

PRE CONSTRUCTION GUIDE



*The do's and don'ts from an interior
designer and builder*

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Hi There !

I am pleased that you could join us.

For 14 years, my husband and I have owned a building company, a building franchise, and a hair salon. The insights shared in this book combine lessons learned and advice from our years of experience.

WELCOME

I trust this ebook will assist you in navigating this thrilling yet challenging journey. My goal is to alleviate stress, help you save money, and steer clear of the common phrase "it will be fine, just get it finished." Let's aim for no more "it will be fine" but rather hear "yes, I love it."





ABOUT ME

I have a passion for all things creative like painting, cake making, scrapbooking, and tending to beautiful gardens. My husband, a talented builder, and I are parents to three children, along with our lively 2-year-old dog, Kyza.

In 2023, we relocated from the chilly South Island of New Zealand to the sunny Central Coast of NSW. Every day, we feel grateful to be here, surrounded by sunshine and welcoming locals.

Furthermore, we are also the proud owners of a construction company named JBG Projects.

TESTIMONIALS

"Brooke brought an incredible positive energy to our kitchen project, making the entire process enjoyable. Her creative ideas not only elevated the design but also reflected a keen understanding of my preferences. Truly grateful for her vibrant approach and innovative solutions!"

— JODIE IPPOLITO

"Brooke's energy and enthusiasm transformed our therapy space. Her honest and focused approach narrowed down our overwhelming choices into a beautiful, cohesive design. Highly recommend Blossom Design Studio!"

— LAURA NASH, CLINICAL PSYCHOLOGIST

"I contacted Brooke for advice on colours when replacing our kitchen. We already had the laminate flooring, stone bench and cabinet colours and window colours but I was struggling when it came to carpet, wall colours and backsplash. We were also painting the adjoining lounge."

— CHRISTINE BEADLE



“

Design with love,
Design with memories,
Design for comfort,
and design with future
dreams in mind.

- Brooke Green

DESIGN WITH LOVE;

Infuse your spaces with affection, creating an environment that resonates with warmth and care.

DESIGN WITH MEMORIES,

Let your rooms tell stories—incorporate cherished mementos and personal history into every corner."

DESIGN FOR COMFORT,

Prioritize comfort above all else. A cozy space invites relaxation and rejuvenation."

DESIGN WITH FUTURE DREAMS IN MIND.

Anticipate what lies ahead. Your design choices today shape the canvas for tomorrow.

BUDGET

DO

- Plan everything in advance. This includes setting a realistic budget, determining your design style, interviewing and selecting tradespeople, establishing a project schedule/timeline, and sourcing and purchasing products and materials ahead of time.
- Be sure to include a buffer in your budget for renovations. Unexpected issues often arise, so prepare for unforeseen costs and delays by adding a 15-20% buffer as a contingency plan.

DON'T

- go over budget. Going over budget is one of the most common and stressful mistakes in renovation. It can lead to financial strain, unfinished work, and lower quality results.
- underestimate the scope of the project. Renovating a home is a significant investment of time, money, and effort, so it's crucial not to rush into it without proper planning. Research the market, the costs, the regulations, and the potential risks involved in your renovation. Be realistic about what you can achieve and how long it will take

DESIGN

DO

- Concentrate on the kitchen, as it is the heart of the home and a crucial room for renovation. Enhancing and modernizing your kitchen can increase your home's value and attractiveness, while also enhancing your daily living experience. Invest in high-quality appliances, cabinets, countertops, and lighting that align with your requirements and tastes.
- Make sure to document EVERYTHING! Jot down every detail in a document before beginning construction. This step is crucial for managing budget, staying on schedule, and ensuring a top-notch finish.
- Instead, opt for timeless, classic, and versatile styles that suit your home and your lifestyle. Think about how you use your space and what features and elements you need to make it work for you.

DON'T

- Don't choose style over functionality. While aesthetics are important, they should not compromise the functionality and usability of your home.
- Don't choose products or designs that are trendy, or impractical, uncomfortable, or hard to maintain.

CONSTRUCTION

DO

- Compare each quote against one another. Check for missing items included in one quote and find out the same cost on the other. This ensures, good quality work
- Get at least three quotes from different builders or tradespeople for your renovation. Compare the quotes and check the details of what is included and what is not. Ask questions and clarify any doubts or concerns you may have. Choose a reputable and reliable contractor who can deliver quality work within your budget and timeframe.

DON'T

- Don't select the lowest quote! Selecting the cheapest quote often results in subpar work. Keep in mind that your renovation or new construction project is an investment for the long term.
- Don't do everything yourself. Sometimes, owners choose to paint on their own, but this is an area where you might struggle. Are you certain you can achieve a professional finish? Your recent investment in renovation or construction could be undermined by the quality of your painting.

HIRING A BUILDER

Hiring a builder is a big decision that requires careful research and planning. Some of the important things to consider before hiring a builder are:

- Their experience and reputation. You should look for a builder who has a lot of successful projects and satisfied clients in their portfolio. You can ask for references, check online reviews, and see examples of their work.
- Their licence and insurance. You should make sure the builder is fully licensed and insured to carry out the work you need. You can ask for proof of their licence and insurance, and check if they are part of a builder's association.
- Their warranty and materials. You should find out what kind of warranty the builder offers for their work and the materials they use. You should also check the quality and durability of the products they use, and see if they have manufacturers' warranties.
- Their quote and timeline. You should get a detailed and written quote from the builder that outlines the scope, cost, and duration of the project. You should also ask about their availability, communication.
- Their style and personality. You should choose a builder who matches your vision and preferences for your project.

WHY SHOULDN'T I PROJECT MANAGE MY RENOVATION MYSELF?

Project managing your own renovation can be tempting, as it can save you a lot of money and give you more control over your project. However, it also comes with many challenges and risks that you should be aware of before you decide to do it yourself. Some of the reasons why you shouldn't project manage your renovation yourself are:

- You may not have the necessary skills and knowledge to plan and execute a successful renovation. You may not be familiar with the construction processes, the regulations, the costs, the materials, the trades, the quality standards, and the potential problems that may arise during the renovation
- You may not have the time and energy to dedicate to the project. Project managing a renovation is a full-time job that requires a lot of organisation, communication, decision making, and problem solving. You may have to juggle your other commitments, such as work and family, while managing the renovation
- You may end up spending more money or compromising on quality. If you make mistakes, encounter delays, or encounter unforeseen issues, you may have to pay extra costs or redo some work. You may also have to deal with unreliable or unqualified tradespeople who may take advantage of your lack of experience or charge you more than necessary

WHY HIRE AN INTERIOR DESIGNER?

An interior designer's role extends far beyond choosing colours and cushions. They are skilled in spatial planning, floor plan layout, custom joinery design, kitchen and bathroom design, lighting design, and even exterior selections. From furniture placement to material choices, We cover it all.

- Renovations require numerous decisions. To kick off the project, your designer will carefully consider your ideas, lifestyle, and budget. They will craft a design brief, outline the scope of work, curate mood boards, and make selections – all while prioritizing your lifestyle and budget. Moreover, they will harmonize the entire design.
- Experienced designers know where to spend wisely. They choose value-for-money finishes and advise on strategic splurges for future returns. By preventing costly mistakes, they save you money in the long run.
- Clients can save money and extract maximum value from a supplier, like a Joinery company, by having an Interior designer create plans that can be priced by three different companies. This approach offers flexibility compared to being limited to working with just one designer for a kitchen plan.
- Organization is crucial when venturing into construction. A single overlooked detail can disrupt an entire room's design, impacting timelines and budgets. An interior designer offers clients a clear vision, instilling confidence in decision-making and budget management.

HOW CAN YOU WORK WITH US?

The next step in Elevating stress, saving money and building a home you are proud of...

THIS IS WHAT WE CAN PROVIDE YOU.

MOOD BOARD CREATION:

Our mood boards are not just visual aids; they are the first step in visualising your style and the future of your space.

DESIGN PRESENTATIONS:

We bring your project to life with detailed 3D concepts and 2D elevations, presented either over Zoom or face-to-face.

COLOUR WORKSHOPS:

Join me in a hands-on workshop to select the perfect palette and materials for your space.

INCLUDED DOCUMENTATION:

- Mood Board
- 3D Drawings
- 2D Elevations
- Materials and Finishes Schedule
- Two Rounds of Revision

BOOK NOW



Free 15 Minute discovery call

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