewares designer explains how to compromise with your partner when your styles are different.



Homewares designer Natalie and her new husband, Ben, finished building their light and bright home on a compact block nearly 18 months ago. The home was built by Ben's family

business, Danmar Homes, and it features modern clean lines with open-plan living, lots of entertaining space and a home office for Natalie.

She says Ben's intimate knowledge of the building industry was a big help when it came to the technical side of building and choosing the best materials and technology.

"We love open-plan living so we have one big combined kitchen, dining, living space that opens on to our alfresco, outdoor bar and outdoor kitchen area," Natalie says.

"Ben has his dream games and theatre room with surround sound and a big-screen TV for ultimate cricket viewing."

Natalie says the kitchen is bright, modern and streamlined with push catch doors and a long



"We love open-plan living so we have one big combined kitchen, dining, living space that opens on to our alfresco, outdoor bar and outdoor kitchen area."



Holcim concrete floors provide a stunning backdrop for Natalie and Ben's furniture.



“I believe home should feel like a holiday. Somewhere you are excited to get to, and sometimes don’t want to leave.”



The bedroom is drenched in natural light.



window which acts as a splashback and provides lovely natural light.

She says the Caesarstone Organic White benchtops and integrated Miele dishwasher, stainless-steel oven, steam oven and induction cooktop help complete the space.

The central staircase is a standout feature. Made of black metal and warm timber with a glass balustrade, it allows light to pass between the two levels.

Downstairs, the concrete floors by Holcim are a stunning backdrop to Natalie's treasured homewares, many of which are from her own label, Bowerhouse.

The living area upstairs is home to an amazing patterned tile feature wall and a bank of custom-made cabinetry.

Natalie says the key to creating a home that is a true reflection of its owners is allowing each occupant to put their stamp on the property.

The living area upstairs is home to an amazing patterned tile feature wall and a bank of custom-made cabinetry.





“Ben loves his gadgets and the latest technology, I like to keep things simple, use natural materials and incorporate pieces that have a story but we respected each other’s point of view and if there was something either of us disliked, even if the other really wanted it, we would let it go,” she says.

“This way we have found a really nice compromise and the home is a great mix of both of our styles.

“Family heirlooms, treasured items or souvenirs picked up on travels should take pride of place on display – these pieces tell the story of your passions and travels and turn a house into a home.

“I believe home should feel like a holiday. Somewhere you are excited to get to, and sometimes don’t want to leave – this guides my direction for Bowerhouse and has heavily influenced the styling of our home.”



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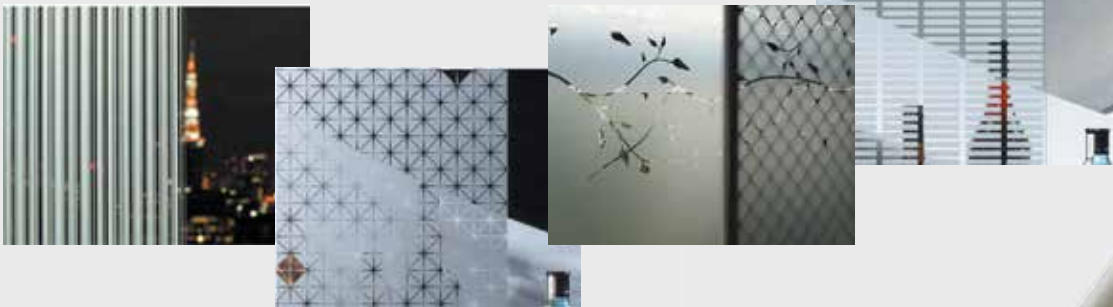


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grand vision

It was a case of something old and something new for the owners of this multi-level masterpiece.



Magnificent views of the Swan River take centre stage.



The owners of this modern, minimalist riverside home had lived on the site for more than two decades before they decided they wanted a change. But they couldn't find anything that resonated with them as much as their original location so they built their dream home there.

Drago Bacic, from Bacic Group Building, says the new design is uncomplicated with clean lines and timeless appeal.

"The original house had actually undergone three major transformations before the owners decided it was time for something new," he says.

"The new house is much grander than the original, what's interesting is that the floor plan shares many similarities with the original layout. It's just a more spacious, contemporary interpretation."

The four-bedroom home has 4.5 bathrooms and is built over seven levels. It has a cellar, lift, gym, indoor pool, outdoor terrace and a kitchen with a scullery.





< One of the most striking features is the use of Midland Brick's Cultured Stone, a high-quality affordable cladding that gives the look of real stone without the hassle and high costs associated with working with it.



The home doesn't contain a single brick. It's concrete form was the only option for building on the tricky site.

The owners developed the concept for the home's design.



“The design is so well resolved and remarkably simple in spite of the extremely challenging nature of the site which rises almost 14m from the road to the rear of the property.”



“The owners developed the concept for the seven-floor split-level house,” Drago says.

“The design is so well resolved and remarkably simple in spite of the extremely challenging nature of the site which rises almost 14m from the road to the rear of the property.”

He says what is most unique is that the home does not contain a single brick. Its concrete structure took only nine months to build with a further 10 months needed to complete the fitout.

“This was an extremely challenging block and loading bricks on to it would have been impossible,” Drago says. “The walls were formed and the concrete poured on site, allowing us to achieve a stronger, superior finish in a fraction of the time it would have taken using traditional build methods.”

One of the most striking features is the use of Midland Brick’s Cultured Stone, a high-quality affordable cladding that gives the look of real stone without the hassle and high costs associated with working with it.

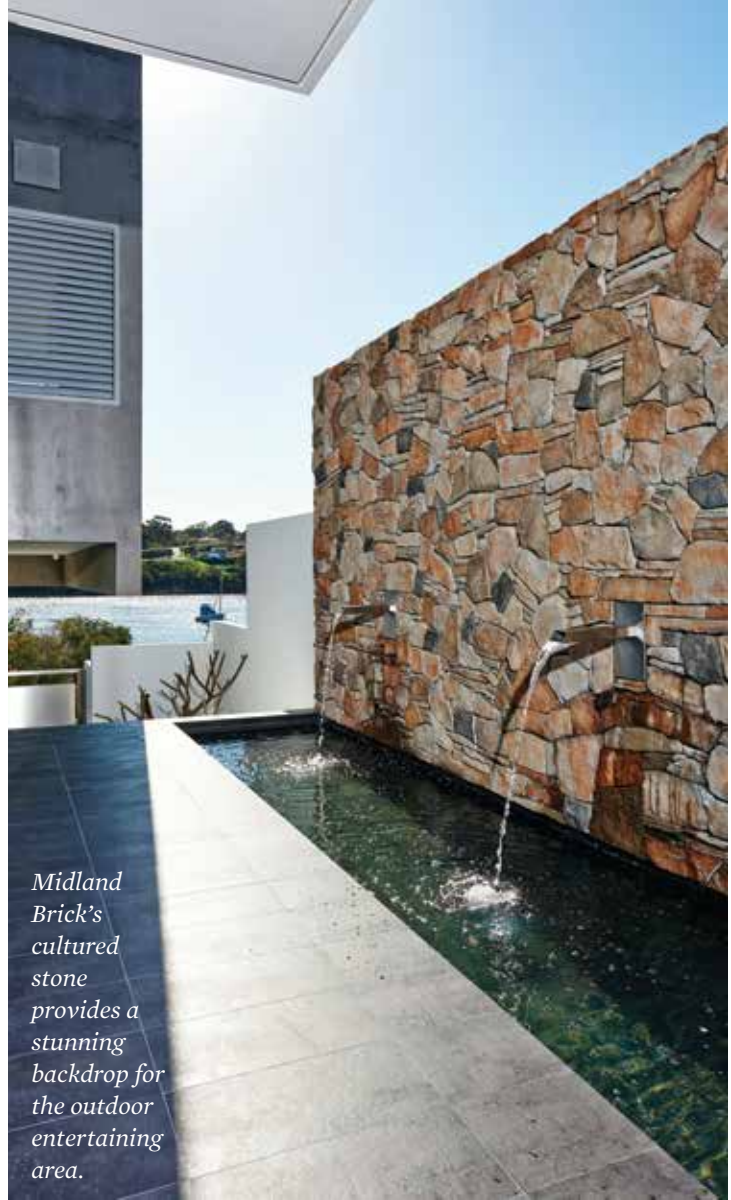
Midland Brick product development manager Alf D'Angelo says Cultured Stone is currently taking the local residential and commercial building market by storm.

“It has quickly been recognised by Perth builders and architects as the stone of choice and it’s easy to see why,” he says.

“It’s lightweight, versatile, won’t rust and doesn’t repeat itself due to its unique manufacturing process.

“The product genuinely sells itself and it’s all backed by a 50-year guarantee.”

Cultured Stone is available in a wide variety of colours, shapes and textures and requires minimal maintenance and in most applications does not require painting, coating or sealing after installation.



Midland Brick's cultured stone provides a stunning backdrop for the outdoor entertaining area.





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Creating a dream kitchen comes down to researching the best appliances.

WHAT'S *hot* IN THE KITCHEN



Discover the latest in appliances to add flavour to your kitchen and get you prepping your meals in style.

It is often referred to as the engine room of the home. It is the place where family members come together to prepare and share meals and create happy memories.

But planning a dream kitchen isn't as simple as choosing the right fittings and fixtures.

Once the look and feel of the space has been decided on, making it functional and user friendly is often a big and difficult challenge.

Getting it right the first time requires research and planning.

NEW APPLIANCES

Kitchen appliances retailer Rick Hart has been in the business for decades and he says some insider knowledge can go a long way.

He says the best modern kitchens are equipped with more than just traditional cooktops and ovens. New technology, previously only available to professional chefs, is starting to become commonplace in homes too.

"Induction cooking has been taking the world by storm," he says. "With the use of flat-based stainless-steel or cast-iron cookware, induction cooktops create an electromagnetic reaction between the pot and the induction-cooking zone. In the same way that steel or iron objects will 'stick' to a magnetic surface, induction cooktops utilise a magnetic reaction to create heat, and this makes a very fast and energy-efficient method of cooking.

"Combi-steam ovens provide both the healthy alternative of a steam oven without compromising the delicious golden and crispy finish of foods that are baked in a fan-forced oven. Top brands to consider when selecting a combi-steam oven include Miele, Wolf and V-Zug."

Steam ovens cook food using hot pressurised steam, instead of just hot air.

"This means that your meals will be much healthier, because



the use of oil is not necessary and steaming also helps retain valuable vitamins and nutrients,” Rick says.

“This type of cooking is also increasingly popular among chefs as it can intensify flavours, creating incredibly tasty food. Steam ovens are also a lot faster than traditional methods of baking, as well as easier to clean – all you need to do is wipe the oven interior out with a damp cloth once you have finished cooking. Food residues will simply wipe away.

“The space required for a typical steam oven is 600mm in width and 450mm in height, which is the typical size of a ‘compact appliance’. The price ranges from approximately \$2200 to \$7000. This varies as some units are steam-only function and others are combi-steam, which includes oven and steam functions.”



Integrated kitchens with state of the art appliances are hot property.

“Like coffee machines, dishwashers and ovens, integrated fridges  are also setting the scene for personalised and aesthetically pleasing kitchens that reflect your own personal style.”

SMART INTEGRATION

Rick says there have been lots of innovations in the industry in recent years. “Integrated appliances are finished with the style of your kitchen’s own cabinetry, which can greatly enhance its aesthetic. This is especially appealing to those with open-floor-planned homes, where the kitchen is visible from other rooms.”

Integrated coffee machines are increasingly popular, allowing people to enjoy cafe-style coffee at home. “Like coffee machines, dishwashers and ovens, integrated fridges are also setting the scene

for personalised and aesthetically pleasing kitchens that reflect your own personal style,” he says.

COOL ADDITIONS

“Alternatively, if integrated appliances don’t suit your taste, the return of the retro fridge has been making a huge comeback in Australian kitchens. An item from Smeg’s colourful range of fridges is the perfect mod-con appliance for the vintage lover, enabling style from another era without compromising the benefits of modern technology.

“Wine storage cabinets have also provided a state-of-the-art





appliance to refrigerate your wine. These specialised storage spaces emulate a traditional wine cellar - consistent temperature, humidity and stillness - which all contribute to preserving your drop, helping you get the best out of your wine.”

EASY COOKING

Rick says ovens are also becoming more functional.

“Pyrolytic ovens use high temperatures to incinerate any food residues on the walls into a fine ash, which can then be simply

wiped away using only a damp cloth. This will save you the time and effort of scrubbing your oven clean and reduce your exposure to harsh cleaning products,” he says.

“Modern ovens now feature a variety of auto-programs to enhance the entire cooking experience from start to finish. A safety feature such as the automatic shut-off function ensures that your oven will turn off after a certain period of time, and the automatic spillage stop function will help to prevent mess.”



MASTER PLAN FOR DREAM DOMAIN

Perth’s seafood expert and former MasterChef Australia contestant JOSH CATALANO says being confident in the kitchen is a breeze when you have the right appliances. We asked him to spill the beans on his must-have inclusions for a dream kitchen.



1 The **combi-steam oven** is my favourite appliance by far and I pretty much use one every day. Since I have never really enjoyed using a microwave, the combi-steam oven has certainly replaced that and then some. The versatility of these appliances is incredible and the pre-set functions make cooking so much easier, with a perfect result every time. Since I got my very own combi-steam, I have really started to cook a lot of sous-vide, which is classically a technique used in most commercial kitchens and the results are fantastic.

2 I just love using my **induction cooktop** but it wasn’t always the case. Learning to cook on my mum’s ceramic cooktop at home as a young boy was a nightmare, so as soon as I discovered gas cooking I adapted and thought it was the best thing ever. These days it has all changed, induction cooking has come a long way and it is a must-have piece in my kitchen. My favourite part about the induction is how easier it is to clean, no more lifting up parts and spending so much time cleaning up after you cook. I must admit, they do take a bit of getting used to but when you work that out you will love the control you have over your heat.

“When it comes to outdoor cooking you just can’t go past the DCS Grill from Fisher & Paykel.”



3 Since I’m the male in the house, the outdoor kitchen is also my zone and when it comes to outdoor cooking you just can’t go past the **DCS Grill from Fisher & Paykel**. This is no ordinary barbecue, this is the granddaddy of all outdoor cooking and will give you amazing results every time. I love cooking on the open fire or over hot coals and the DCS will give you the closest result without lighting a match. There is so much science that has gone into the construction of this grill and they have thought of everything, plus not only does this grill look the part, it also performs like no other and even cooks pizzas.

4 The **Sub-Zero fridge** is one of the most amazing appliances I have ever seen. The technology behind these fridges has been created for the sole purpose of keeping your food fresher for longer and has a unique air purification system developed for NASA. These fridges are big, bold and beautiful and are right at the top end of kitchen appliances. Despite their often impressive size, the units are so energy efficient that they use less power than a 100-watt light bulb.

5 Gone are the days of having big, bulky and noisy rangehoods in the kitchen. The **Schweigen designer ceiling rangehood** is one of the coolest products on the market and has certainly made rangehoods sexy. They have created a quiet and sleek product that you wouldn’t even know was a rangehood, in fact it doubles as a light and can be configured the way you like. These rangehoods are a true sign of the times, and are sure to cap off anyone’s new kitchen.



Outdoor kitchens deserve the same attention to detail as those inside.

inspire

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winter comfort

Preparing fantastic winter comfort food at home is a breeze when you are working in a well-equipped kitchen. These winter warmers are sure to impress family and friends.

PHOTOGRAPHY: JASON THOMAS

STYLING: KRISTEN WATTS



Pork and veal polpette with soft polenta and salsa

For the salsa

2 red capsicums, roasted, skinned and seeded
4 dried or sundried tomatoes
2 cloves garlic
1 tbsp capers, washed
100ml extra virgin olive oil
30ml red wine vinegar
½ tbsp basil
½ tbsp mint
½ tbsp parsley
1 shallot
½ tbsp sugar
salt and pepper to taste

For the soft polenta

1L milk
100g fine polenta flour
salt and pepper to taste
50g parmesan or cheese of choice

For the polpette

250g pork mince
250g veal or beef mince
2 eggs
¼ tsp dried chilli
¼ tsp fennel seed
2 slices bread, soaked in milk then squeezed
salt and pepper to taste
500ml beef stock
1 cup tomato sugo

To make the salsa, finely chop solid ingredients then mix with liquids.

To make the soft polenta, put milk on to boil. When boiling, add polenta and cook on high heat for 5 minutes, stirring constantly. Turn down and stir every 5 minutes until thickened to porridge consistency. Remove from heat, season to taste, add cheese and keep warm.

To make the polpette, mix ingredients together then roll into balls, panfry then cover with the stock and sugo and bake in the oven at 170-180C for 25 minutes.

To serve, place the polenta on the plate, top with the polpette and then with the sauce and salsa rossa. Garnish with extra herbs if desired.

Ink braised cuttlefish with fennel and wild olives

500g cuttlefish or squid, cleaned and scored
1 tbsp squid ink
1 red onion, half finely diced and half finely sliced
50ml extra virgin olive oil
2 cloves garlic
1 chilli, seeded and diced
3 tbsp parsley, washed leaves and stalks separated
1 tbsp tomato paste
3 tomatoes, 2 chopped and 1 seeded and cut into fingers
220ml red wine
½ medium-sized fennel, finely shaved
100g wild olives, sliced

Mix cuttlefish and ink and let stand. Sweat onions in oil then add garlic, chilli and finely diced parsley stalk, then add tomato paste. Add cuttlefish, tomato and wine and simmer until tender for about 30 to 45 minutes then remove cuttlefish.

Reduce sauce until it covers the back of a spoon, then return cuttlefish to sauce.

Serve with fresh shaved fennel and olives.



Chicken salmorejo

For the marinade

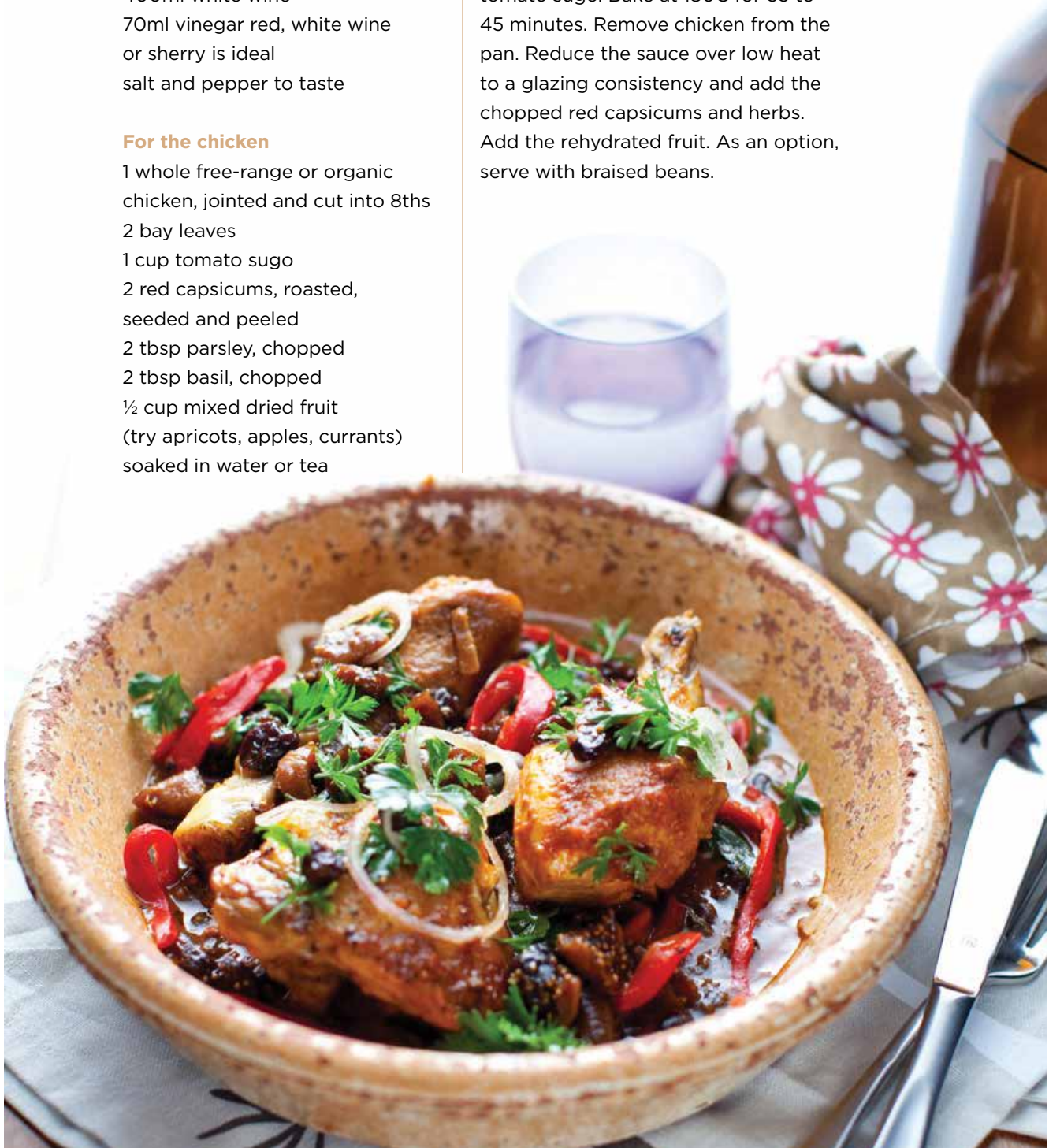
125ml extra virgin olive oil
2 chillis, deseeded
1 tsp thyme
1 tsp rosemary
8 garlic cloves
2 tbsp smoked paprika
400ml white wine
70ml vinegar red, white wine
or sherry is ideal
salt and pepper to taste

For the chicken

1 whole free-range or organic
chicken, jointed and cut into 8ths
2 bay leaves
1 cup tomato sugo
2 red capsicums, roasted,
seeded and peeled
2 tbsp parsley, chopped
2 tbsp basil, chopped
½ cup mixed dried fruit
(try apricots, apples, currants)
soaked in water or tea

For the marinade, blend all ingredients. Marinate chicken for 2-6 hours and then remove from marinade, setting marinade aside.

Seal the chicken in a hot pan then put in a roasting tray. Cover with the marinade. Add the bay leaves and the tomato sugo. Bake at 180C for 35 to 45 minutes. Remove chicken from the pan. Reduce the sauce over low heat to a glazing consistency and add the chopped red capsicums and herbs. Add the rehydrated fruit. As an option, serve with braised beans.



Doughnuts with chocolate rosewater mousse

For the mousse

3 egg yolks
60g sugar
15ml water
60g butter
250g dark chocolate, chopped
1 gelatine leaf
1 tsp rosewater
2 egg whites
30g sugar
250ml cream whipped to soft peaks

Beat the egg yolks, sugar and water on a medium speed until the mixture forms a sabayon. In a small pot, bring butter to the boil, remove from heat and add chocolate and stir. The residual heat will melt the chocolate. Bloom the gelatin in water. Add rosewater and then add to the warm chocolate mix.

In a separate bowl, combine the egg whites and sugar and beat until the mixture forms stiff peaks. Fold the sabayon mix into the chocolate mix and then gently fold in the meringue and the whipped cream. Place in a container and refrigerate for two hours.

For the doughnuts

110ml milk
25g butter, chopped
20g sugar
4g yeast
1 egg
240g plain flour
pinch of salt

In a saucepan over medium heat, warm the milk and butter to about 37C, then stir in sugar and yeast, beat egg and fold in. Mix flour and salt together then add to mix to form a dough.

Cover with a tea towel in a warm place then knock back down. Cut the mix into four. Roll into balls on a lightly floured bench then cut each ball into three and roll back into balls, creating 12 balls in total. Rest the dough for 30 minutes then fry in hot oil until the doughnuts are puffed and golden. This should take about 3 to 4 minutes.

Serve with rosewater mousse, doughnut balls dusted with cinnamon sugar (1 tsp cinnamon powder to 1 tbsp icing sugar), chopped toasted almonds and currants soaked in warmed sherry.





CREATIVE SPACES

Smart storage solutions make everyday life easier and can add value to your home.



Reality television has exposed the addictive and rewarding nature of home building and renovation and it is not just kitchens and bathrooms that are being spruced up as a result. These days, homeowners' attention to detail is stretching to even the most unlikely areas of the home, with garages, wardrobes and pantries being transformed into highly functional, state-of-the-art storage areas.

The experts say that with careful planning, good storage areas can add thousands of dollars of value to any property. Sometimes it is only a matter of making slight adjustments to the infrastructure that is already available.

Many companies specialise in helping people get the absolute most from their storage areas.

WARDROBES

The Wardrobe Man's Kevin Harrison says there are a few simple rules for creating a functional and appealing wardrobe but these are often overlooked, even by professional builders.

He recommends as a bare minimum that most built-in or walk-in wardrobes have a shelf and a rail but often the shelf is placed too low, effectively cutting available hanging space in half. A better option, he says, is to raise the shelf to at least 2100mm off the ground to allow an opportunity for double hanging or the addition of accessories such as drawers or slide-out shoe racks. A second shelf can be installed at about 1000mm if necessary and to make the best use of the top shelf, it's a good idea to consider a mesh sheet so that items stacked on top are easily visible.

Justin Bonney from Uzit Wardrobes WA says bedrooms, studies and laundries can be given a complete makeover with the





TOP TIPS FOR AWESOME WARDROBES

- > Raise shelves to at least 2100mm and switch to steel ventilated sheets for better visibility and ventilation.
- > Consider installing a second shelf at approximately 1000mm.
- > Install shoe racks to protect shoes from damage and make them easier to find.
- > Get everything off the ground – it makes cleaning easier.
- > Consider accessories such as drawers, trouser racks, jewellery boxes.
- > Store frequently used items at eye level.
- > Choose a storage system that can be easily modified to suit your changing needs.



installation of quality storage solutions. He says there is no such thing as a space that is too awkward or small to be made functional.

“We are experienced professionals in designing and building practical space-saving solutions for functional areas,” he says.

“Our creative designs know no limits. Fashionistas will love what we can do with their built-in wardrobe or dressing room. The options available are endless and we have original ideas you’ve never thought of but will absolutely love.”

GARAGES

Clever storage in the garage can be achieved with some simple planning. There is no reason to put up with endless boxes on the ground and items aimlessly scattered.

Castledex offers a range of innovative garage storage solutions for everything from paddleboards and kayaks, to tools and general household bric-a-brac.

Installing systems such as the Rubbermaid FastTrack garage storage system can increase available space by up to 10 times. It is easy to install, versatile and expandable.

Redback Storage Systems provides convenient Australian-designed and owned modular storage solutions for garages, sheds and commercial fitouts.

Their steel components can be assembled in hundreds of combinations to suit all requirements and best of all they are available in bright colours.



ATTICS

Plenty of homes have roof space that can be used to create the perfect storage area.

Often accessing that space is as easy as installing an attic ladder.

Attix specialises in providing custom-designed insulated and dust-free storage solutions and they can even convert roof space into a new room.

TOP TIPS FOR GREAT GARAGES

- > Start with a garage sale. Clear out as much junk as possible. If you haven't used it for a year, it is unlikely you will ever need it again. Be ruthless. The sale of some goods can be used towards purchasing more effective storage options.
- > Before you plan your new storage, take everything out of the garage and check out the space properly. Consult an expert if necessary but make sure you consider all options.
- > Group similar items together and keep them stored that way. It will make it easier to find everything.
- > Use as much vertical and ceiling space as possible. Getting everything up off the floor will maximise the space available for parking cars.



Images: The Wardrobe Man



“The concrete look is suitable for the entire house as well as alfresco areas, giving a seamless finish.”

ON SOLID GROUND

Tiles and stone finishes are durable and timeless choices for flooring.



Whether they be large-format or fancy feature pieces, tiles are back on the hot list when it comes to interior design.

According to Mic Benino from LUXE Ceramics, large-format tiles, rectified tiles and timber-look porcelain are high on the list of must-haves this year.

“Anyone looking for the industrial look can also opt for concrete-inspired designer porcelain tiles. The concrete look is suitable for the entire house as well as alfresco areas, giving a seamless finish,” he says.

“Most people are also looking for timeless colours that remain fashionable even as the trends change, so a great neutral or taupe is always popular. For the bedroom, the wood

style range of ceramics is ever increasing in popularity, not only because of how great it looks, but because it is low maintenance and more affordable compared to traditional wood floors.”

Viva Natural Stone supplies an interesting product called Quick Stone Flooring which is an interlocking floor system available in marble or limestone.

The system features real stone and is installed in a similar way to floorboards.

POUR IT

Quartz Carpet offers an alternative to solid stone without compromising on all the benefits. It is made by combining tiny pieces of crushed natural stone with resin. The mix is then poured directly on to the surface. The result is resilient and slip resistant.



GREAT ABOUT TILES

- > Hard-wearing
- > Low maintenance
- > Great aesthetic appeal
- > Cost effective
- > Low allergenic



Large-format tiles are on trend. They make spaces feel less cluttered and more open.

GREAT ABOUT STONE

- > Long-lasting
- > Natural product
- > Easy to care for
- > Cool under foot



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TAPPING INTO KNOWLEDGE

Making the choice to be an owner-builder can be incredibly daunting. While it does mean saving money and having a greater level of control over your project, it can also equate to more stress, endless choices and a great deal of responsibility.

Since its inception, the Home Base Owner-Builder Support Network has been there to offer a wide variety of services to assist West Australian owner-builders, offering expert information, advice, unlimited support and most importantly, peace of mind.

Members of the network are invited to attend educational bus tours - a great way for owner-builders to meet one another and to see the progress of some unique projects. In the past these have included an eco-friendly extension on a weatherboard cottage that utilised recycled material from the original house; a hillside, modern home incorporating elements of passive-solar design; and a garage-workshop for a collection of classic cars.

Our industry expert accompanies every trip, ensuring that interesting features and problems of the sites can be discussed and all the burning questions answered.

No build is perfect, which is why there are three site inspections valid over the entire period of your membership. These ensure that any issues are recognised early and can then be resolved as soon as possible. A detailed report is issued after each inspection, making sure that everything is documented and accounted for.

Members are also entitled to a two-hour comprehensive interior design consultation at Home Base, so professional advice can be given on the use of colour, lighting plans, furnishings



and the best ways to get the most out of a space.

Finding tradespeople who understand the complexities of being an owner-builder is key to a successful build, which is why another valuable feature of the network is access to an extensive list of tradespeople, such as bricklayers, air-conditioning specialists and cabinetmakers, who have been recommended by other owner-builders.

Members also receive free access to all one-day courses at Home Base, along with a 50 per cent discount on any longer courses. From Kitchen, Garden and Interior Design, to Conventional & Alternative Construction, there is a course that covers every stage of your project.

So whether you are building a granny flat, renovating or building your dream home from scratch, the Home Base Owner-Builder Support Network will assist you in achieving the best possible outcome for your project.

To find out about the full range of benefits of joining the Owner-Builder Support Network, contact Oskar at obsn@homebaseperth.com.au or call 9388 1088.

Benefits of joining the OBSN:

- > Three building inspections.
- > Trades and services directory.
- > Supplier discounts.
- > Interior design consultation.
- > Educational bus tours.
- > Home Base courses.
- > Unlimited email support.
- > Building and renovating online planner.
- > Owner-builder sign.

Selecting the Right Products



Creating Beautiful Homes



Natalie Fermoye of Bella Life Style Interior Design has been assisting builders and renovators create beautiful and functional homes for over 20 years. Home design consultations include colour schemes, planning and product selection advice. Natalie presents the popular Interior Design Course at Perth's Building and Information Centre, Home Base.

Further learning experiences are available in workshops on home colour and style.
See the website for details.

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INTERIOR DESIGN

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Build your skills



Home Base has a range of courses for people looking to learn more about building, renovations or property investment.

Whether you want to create the perfect kitchen or you would like to learn more about the various options for environmentally friendly construction, Home Base's short courses are designed to give you the knowledge to complete your next project.

The building and design-related short courses have been put together to help renovators and new home builders imagine the possibilities and give them the confidence to bring them to life. The aim is to inspire with the latest ideas and provide all the expert knowledge needed to make plans a reality.



OWNER-BUILDER COURSE

Owner-builders gain great satisfaction out of building their own home by having more control over the materials used in their new home. They can save up to 20-30 per cent in registered builder's commission fees. Being responsible for building your own home can be challenging and involves taking on significant legal and financial risks and

responsibilities. The Owner-Builder Course is designed to introduce you to the construction process as well as the process of becoming an owner-builder, including your responsibilities under the law.

OWNER-BUILDER APPROVALS PROCESS COURSE

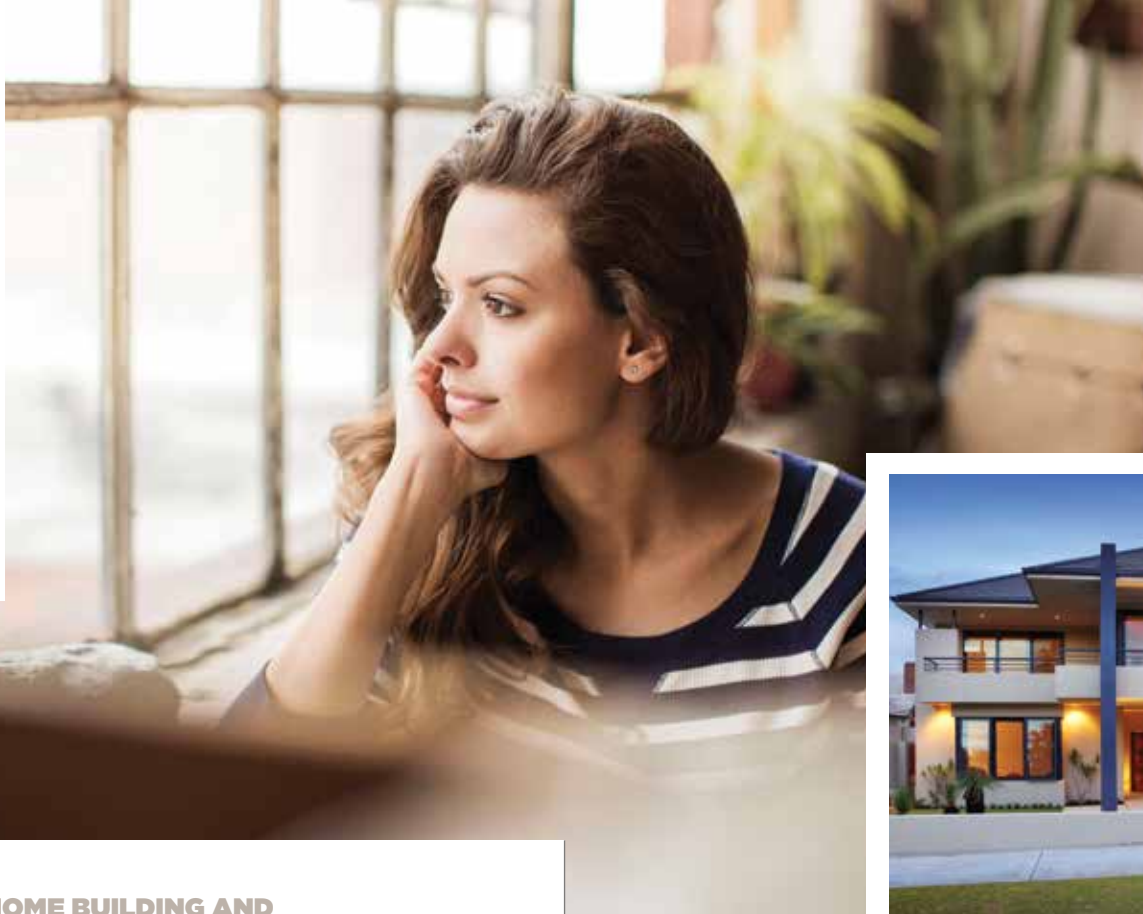
The Home Base Owner-Builder Approvals Process Course has been designed to follow on from the Owner-Builder Course and will navigate participants through the often complicated approvals and documentation stages of owner-building.

NEW HOMES COURSE

The New Homes Course is the only course in Perth that gives you the opportunity to get quality, independent advice on the process of building a new home with a Perth building company. It is designed to empower you with the knowledge of how the building industry works to allow you to negotiate with new home builders on your terms.

INTERIOR DESIGN COURSE

The six-week Interior Design Course will help you develop an understanding of concepts such as space, mood and colour as well as assisting with furniture selection, de-cluttering, planning rooms and selecting all of the final finishing touches.



HOME BUILDING AND RENOVATING COURSE

This comprehensive course covers the home building process step by step, from planning, through to construction and occupation, providing you with clear expectations and a firm foundation of new home building. The six-week course covers building processes, responsibilities, general building advice and an in-depth focus on the actual construction phases.

CONVENTIONAL AND ALTERNATIVE CONSTRUCTION COURSE

With building options and materials available for construction steadily increasing, it makes sense to thoroughly research the products and processes available before making any major decisions about the construction phase of a project. This course explores and compares the various materials and processes available as well as offering an in-depth look at traditional construction methods such as double brick, steel framing and timber framing. It will also guide you through the increasingly popular alternative construction options including structured insulated panels, rammed earth, aerated concrete, insulated concrete forms and composite building options - many of which offer fast build times and are energy-efficient options.

6 STAR DESIGN AND SUSTAINABILITY COURSE

With skyrocketing electricity and gas costs and water restrictions, this course is a must for anyone building or renovating. It will show you how to design a home that will save money and energy year round.

KITCHEN DESIGN COURSE

If you're building a new kitchen or thinking of renovating, this course reveals the basics of design and how to avoid common kitchen design mistakes. It also covers current trends.

GARDEN DESIGN COURSE

Learn how to create a fully functional garden that caters to your needs. Whether you are looking to develop your green thumb by doing the work yourself, or you are thinking of engaging a landscaping professional, this will give you the confidence you need.

PROPERTY INVESTMENT COURSE

Learn how to make money in today's market through strategies for sustained success. The course also aims to give you the confidence to finance and structure your investments in the most profitable and tax-effective way.

For details: www.homebaseperth.com.au



Block couple embrace
new projects





Matt and Kim Di Costa from Channel 9's *The Block* have another big year ahead of them. Their explosive passion for design saw them feature in the hit renovation series twice, in *Sky High* and *Triple Threat*.

They have also starred in their own locally based program, *Matt and Kim to the Rescue*, which sees the pair perform surprise renovations for families most in need. The show, which recently aired nationally on Channel 9, was called "the biggest and most heart-warming domestic blitz of all time".

2015 holds more of the same for Matt and Kim, with a full roster of *M&K to the Rescues*, *The Block Triple Threat*, guest appearances on new show *Home Open* and the emergence of Matt's interior design business.

"I've been waiting for the right time to launch this business," Matt says. "I'm currently designing a Perth cafe and a few other projects. The projects have been very design specific which is exactly where I want to be. So yeah, in the second half of the year, you should see something."

His polished plaster business, *Sky High Renders*, will also be introducing some new products and finishes this year.

And if that isn't enough, the couple are renovating and extending their new home in Mount Hawthorn.

Primary school teacher Kim admits it is shaping up to be another busy year.

"Our show is a chance to put Perth on the map. We honestly work so hard to make sure each story and each renovation is done to a national standard," she says.

"After all of this, though, I think I'll need a rest. We want to have kids one day too."

"Our show is a chance to put Perth on the map. We honestly work so hard to make sure each story and each renovation is done to a national standard."

HOME BASE RENOVATORS QUESTIONS ANSWERED

HOW DO I FIND STYLE IF I DON'T HAVE ANY?

Simple. Everyone has style. You have style, and here's how I know that.

Everyone has style because everyone can see style. We instinctually associate with cool bars and stylish clothes, with racy cars and beautiful restaurants. We naturally gravitate there not because we're told to but because we resonate with resolved aesthetics and style. How many times have you driven past a house and almost broken your neck trying to get a second look? It's because you inherently have a sixth sense for style, and therefore "have style".

If all else fails try Pinterest.

In all seriousness, though, you have style. You may just need some help with the design process. Please read my article *Moody Blues* for some simple and helpful tips.

HOW DO I MAKE SENSIBLE CHOICES THAT GO THE DISTANCE, RATHER THAN ARE JUST BASED ON TRENDS?

My entire design code is "design for yourself and forget the rest", but as an interior designer, I too am faced with this daunting dilemma. How do I push the design limits without leaving my client with an ageing mascot of a style long forgotten?

I guess it is a balancing act. If you do prescribe to my code of disregarding Australia's hypnotic state of the neutral colour palette, then I'd say everything is a sensible choice.

But seeing as we don't yet live in Willy Wonka's colourful candy garden, how about this instead. Ask yourself, how long do I plan to stay in my house?

If the answer is between one to three years, then try these things:

- > Put in stone benchtops.
- > Make your home open plan. It's a 20 to 30-year trend so a safe bet.
- > Match your appliances in the kitchen. You don't play with mismatching golf clubs, do you boys?
- > Use marble. It's older than dinosaurs and doesn't date.

Fit out your kitchen in a style that touches your heart – then it won't date.



> Paint your walls one colour and let your unique sense for styling bring the drama.

If your answer is four to 10 years, my advice is this: the planned obsolescence of product aesthetics will win the war of sensible choices. Put simply, things outdate fast. That kitchen design you are sweating over, regardless of its colour, style or flavour, will be superseded by a slicker, more relatable version in times not too far away. A sensible choice would be to do your research and create something that truly touches your heart. That won't outdate.

HOW DO I DECORATE COHESIVELY, AND WHAT ARE THE MAJOR DO'S AND DON'TS?

Cohesive design is like the day you are awarded your driver's licence. In the weeks beforehand, you've feverishly practised in a confused state of inane doubt, preparing to one day put your skills to the test.

The driving instructor awards you a crisp, new West Australian driver's licence and you thank your lucky stars for those practice sessions. Where am I going with this...

Mood boards, friends. Mood boards.

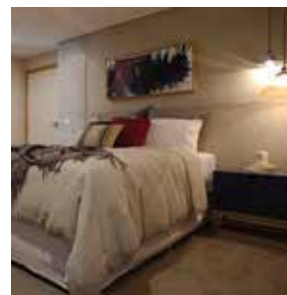
A mood board is a visual arrangement of colour, furniture and material finishes that will be your bible when redesigning your home. And as confusing, intimidating, and even boring as they appear, it is critical that you make your mistakes practising here.

Start with your colour palette. Pinterest is a great resource for up-to-date colour palettes. Paint stores, too, have colour forecasts.

Now mix up your finishes. Polished plaster, paint, timber, metals, wallpaper, glass, tiles, plastics, material. Take samples home and play around with them. Try to look at them only for their colour. It won't matter how many of these finishes you marry together as long as they align with your colour palette. For in-depth colour tips, again read my article featured in this issue.

Once you have a swank material palette, the next step is to cleverly spread those materials throughout your home. Do so with warmth and imagination. When I design, I aim for at least three connecting materials.

For example, the polished concrete wall in your front garden is also found in the lounge room and main bedroom. The marble splashback in the kitchen can be found in the vases and candleholders in the





Before

*Freestanding
baths add a
touch of luxury.*

bedrooms, and on the benchtop in the study. The Tasmanian oak skirting boards also clad the walls of the dining room, the bases of the beds and the pendants in the kitchen. And so on.

Mood boards take a little work but guarantee a sizzling result. Decorating your home without one is like taking the driving test without lessons. Have some insurance handy.

WHAT IS HOT IN TERMS OF FINISHES?

The Matt and Kim style is a permanently evolving one. Obviously I am very pro polished plaster as a finish choice but to be honest there has never been a better range of finishes to pick from.

Here are some good ones.

> **Patterned Tiles/Antique Tiles**

Find me a cafe or restaurant that doesn't have them. Reminiscent of the 1970s love for bold pattern, a more refined version of these tiles are back in force and are great for adding depth into a room. I use www.tileboutique.com.au.

> **Polished Concrete Walls**

Dado. Polished Plaster. Cement Glassface, as my company calls it, has exploded in popularity across Australia. You know what it looks like but here are some things you may not know about the

product. At 2mm thick, it applies over painted walls, plasterboard, concrete, steel, bricks and render. It comes in multiple colours, sheens and is as strong as finishes get. You could do worse than start with my website www.skyhighrenders.com.

> **Alucobond**

This smart-looking aluminium composite panel features in many Perth architects' repertoires. It is mainly used to clad the exteriors of commercial or residential projects but has been sneaking into some interiors of late. It is durable, affordable and well worth checking out. www.alucobond.com.au

> **Wallpaper**

With the industrial look giving some way to new styles in 2015, I sense the re-emergence of wallpaper. With big patterns dating from the Deco era to mod to 70s Americana, wallpaper is back. The papers are easy to install and, like art, help connect a room's colour and furniture. Stay tuned for our own home renovation this year, which will feature mod patterned papers.

All the best with your renovation.

*For styling and interior projects, contact:
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UPWARDLY MOBILE

More people are aiming to spend their golden years in their own homes so devices that assist them to do so are on the rise.



With the average Australian expected to live longer than ever before,

communities are more focused on helping older people live full and comfortable lives.

Improved quality of life in later years is allowing more elderly people to remain in their own homes, leading to a trend in the installation of devices which aid independent living.

As part of this shift in thinking, domestic lifts – previously considered extravagant items – are becoming increasingly commonplace and designers and architects are finding ways to make them aesthetically pleasing.

Bernard Edwards from Lift Shop says a combination of an aging population and smaller blocks is forcing people to build multi-storey homes. Homes that are built across two and three levels mean people will be required to handle more stairs.

Adding a lift increases the overall value of the property.



“Often when people are finally in a position to build their dream home, they have worked hard all their life and then they have this issue with stairs so they want to future-proof their home so they can stay in it longer,” he says.

Alan Griffiths from Anvil Elevators says for the price of a family car, a lift can be an invaluable investment.

Residential lifts are more affordable than ever before.

He says the cost of a basic lift starts at about \$32,000.

When you consider a lift adds value to the property for resale and it also may mean not having to move house, it is worth the investment, Bernard says.

Bernard says all lifts come with a warranty and typically cost under \$1000 per year to service.

“We suggest people service them twice a year. They are a piece of machinery, so they need to be properly looked after,” he says.

“I think people have heard about the strata costs associated with maintaining lifts in high rises and think that applies to the domestic lift but that is not the case. In a private home, there is much less wear and tear and a lot less travel, so those same maintenance costs don’t apply.”

Planning for a domestic lift in a new build needs to be done early in the process so that space can be



set aside for the shaft and machine room.

But the lift itself is one of the last items installed when most of the messy work in the rest of the home has been completed.

Bernard says the machine room is compact and occupies about the same amount of space as a broom cupboard.

Andrew Burke from West Coast Elevators says retro-fits are common and relatively easy to complete.

“Retrofitting a lift is a very easy choice for the customer, requiring very little building works,” he says.

Lifts can be as small as 600mm by 600mm but the most common and comfortable size is 1100mm by 1400mm.



Domestic lifts are compact and easy to maintain.



Turn up the heat

As the winter chill hits, the key is finding ways to keep your home environment warm and cosy.

While Perth is known for its mild winters, homeowners still aim to make their surrounds as comfortable as possible when the temperature dips. Options such as double glazing, window dressings, shutters, underfloor heating, fireplaces and reverse-cycle heating all provide great solutions for keeping homes, and their occupants, snug.

There's nothing quite like the flicker of firelight on a wet and windy winter's night and Perth retailers such as Fireplace Corner and Subiaco Restoration provide a wide range of options which are not only functional but also are guaranteed to add to a home's overall appeal.

Tim Stokes, who runs Subiaco Restoration with his two brothers, says fireplaces have come a long way in the past five years.

Aside from their aesthetic appeal, the biggest area of improvement has seen energy-efficient, glass-fronted fires able to heat big areas quickly and easily.

< Other options for keeping the cold out and the warmth in include double glazing and a range of other window treatments including shutters.





There's nothing quite like the flicker of firelight on a wet and windy winter's night

"If need be, they can heat up to around 150sqm, which easily takes care of a large open-plan family, dining and kitchen area, completely on their own," he says. "They are powerful yet can be operated without much effort at all."

Diana Meikle from Fireplace Corner says open wood fireplaces and slow-combustions are making a comeback.

She says big trends in home heating include fireplaces which reflect the Hampton style with grand mantles and log burners.

Other options for keeping the cold out and the warmth in include double glazing and a range of other window treatments including shutters.

Timber, MDF and plastic shutters can be custom made and can also help to provide noise insulation.

According to Kresta, drapes and blinds made from new season's fabrics help keep winter weather well and truly on the outer.

There's a huge range of options available and a consultant can visit your home to provide advice.



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FIT TO perfection



Built-in furniture designed to match the scale and proportions of a room makes for a neat finish.

Flip through the pages of any glossy home magazine and you will see that Australians have come of age in creating stylish, timeless residences that tick all the boxes in form and function.

As people's tastes in design and decor have become more sophisticated, increasing consideration is being given to the quality of furnishings used to fit out and finish a property.

Interior designer Matt Tucker from Tucker & Negus says the popularity of built-in furniture has skyrocketed recently.

"Built-in furniture gives people far more options when it comes to furnishing," he says.

"It allows people to create the perfect piece, that is exactly the right size and scale and made of exactly the right materials, so that it enhances the overall look and design of the home.

"For many people, the way we furnish homes has become equally as important as the architecture, so it is a natural progression

that the two have become integrated."

Matt says installing built-in furniture allows people to apply the same amount of precision and care that is used to design spaces such as kitchens and bathrooms in all areas of the home.

"We are now seeing custom, built-in furniture used extensively in outdoor spaces, living areas, lounge rooms, home theatres, bedrooms and studies," he says. "And quite simply, it just makes sense."

CHOOSING TIMELESS FINISHES

Matt says one of the potential pitfalls of installing built-in furniture is that it is fixed and will most likely stay in place for a considerable period of time.

It is important to choose designs and finishes that will stand the test of time.

"Design trends have taken a turn towards the timeless and understated," he says. "Sometimes older homes benefit from having something new and shiny and on the other

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“It allows people to create the perfect piece, that is exactly the right size and scale and made of exactly the right materials, so that it enhances the overall look and design of the home.”

hand, sometimes new homes benefit from finishes that soften their look.

“There are no rules, it is about achieving overall balance and the materials and finishes used should always tell a similar story to the materials and finishes that are used throughout the rest of the home.”

Giovanni Iozzi from Timbcraft says there is a big demand for veneer finishes at the moment.

“Having been in this industry for 20 years, here at Timbcraft Furniture we have seen trends come and go,” he says. “But what we notice is that as with fashion, over time, certain styles become recycled and make a comeback, often with a slight twist or adaptation to suit the new generation of consumer.

“Right now there is a lot of veneer around and a lot of straight-grained timbers that look crisp and breathe a lot of life into a room.”

VALUE ADDING

According to Matt, built-in furniture increases the value of a property, especially when it is done well.

“When you make deliberate design decisions, enhance the architecture, use materials that are sympathetic to the rest of the home and create a property that offers the complete picture, you will naturally have an attractive package to take to market,” he says.

But on the flip side, it is important to not limit the appeal of a property by adding only appropriate built-in items.

“Don’t do things like building in dining furniture because people will see that as limiting the flexibility of the property,” he says.

“It is also a good idea to steer away from anything that is too crazy or trend driven or specific to your own individual taste.”

It is also a good idea to call in a good interior designer to help you work out the aim of the proposed works and to ensure they are executed well.

“An interior designer’s skill is in understanding what you’d like to achieve, seeing what ideas would actually benefit your home and then provide the right alternatives along with clever or unexpected solutions,” Matt says.

“A good interior designer will be connected with trades and up to date with all of the options. You’ll probably even find that they can design, help you choose the perfect finishes, have made and installed just about anything that you would need and deliver you a far better result than if you did it on your own.”

Giovanni says choosing the right tradesperson to install the furniture is also vital.

“A great place to look for choosing a qualified candidate would be an industry-based association such as the Cabinet Makers Association, which has a big membership base of qualified businesses.

“Also having the knowledge that you are using an affiliated business can give you greater confidence in the entire process and know that the services received will be of a benchmark standard.”

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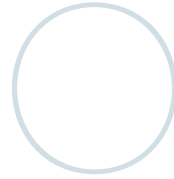
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Using a building broker can help you get more bang for your buck.





ne of the most difficult aspects of building a new home is making sense of the costings provided by potential builders. Often trying to pin down which builder can provide

the best value for money is virtually impossible because it is never really possible to compare apples with apples. Each builder offers something slightly different and this results in variations in costing.

Perth's new home building broker Tristan Kirkham says it is possible to save thousands of dollars through proper analysis of the costs and a thorough search for the best deals on offer.

"If you are planning a custom home or building development, our business New Home Building Brokers can provide you the skills and knowledge you require to achieve a premium quality build at Perth's best-value prices," Tristan says.

"We can assist with advice on anything from plans to block choice, building approvals and most importantly choosing a builder.

"With over 1000 approved builders to choose from, we can help you select the best builder at the best price possible."

Tristan says the building broker process works through the provision of detailed analysis of quotes from selected builders.

"Once you know exactly where all the costs are, you are far better equipped to make decisions about the price of the home," he says.

Perfect match

Building brokers can take the guesswork out of finding the right home builder for you.

“We can help you source competitively priced materials, potentially saving you tens of thousands of dollars off your build prices.”

New Home Building Brokers is paid a commission by the builder and this fee is included in the house price.

Tristan says all new home builders include a commission price in the cost of their build and instead of this money being paid to the builder’s sales rep, it is paid to NHBB.

“But unlike the salesman, we work for you and won’t disappear after you sign the paperwork. And we will happily disclose our commission to you, so it is totally transparent.”

The owners of this Sorrento home heard about Tristan and his team via a friend.

They were unhappy with the initial costings provided by the builder they originally intended to work with.

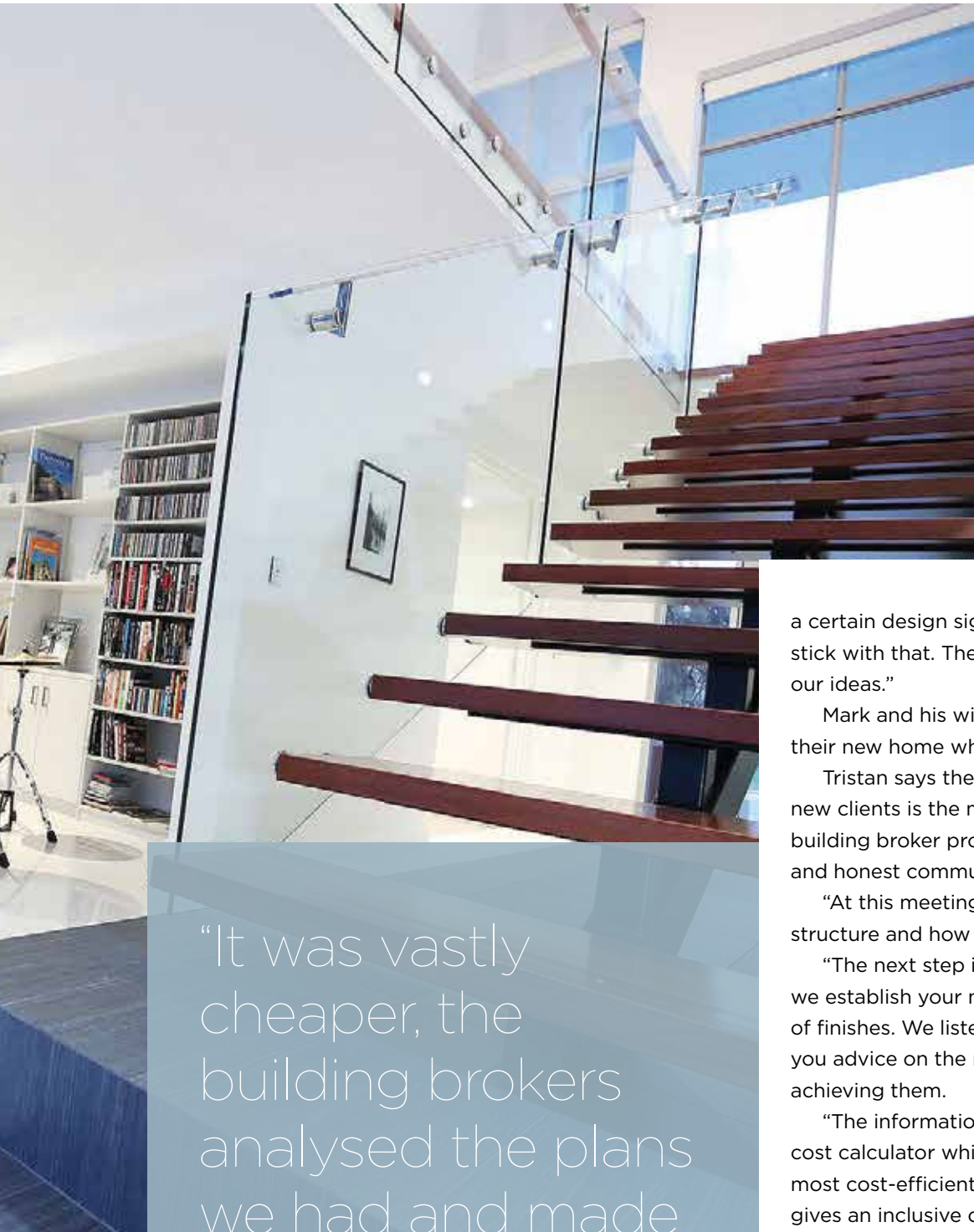
They say working with Tristan saved them tens of thousands of dollars and allowed them to achieve more of the items on their wish list.

“It was vastly cheaper, the building brokers analysed the plans we had and made recommendations to change the plans to save us money on the design itself,” owner Mark says.

“The other builder we approached wanted to put their stamp on our project and they had



A building broker can help turn dreams into reality.



New Home Building Brokers can help you source competitively priced materials, potentially saving you tens of thousands of dollars off your build prices.



“It was vastly cheaper, the building brokers analysed the plans we had and made recommendations to change the plans to save us money on the design itself.”

a certain design signature and they wanted to stick with that. They weren't really interested in our ideas.”

Mark and his wife, Adeline, say they love their new home which has a resort feel.

Tristan says the initial consultation with new clients is the most important part of the building broker process because it sets up open and honest communication.

“At this meeting we explain commission structure and how the process works,” he says.

“The next step is the design brief where we establish your needs and desires for level of finishes. We listen to your ideas and give you advice on the most cost-efficient ways of achieving them.

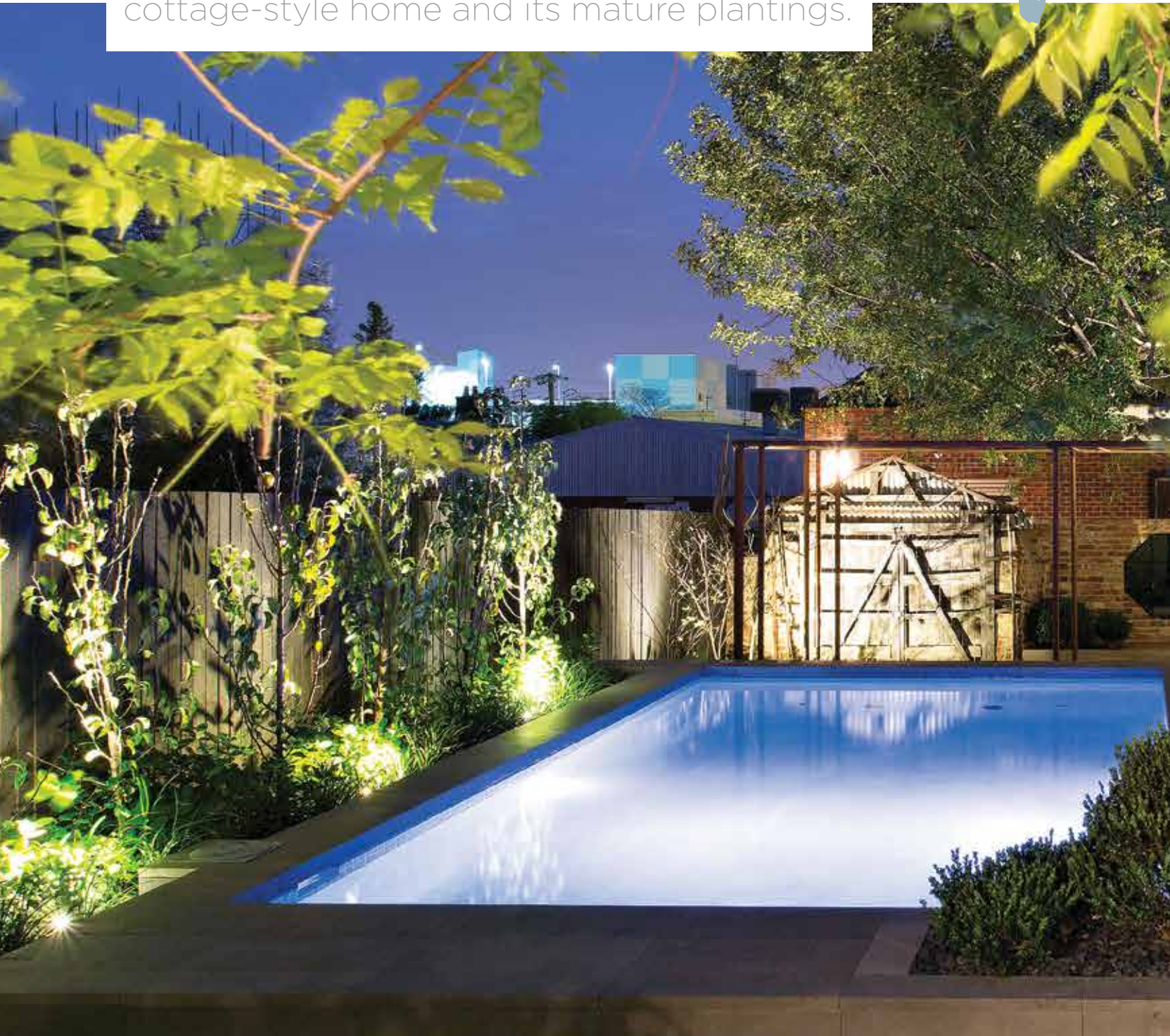
“The information is then entered into our cost calculator which gives you advice on the most cost-efficient way of achieving them. This gives an inclusive cost with no hidden surprises.

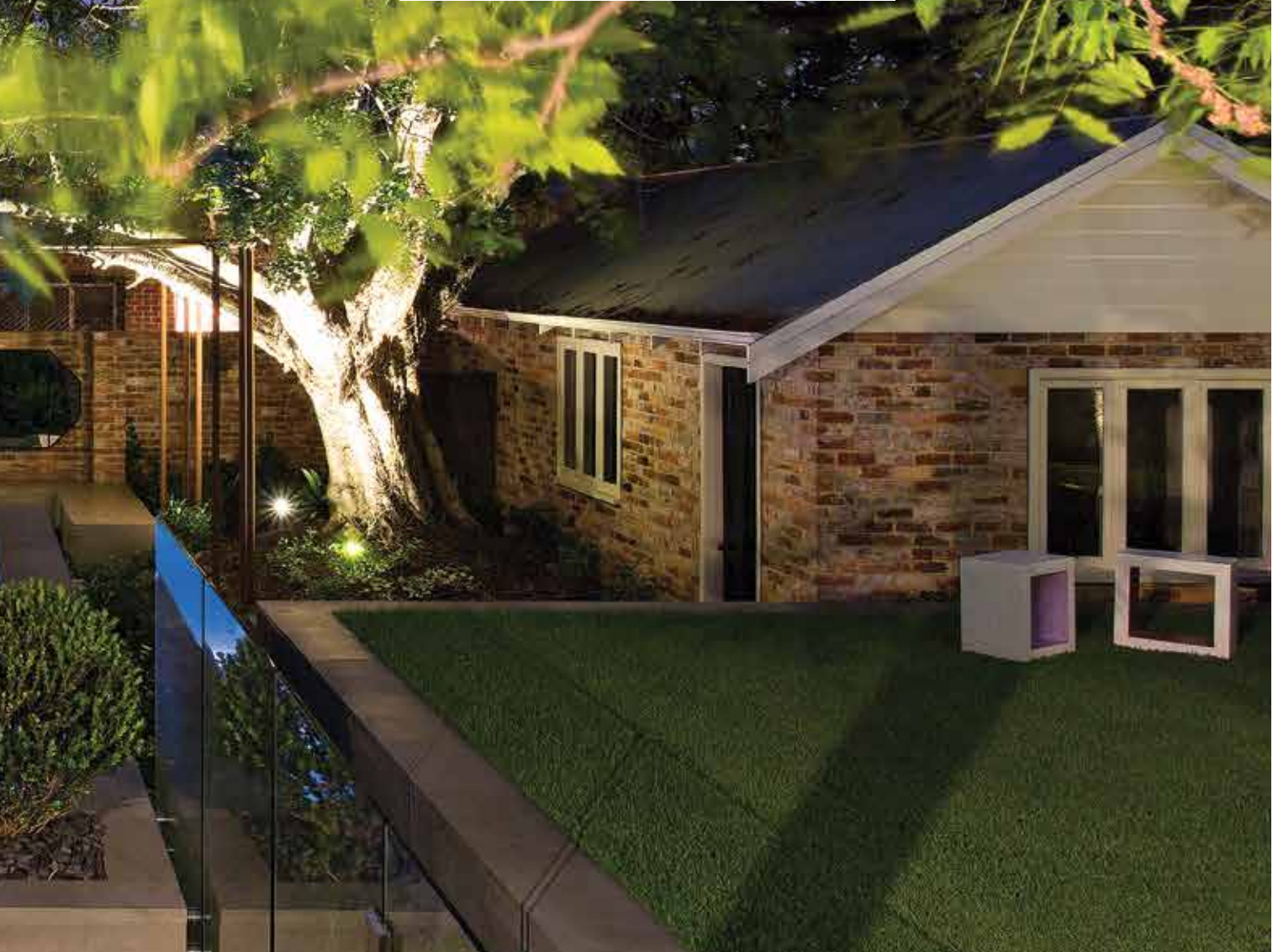
“We then help you find the right designer and then the right builder. Before going out for tender on the finalised plans, NHBB will discuss the different benefits that each of our qualified builders can bring to a build.

“We will make recommendations on shortlisting the builders, ensuring those selected to quote are suited to your requirements.”

timeless sanctuary

The brief was to transform their garden into a more functional space while respecting the cottage-style home and its mature plantings.





When the owners of this gorgeous West Leederville home asked Tim Davies Landscaping to help them create their dream garden, they were seeking a space that complemented the existing circa-1898 home.

They wanted lush green planting with accents of white, which would blend seamlessly with existing citrus and mature trees and wisteria.

The site consisted of sloping grass with lots of vegetation and trees and their wish list included a pool, lawn area, conversation pit, koi pond and extended pergola.

With the block sloping down towards the back of the property, Tim and his team realised the best solution was to leave the end wall of the pool exposed, creating a sunken and intimate area where teenage children and their friends could hang out.

A hedge moat was created between the pool and lawn to provide pool isolation without the need for a physical fence while still satisfying the Building Codes of Australia.



The backyard is classically beautiful.



GET THE LOOK:

- > Pergola and mahogany timber deck installed by Seabreeze Outdoor.
- > Pool installed by Future Pools.
- > Corten steel pond fabricated and installed by Flux Impressions.
- > Bluestone from Absolute Stone.



A hedge moat was created between the pool and lawn to provide pool isolation without the need for a physical fence while still satisfying the Building Codes of Australia.

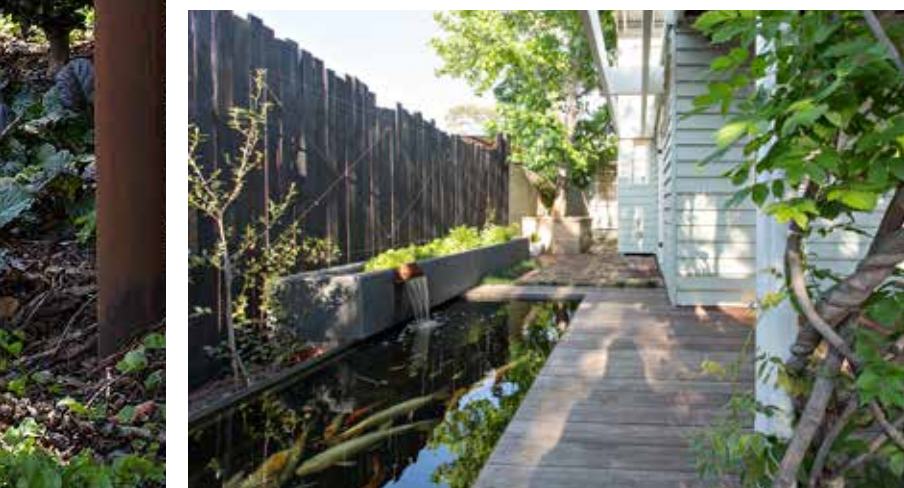


PLANTING GUIDE

- > Crepe myrtle
- > Ornamental pears
- > Agapanthus
- > Bugleweed
- > Japanese box hedge
- > Clivia
- > Dichondra
- > Camellia
- > Liriope
- > Mondo grass
- > Madagascar jasmine
- > Wisteria
- > Water lilies



The koi pond wraps around a jacaranda, giving the illusion of the tree growing through the pond.



Originally, the koi pond and pool were to be constructed within the same area but the designers quickly realised the two were best separated.

The custom corten and bluestone koi pond runs down one side of the property and wraps around a jacaranda, giving the illusion of the tree growing through the pond.

The decision to wrap the pond around the tree was made on site by the construction supervisor because the pond was previously positioned too close to the tree. The only other solution was to cut the pond short but the outcome ended up being one of the owners' favourite features.

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- M.R. Group
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- Vinagres Floor and Wall Tiles
- Vinyl Floor Shop (The)
- West Lake Flooring

HOME AUTOMATION, APPLIANCES AND SECURITY

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- △ Paving, Stone, Granite and Marble
- ♡ Storage Solutions

ON DISPLAY

KITCHENS

- △ Alder Tapware
- △ Aqua L'Eau Water filtration
- △ Auswest Kitchens
- △ Bauers Door Hardware Collection
- △ Biemels Cabinet Hardware
- △ Cabinet Creations
- △ Changeovers
- △ Ikal Kitchens
- △ IQ Cabinetmakers
- △ IQ Cabinetmakers
- △ Kitchen @ Quality
- △ Kitchen Capital
- △ Kitchen Choice
- △ Kitchen Craftsmen
- △ Kitchen Solutions
- △ Kitchen Studio IQ (The)
- △ Novelli
- △ Ozcoolrooms
- △ Phoenix Tapware
- △ Proform DIY Kitchens
- △ Renovators Hub (The)
- △ Ryform Doors
- △ Seima
- △ Tasman Sinkware
- △ Total Water Concepts
- △ Town & Country Designs
- △ Veejay's

LIGHTING

- HS Reflections
- Superlight LED Lighting

OUTDOORS, DECKING AND POOLS

- African Thatch
- Astro Deck
- Aussie Clotheslines
- Awnings WA
- Carabooda Lawn
- Elite Pool Covers
- Green Planet Grass
- Inex Pro
- Louvre Shade
- Lysaght Living
- Lysaght Living
- Neo Pools
- Next Generation Patios & Pergolas
- Patio Living
- Rent-a-Board
- Shade Solutions
- Shed Man (The)
- * X Trex
- Urban Direct Wholesale
- Vergola W.A
- WA Leafscreeener
- WA External Solutions
- Westland Turf
- Watershed

PAVING, STONE, GRANITE AND MARBLE

- ▲ Aurora Stone
- ▲ Bravvo
- ▲ Castlestone
- ▲ CDK Stone
- ▲ Country Earth
- ▲ Donnybrook Stone
- ▲ Linkstone
- ▲ Rare Earth Pavers & Poured Limestone
- ▲ Rural Stone Company

ROOFING

- ○ ■ Stratco WA
- Bristle Roof Tiles
- Colorbond
- Harmony Roof Tiles

STORAGE SOLUTIONS

- Academy Custom Interiors
- Advance AutoQuip 2000
- Alliance Robes
- Castledex
- Enzie Roof Space Ladders
- Nessco
- Recyclit
- Redback Storage Systems
- Uzit Wardrobes

TRADES AND SERVICES

- Add Business Group
- City Beach Builders
- Door Painter (The)
- Get3
- Jim's Building Inspections
- KPS Interiors
- Nexus Home Improvements
- Q Designs
- Terrazzo Stone Marble Polishing
- Tucker & Negus Interior Design

WINDOW TREATMENTS

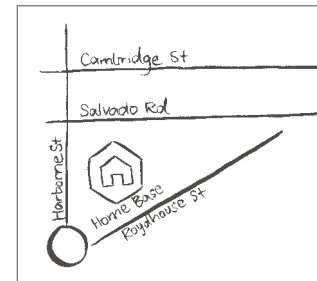
- Artisan Blinds and Shutters
- Boardwalk
- Decor Blinds & Curtains
- Kresta
- Perth Plantation Shutters
- YAHMO

OTHER

- Mal Atwell Leisure Group
- Muzz Buzz

Contact details for companies on display at Home Base can be found at www.homebaseperth.com.au.

Find us here



Home Base

55 Salvado Road
(cnr of Horborne Street)
Subiaco, Western Australia 6008

Phone (08) 9388 1088

Facebook: facebook.com/homebaseperth

Opening Hours:

Open 7 Days

Monday to Friday
9am to 5pm

Saturday
8.30am to 5pm

Sunday and Public Holidays
10am to 4pm

We aren't open every public holiday so we encourage people to check our website for details.

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ALTERNATIVE CATEGORIES LEGEND

- | | | |
|--------------------------------|--------------------------------------|-------------------------------------|
| □ Alfresco | ▲ Cooling, Heating and Solar | * Lighting |
| × Balustrading and Staircases | □ Doors, Windows and Glazing | ○ Outdoors, Decking and Pools |
| △ Bathrooms and Laundries | ■ Fencing, Gates and Retaining Walls | △ Paving, Stone, Granite and Marble |
| ♥ Benchtops and Laminates | ★ Flooring | ◇ Storage Solutions |
| ≡ Blinds, Shutters and Screens | ◆ Interiors | |
| ◇ Building Products | △ Kitchens | |



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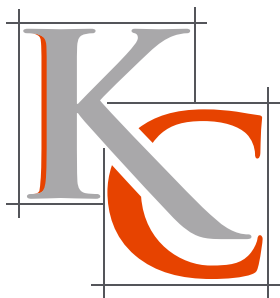
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