

7 PEARLS TO

**CREATING A TRULY
LIVEABLE HOME
THAT MEETS YOUR
EVERY NEED**

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CONSTRUCT

IDENTICAL ROOMS CAN SIT SIDE BY SIDE AND YET FEEL VERY DIFFERENT AND, THEREFORE, BE EXPERIENCED IN ENTIRELY UNIQUE WAYS.

A room in and of itself is often just a square box, so, what turns this shell from a blank canvas with 90-degree angles into a place where you feel something? Design is at the heart of it, but design alone isn't the complete answer to creating a space that moves you in certain ways due to its unique personality. To achieve a truly liveable home that fulfils your every lifestyle need, it is critical to know how to bring all the elements together in the right way at the right time. It's all about knowing what, where and how to gather it all together in a way that draws out the full potential and elevates your lived experience. After all, this is the place where you come to rest, love, live and learn. Get the mix just right with the following pearls of wisdom from our in-house design team.



A modern interior space featuring a white armchair with a grey blanket, a large potted plant, a cowhide rug, and a wooden slat staircase. The room is bright and minimalist, with a white wall and a large window. The staircase is made of light-colored wood slats, and the floor is a light grey concrete. A wooden console table with gold legs is positioned against the wall, and a large potted plant is on the left. A cowhide rug is on the floor, and a white armchair with a grey blanket is in the center. A large window is on the right, and a white wall is on the left. The overall aesthetic is modern and minimalist.

1

ASSESS

Everyone in your home (including the pets!) has different needs and ways in which your home needs to provide functionality and fun. List down all of your priorities, needs, wants and desires for each living zone - children zones, adult zones and pet zones. Begin with:

- a) Room Sizes and Positions (aligned to your block's orientation and outlooks)
- b) Storage Required
- c) Alfresco Living
- d) Gardens & Play Areas
- e) Eco/Sustainable Needs
- f) Energy Efficiency

Once you know what each family member wants, needs and must have, you can build the framework of your floor plan around individual lifestyles harmoniously synched together.

2

RESEARCH

Keep your eyes open and ears to the ground throughout the entire building journey in regards to all the features, materials, fixtures and fittings you are going to be called to decide upon. Learn as much as you can about current trends and future forecasts, products and systems along with their useability, sustainability and reliability.

There is a thriving network of on and offline resources to help you refine and finalise your selections and we advise you build a folio of preferences from information sourced from magazines and the internet. Discuss all of your options within your folio with your interior designer, builder, architect and suppliers who can help you to create a wealth of knowledge from which you can make educated decisions.



A modern kitchen interior featuring white upper and lower cabinets. A central island has a white countertop and a black base. A stainless steel refrigerator is on the left, and a black backsplash is behind the main counter. A white pendant light hangs over the island. A small clock is on the wall to the left.

3

PLAN PHASE 1—BEGIN THE PLANNING PROCESS

Focus specifically on the layout of your home, whilst always referring back to the original items on your assessment list from point 1. Take good time on this step. This is the foundation from which all else will follow. Think and feel into what it will be like to physically live in the space you are imagining. Does open plan actually suit you or is it just what you've seen in glossy magazines? How do bathrooms need to be configured to handle peak traffic times? How does the flow need to go? How can natural light best be captured? Where can teenagers enjoy their growing independence or what does a toddler need to safely explore the garden?

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PLAN PHASE 2—DEEP DIVE

Now that you have a basis for your floor plan, it's time to dig deeper and test out whether what you've created will actually work in the real world.

Walk through a day in the life of your family. Imagine a typical week day and night, as well as a typical weekend. Watch your life unfold in your mind's eye and map this lived experience to what you've come up with in your planning so far.

Give particular thought to the key working zones where there are high degrees of need for them to deliver such as your kitchen, bathroom, powder room, laundry and outdoor alfresco area.





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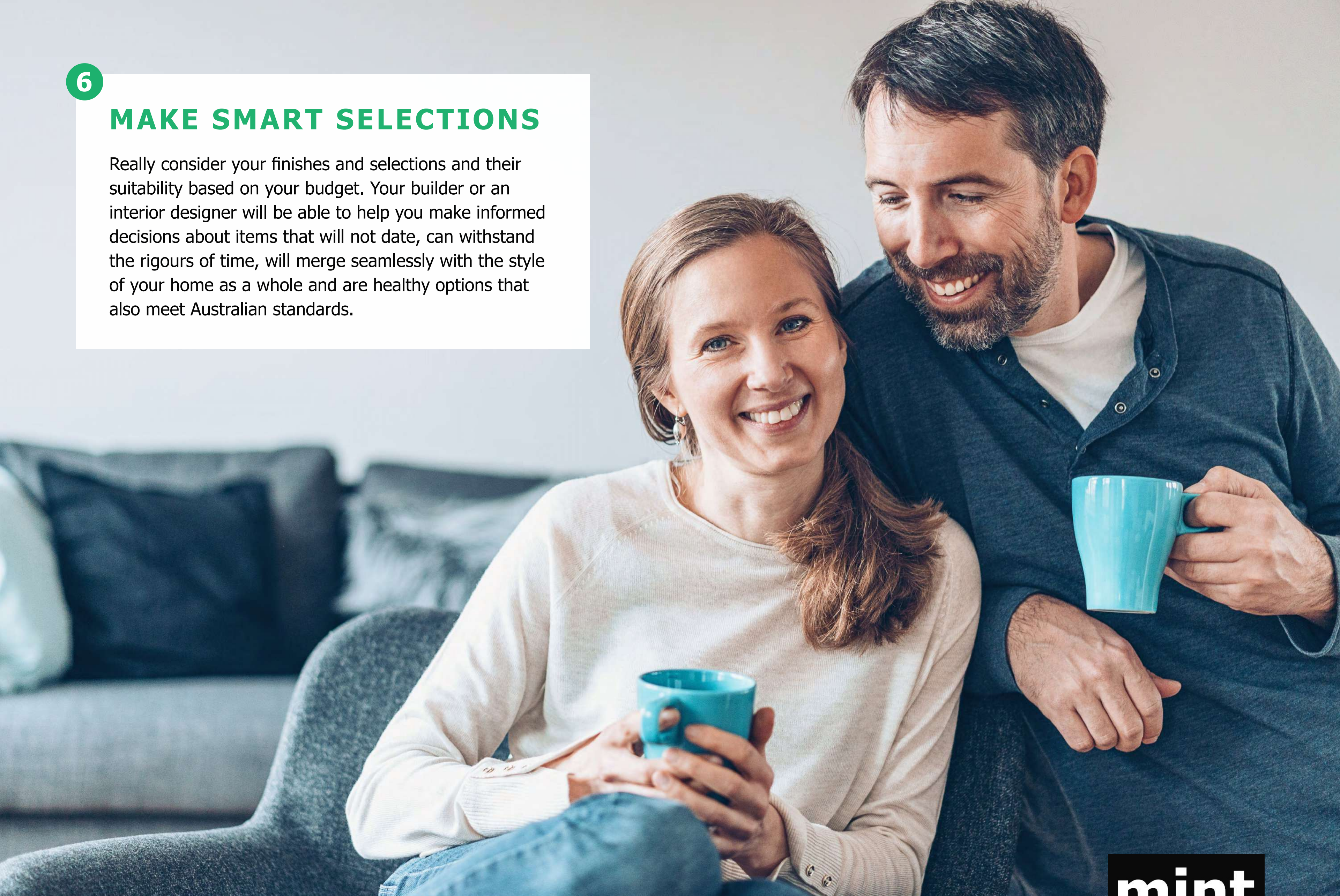
PLAN PHASE 3—REVISE

Third time's a charm and it's now time to do your "day in the life" walk-through in your mind's eye a second time. Imagine using the space in detail. Place yourself in front of your stove making dinner; run through the motions to check that your storage solutions support the cooking process, that you have the right amount of bench space for the meal preparation that is typical for your family. Imagine the view from the room you plan to relax in. Picture yourself surrounded by family and friends entertaining at a special birthday. Is everything you see and feel ticking all the boxes?

6

MAKE SMART SELECTIONS

Really consider your finishes and selections and their suitability based on your budget. Your builder or an interior designer will be able to help you make informed decisions about items that will not date, can withstand the rigours of time, will merge seamlessly with the style of your home as a whole and are healthy options that also meet Australian standards.





7

BEGIN THE BUILD

Before construction begins, it is critical that you undertake extensive research to select a builder who is experienced in the kind of construction project you are embarking on. They must also come highly recommended by their references and you must feel 1000% comfortable with them, enjoying a strong working relationship. Keep lines of communication constantly open and discuss any concerns or important factors from the beginning. Work closely with your builder and have fun!

When the planning is done right, the execution can then flow with ease. Mintconstruct has been the Custom New Homes, Knock-Down-Rebuild and Renovations & Extensions specialists in Brisbane, Northern NSW and the Gold Coast for over 16 years.

Synonymous with impeccable service, we are proud that our clients come back time and time again. From concept to construction, our cutting-edge project management and craftsmanship ensure that our legacy continues to grow. If you have any questions or a project to discuss, don't hesitate to contact us today.



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