

THE DESIGN COMMISSION
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A STEP-BY-STEP GUIDE TO RENOVATIONS WITH THE DESIGN COMMISSION

From design concept through to completion of works, we offer a full scope of design and administration services to realise unique interiors that deliver what the client needs.

Based in Sydney's eastern suburbs, we craft spaces for wellbeing, comfort, functionality and flexibility, sustainability and durability, materiality and tactility.

Stage 1 – Design Consultation

An initial site visit and discussion is at no cost to you.

The purpose is to discuss your project, assess your property and listen to your requirements. We collate your needs into a brief, and you will receive a commissioning letter that clearly outlines the brief, and the design and construction stages. The commissioning letter also provides an initial design services cost assessment.

Upon agreement, the design stage can begin. The development of a design concept considers layout and all design elements, with lots of problem-solving along the way. Details of the new layout, spatial arrangements and finishes are presented to you across several presentations.

Note – If you are not already in possession of building drawings (plans, sections, elevations), we can arrange for a full site-measure in order to have a base to design from.

Stage 2- Drawings, schedules & decisions

Once the design concept is agreed, detailed documents are developed.

This stage is about confirming all details and producing the design drawings that reflect the design concept. It's also decision-making time regarding finishes, fixtures and fittings, with samples and palette options provided. Various schedules will be produced to list all this detail for you and the contractors who will realize the project.

We produce a 3D digital building model for designs to be fully explored and visualized, from which we produce plans, sections, elevations and internal perspectives of the new design to ensure reality aligns with expectations.

Stage 3 – Construction drawings

Depending on your interior and/or exterior designs, you will need a full set of construction drawings to proceed.

This includes drawings of the existing site and new plans. These serve for council approvals and as a reference for all trades installing and building your project. The Design Commission arranges for construction drawings to be done. We guide you through the list of documentation and when it's required.

All schedules for finishes, fixtures and fittings are also finalized during this stage.

Stage 4 – Finding trades & getting council approval

The Design Commission will work through the tender process with you to find a builder and other trades.

To finalize construction drawings and get council approval (if necessary), you may need to engage with other contractors include engineers, quantity surveyors, certifiers, etc. We can engage professionals for you, and work with you to make this process as smooth as possible. This stage also provides more clarity on costs.

Stage 5 – Project management of your renovation

This involves frequent site visits to manage contractors and schedules to ensure the completion of the design is as per the drawings.

Clients are kept up-to-date with regular meetings.

Stage 6 – Furniture & furnishings selection

Together we can research your furniture, soft furnishings, homewares, even artworks, requirements. The Design Commission provides guidance and advice and can procure items at an industry discount. We oversee ordering, delivery, and placement.

**So, now you know more about the process,
we hope you'll get in touch with us to discuss your project, big or small,
on 0412 462 624 or at thedesigncommission@gmail.com**