

DIY decorating on a budget

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Presented by
LWP



Hi, I'm Zoe from The DIY Decorator. I am Perth-based interior decorator with over 12 years experience in the home decorating and interiors industry.

Over the years I've worked as an in-house decorator and visual merchandiser for furniture and homeware stores, a stylist for a furniture hire and styling company, and these days as an e-designer creating mood boards for clients all across Australia.

Four years ago I became a first time mum to my son Jack, who was later joined by his sister Harper. Whilst being a stay at home mum was great, I did miss working and so decided to jump back in to the interiors industry via social media. What started as an Instagram page to simply share my love of all things interior related, soon became a full time job! Fast forward to 3 years later, and I have a social media following of over seventy-thousand and am now working not just with clients, but with small businesses and larger retailers as well.

What I love about home decorating these days is that anyone can afford to have a beautiful home. Home decorating has boomed in recent years, mainly due to a

more competitive market, meaning a larger range of items to choose from, as well as better prices from retailers.

From everything to tile and paint colours in a new build, through to decorative accessories, there's an affordable style of item suited to an every budget. And with the boom of social media, now more than ever, home owners, builders and buyers have more access to assistance from professional's like myself to help them achieve their dream home.

In this eBook for LWP Property Group, I have put together designer tips and ideas for you, the home builder, to keep in mind when building your own dream home. I hope these tips that will help you to create a space within your budget which is a reflection of you and your lifestyle.

A stylized signature of Zoe Gilpin in black ink.

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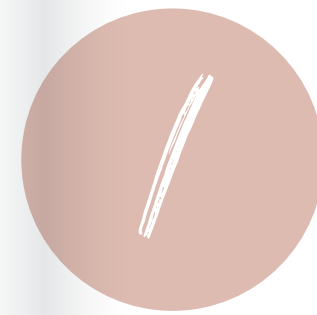
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Interior trends 2019

A new year means 12 whole months of new interior trends, but what trends will we see in 2019?

I predict it will be a similar style to what we are currently seeing, but with the use of more colour, texture and pattern. We'll see bolder designs with high impact that make a statement and say 'look at me!'. Here are my top 5 interior trend predictions for next year.



All the colour



We will see more colour in items such as paint colour, wallpaper, art and soft furnishings. Currently we are seeing lots of natural colour in both finishes and decorative items and whilst I believe we will still be influenced by natural tones, it will be in the form of more colour.

Expect to see tones such as sage green and earthy pinks used together with rustic, honey toned timbers.

If you are a trend follower, think about introducing these tones in to your own home via pieces such as homewares, soft furnishings and art work so that when you fall in love with another trend, you can easily replace these items without blowing your budget.

If your commitment to using these colours is strong, consider introducing them via wall paint, wallpaper and even tiles. They will be sure to make an impact!

To compliment this theme, incorporate item of natural colour and with plenty of texture. Great examples are rustic wooden stool, woven baskets and soft linens in the form of bedding, cushions and window dressings.



2 Finishes from nature



These finishes can be in the selections you make for key features of your home's interior design, but also the furnishing and decorations of your home.

Think soft white kitchens complimented by natural timber or timber look bench tops.

Consider using marble with timber, another beautiful natural element.

Be brave and use timber in other areas of your home, such as the bathroom or even as a feature wall in a bedroom or living room.

Exposed beams and fireplaces are also a gorgeous way to bring in natural finishes. With fireplaces, the use of natural slate and stone is making a huge come back and fits in perfectly with the natural style. Not to be confused with the over use of slate and stone which we saw in the 70's, modern day use of the element is much more appealing as it is used sparingly to create a gorgeous, natural feature.

Using natural items for decorating is always going to lift a space, as it adds warmth and dimension which are vital design features to any home.



3 The look of *luxe*



In 2018, luxe interiors made a come back and 2019 will see a continuation of this.

In 2018, velvet resurfaced in the form of an occasional chair in a bedroom or some cushions on a sofa. In 2019, we will see it used in more items rather than just a one-off piece here and there. Like for other trends the addition of more colour will be relevant for the luxe trend.

Currently we are seeing a lot of black velvet and a pop of blue or green here and there. In 2019 expect to see the use of more jewelled colours such as maroon, gold and purple used in a variety of home decor items and furniture pieces.

Block coloured cushions and occasional furniture will also be huge in creating the luxe look. If luxe is your style, consider investing in bold oversized artworks featuring an array of tones. Pair these with metallic elements, studded furnishings and dark, heavy window dressings and you are on your way.

Whilst building your new home consider the hard finishes for this look – including bold wall papers and dark, parquet timber floors paired with marble finishes and black or brass tapware.



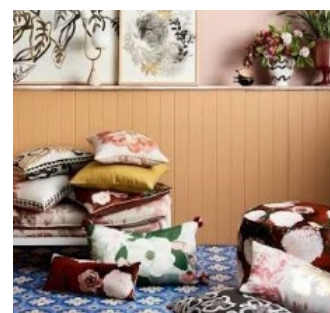
4 hello, texture & pattern

Pattern seemed to be phased out when the minimal Scandinavian look came in to trend a few years back, however 2019 will see more pattern incorporated back into design.

This will include furnishings, homewares, soft furnishings and even hard finishes such as tiles and wall paper in 2019.

When building your brand new home, consider introducing some pattern and texture via your bathroom and kitchen tiles. If the idea of pattern is a little daunting, go with a white, grey or black patterned tile so that it's more subtle.

To create a harmonious balance of pattern and texture when it comes to home decorating, remember to use it in small doses. For example, when decorating a sofa or bed with cushions, my golden rule is to use a plain, solid tone cushion, a patterned cushion and a textured cushion. This will create a harmonious space which still catches the eye.



5 Man style



Time to let the man of the house have some control over what the interior looks like!

The masculine interior style consisting of leather, metal and deep rich tones, is one that will be sure to appeal to a variety of home builders and decorators.

The combination of blue and tan leather creates a real statement whilst being relaxing and inviting.

There are also plenty of furniture and homewares items available that fit this expensive looking style at a reasonable price. Opt for faux leather to save a few dollars and even consider picking up second hand pieces to create a unique and personal look.

When it comes to hard finishes for this look, think darker toned timbers, heavily patterned marble, block colour and patterned wallpaper and detailed furnishings such as a bone inlay coffee and side tables.

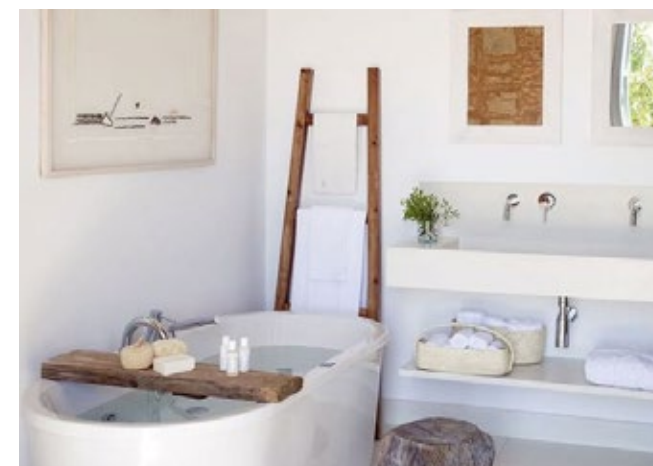
The bath- room

A bathroom is a room which requires a lot of attention and thought when building a home.

Sometimes selecting the right finishes can seem overwhelming, so here are some tips to keep in mind during the prestart selection process.

One of my biggest tips is to keep your finishes neutral, for a number of reasons. Firstly, it allows you to bring in colour with items such as towels and decorative accessories and then easily change them down the track if you change your mind and want to introduce a new colour scheme.

Neutral tones are also less likely to date over time and are easier to change up with decor when you are exploring a new interior trend. To give a neutral room a whole new look without spending much is easily done by simply replacing or introducing new items.



Feature tiles to add the wow factor

If you do want to add some wow to a bathroom, consider a feature tile on one or two of the walls. A gorgeous hexagon marble tile behind an open bath or a strip of patterned tiles behind your vanity mirrors is a simple, yet effective way of creating a focal point.

The use of timber or timber-look tiles is also a great way to add some warmth to the space.



Lighting

Feature lights are also a great way to add instant class and style.

From wall sconces through to LED strip lighting under the vanity, feature lighting is a great way to brighten your bathroom and create a tranquil, inviting space reminiscent of a day spa.



Keep the decorative items simple

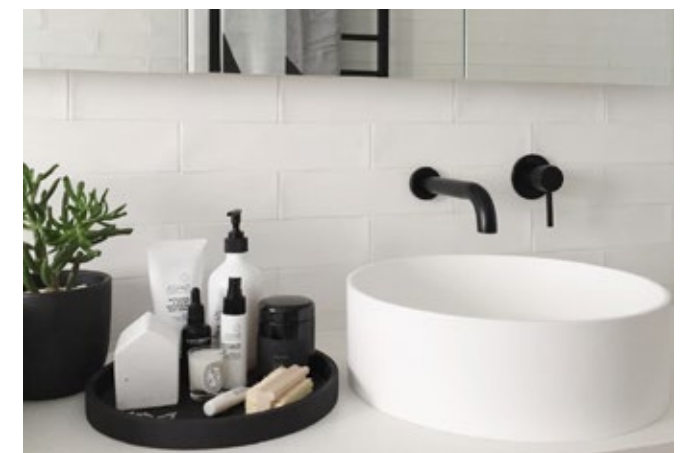
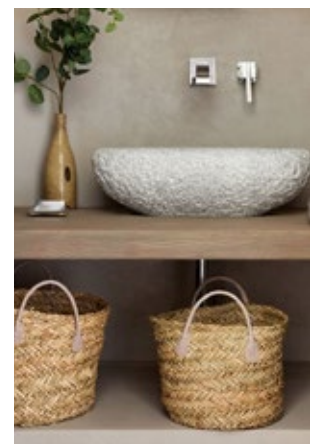
When you have a beautiful bathroom, there's not a lot of need for too many decorative items. Keep it simple with the addition of a quality matching towel set which instantly adds a pop of colour, texture and pattern.

A set of bathroom accessories such as a liquid soap dispenser, soap holder and toothbrush holder are another great way to incorporate decorative pieces which are also functional.

Two items I love to use when decorating bathrooms are indoor plants and candles. Generally bathrooms receive a good amount of natural light are often the best room in the house for placing a bit of greenery. A devil's ivy in a hanging pot or a small palm in a gorgeous planter or basket on the floor are the perfect way to instantly improve the look of a bathroom. If you don't have a green thumb, there are some amazing realistic artificial plants available these days as well.

I love to have a candle in a bathroom as they look great as a decorative item, give the room a gorgeous scent and make bath times a bit more luxe when they are lit.

Another item which looks great in bathrooms are small stools used as side tables sitting near the bath. They are a beautiful decorative piece to include which is also functional – to sit on when bathing the kids or to place your glass of wine on during those long tub soaks!



The kitchen

As the saying goes, the kitchen is the heart of the home.

It is often the space that adds the most value and really sells your house when it is time to move on. Selecting finishes doesn't need to be hard however, so here is my advice as you work through the pre-start selection process.

Neutral doesn't have to be boring

For me, the same rule applies for the kitchen as in the bathroom, where I believe starting with a neutral base makes the world of difference to a home over the years.

Neutral doesn't mean you are restricted to a limited colour palette. Neutral can be black, grey, white, cream or beige.

Neutral is using timber, stone, metal and marble, as well as plenty of texture and tone.

Of course you can opt to use colour in your hard finishes, but do keep in mind that it's a lot more work and a higher cost to remove those coloured items down the track once you no longer love them. If you instead stick to a neutral base and incorporate the colour in items such as canisters, bowls, tea towels and decorative accessories, it is easier to simply change them when you are after a new look in your kitchen area.





Large kitchens at the heart of the home is where it is at

In recent years we have started seeing larger kitchens in new homes which is fantastic! Gone are the days where kitchens are small and hidden away from the rest of the house. They are now the main area of the home and usually a part of an open plan living and dining area. The kitchen is the heart of the home and because it is used so much, it makes sense for it to be a beautiful and functional space – so when scouring display homes, keep an eye out for a kitchen you love.

Lighting

Another decorative element which can be changed to create a whole new look to your space is feature pendant lighting. The design you choose can change the whole look of the space, so make sure you select something that you not only love, but that also works well against your kitchens finishes.



Consider a big kitchen bench

These days I think we tend to commune around the kitchen bench more than we do a dining table, so if you can it is a great idea to include a large island bench in a kitchen design so that there is plenty of room for food prep as well as for friends and family to pull up a bar stool for a chat, or to enjoy their meal.

Keep it clutter-free

Another easy tip for a good looking kitchen is to minimize clutter. Keep your benches clear and store away any items which take up too much bench space. Really let the kitchen itself be the statement in your home and simply add a few touches to enhance it.

Decorative features add personality



Like a bathroom, you really can let the finishes in your kitchen shine. Of course, add some decorative features but make sure they complement and help to show your off the heart of your home.

Feature bar stools and either an oversized fruit bowl or large bunch of blooms in a statement vase to complement the island bench is really all you need.

You can mix together items such as canisters and recipe books with decorative items such as plants, vases or candles on any exposed shelving.



Inside the *home*

Decorating your home is super fun and is a great opportunity to add a lot of your own personality.

I share my top tips to consider when it comes to choosing furniture and decorator pieces to really make it your own.

Follow the style *you love*

Generally when designing and decorating our homes, we can often find ourselves following trends. And there's nothing wrong with that at all.

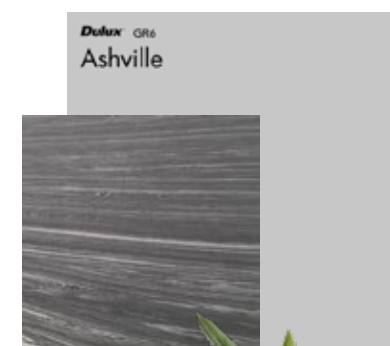
However, to create the home that is perfect for you and your family, you need to find your own trend. Of course take influence from interior trends you love, but remember to mix it with your own personal style which is a reflection of you.

Expand on the trend that has caught your eye by adding your own flair with personal and unique items. By doing this, you are creating your own unique style and will love the space you are in.

Mood boards

If you don't know where to start when building and decorating your home, try saving images from the internet or magazines and put together a mood board.

You will soon see a trend start to form and realise that you actually do know what you want the design of your home to look like. Pinterest is also great for this!



Storage is king!

Something people often forget about when designing their home is storage.

A room is always going to look better if there is plenty of places to hide away items which don't need to be on show.

As in interior decorator, I have many clients who think their homes aren't decorated well enough and they feel that they aren't doing something right.

Quite often their furnishings and decorations are fine, they just have too many items on show. By simply storing items away and keeping furniture and decorations to a minimum, it can completely transform how a room looks.



Pick furniture with purpose

Another tip is to not overcrowd your interior spaces with furniture. I often see homes which have furniture squeezed in to every available area of the home. When decorating think about each piece's purpose. If it's used often and is a necessity, keep it. However if it's just a filler piece, consider moving it on.

Also think about the scale of your furniture for your home. You don't want to have a small sofa in a giant living room or a king sized bed in a smaller bedroom.

Having the right size furniture and the right amount of furniture in a room again makes the world of difference to how your home looks.

Themes

When you build your home, make sure you carry through a theme so that the house flows. The flooring, the paint colours and the finishes should work together in each area to create a harmonious look and feel to the home.

The same should apply for the furnishings and decorations to give your house a sense of order and for it to look its best. Do this by repeating colour tones and textures throughout your home so that each room complements the next.

Of course, add uniqueness to each space, but keep some consistency throughout the home and you'll find that it will all work together a lot better.

Outdoor *living*

Outdoor areas of homes are these days as lavish and well used as inside our homes, especially with our wonderful Aussie climate.

Just like with kitchens, at present outdoor areas are a lot bigger for the purpose of entertaining.

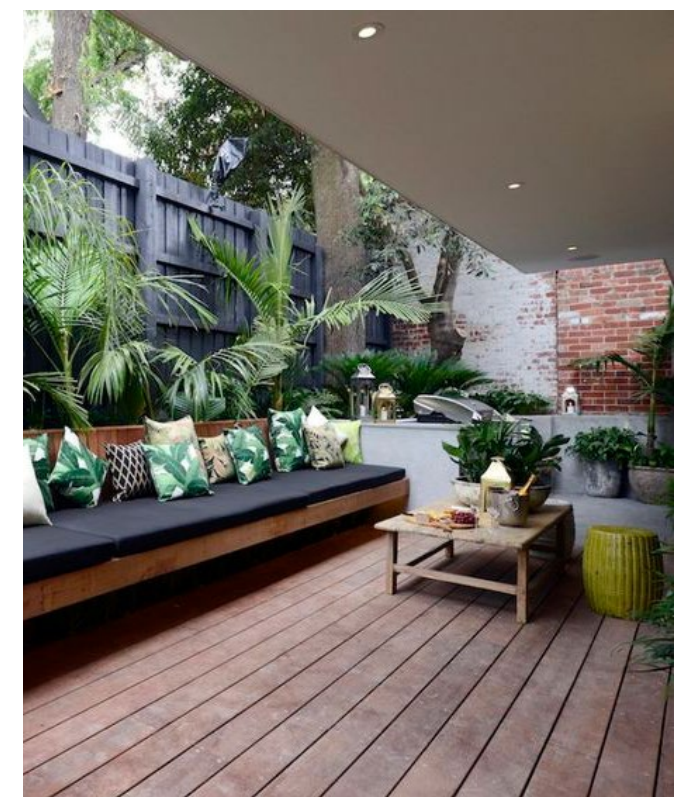
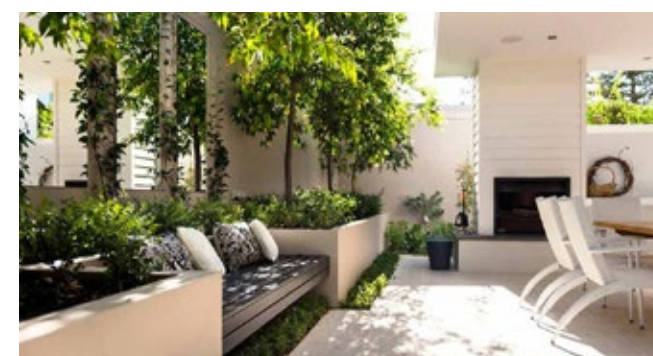


Create zones

Outdoor areas are now an extension of our living areas and aren't as separated as they once were.

With that in mind, you want to allocate both an area for relaxing and an area for dining if you have the room in your space.

There are a lot of retailers these days offering very affordable outdoor furniture which is weather resistant and designed to last whilst still being visually appealing the same time, so being able to afford a gorgeous table to eat at and a lounge to while away a sunny afternoon on is within reach of most budgets.



Decorating your *outdoor space*

Items such as outdoor cushions and decorations are affordable, highly available and on trend. This allows us to decorate our outdoor areas with as much love as we do for our indoor rooms.

Greenery also plays an important role in our outdoor living areas. To make an area feel complete and homely, you should incorporate some type of garden or greenery in to it.

Vertical gardens are still very on trend and even if you aren't a gardener, you can get very realistic artificial ones from a variety of Australian retailers.

Decorative pots add colour, texture and pattern to outdoor areas as do different varieties of trees and plants.

As with indoors, you are looking for the perfect balance of furnishings for an outdoor area to avoid it looking bare or being overcrowded.



Create a space you'll use *and suits your needs*

Think about how often you use the space and what you use the space for when both designing the area and decorating it.

There's no point in installing a large outdoor kitchen for example if you aren't one to entertain often or cook outdoors.

You would be better off spending that money on landscaping or creating a suitable outdoor space for kids.



Consider the weather

If you want to be able to use the area all year round, it may be worth looking in to bistro blinds or an alternative way to deal with the elements.

Likewise large outdoor fans in summer or a fire pit in winter can make the space useable throughout our different seasons.



Different styles

When it comes to styles of decorating outdoor areas there are many outdoor decorating styles which are perfect to use in patio and outdoor areas: Tropical, natural, bohemian, modern, Moroccan, cottage, resort luxe and more.

These are all gorgeous design styles which can completely transform an outdoor space and make you feel like you are sitting in a foreign country whilst in the comfort of your own home.

For more outdoor design inspiration, I suggest scouring Pinterest or Google images to find ideas, finishes and items you can use to create your own slice of outdoor heaven.

Budget-friendly *interior design*

One of my favourite part of being an interior decorator is teaching people that you can have a beautiful home on almost any budget.

Once upon a time, interior decorators were only hired by owners of lavish homes who had large budgets to match the large houses. These days, almost anyone can afford to decorate their home to be magazine worthy, due to affordable furniture and homewares available across Australia and world wide. Here are my top tips for budget friendly home decorating.

Do your research

Shopping without a plan can often lead to over-spending and making choices not suited to your home or purchasing items not actually needed at all.

Make a list of what you need and want for your home and also compile images or make a mood board consisting of items and styles you prefer. These days we have the luxury of being able to view products online as well as buying them there too. Spend some time browsing furniture and homewares store websites, as well as social media platforms such as Pinterest and Instagram to see what other people are using to decorate their homes and where they are getting these items from.

Take note of prices of items you like, as it never hurts to see if larger retailers will price match a similar product seen elsewhere for a lower price. Also remember to sign up to retailers online newsletters to take advantage of sign up discounts and sales.





Mix designer items *with bargain buys*

To create a luxe look for less, mix it up by using both designer and bargain buy finds.

My rule for decorating is spend more money on the items you use most. This usually applies to pieces such as beds and sofas as they are going to be more highly used, so you want them to last.

Save money on items such as cushions and throws, plus decorative pieces including vases and lamps. There are a lot of affordable items available these days which look like they cost more than they actually do, so buying these type of items leaves you more to play with in other areas of your home.

Another great way to save a few dollars is to buy second hand goods. Thanks to outlets such as Gumtree and Facebook buy and sell pages, we have literally thousand of items available to us at super cheap prices.

You can find both new and second hand pieces from sellers who are local to you who are often wanting to simply move on an item so they are selling it for a very reasonable price. Some items may be in need of a little TLC or perhaps a makeover with a coat of paint, so think of it as putting your own touch on an item which makes it an extra special addition to your home!.

You may also come across some rare and unique items which make for a great inclusion when home decorating as it sets your home apart from others.



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