

Spring E.O. 2017

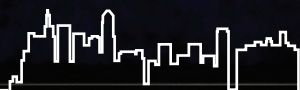
TIMELESS LIVING

THE HOME AND LIVING DESTINATION

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EASY ELEGANCE



08

7 DEADLY MISTAKE MADE BY HOMEOWNERS

Realize your dream house
by avoiding these costly mistakes

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COMPLETE GUIDE TO YOUR DREAM HOUSE

Learn the right process of design
and construction

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WHAT'S YOUR STYLE ?

Choose your style decor
according to these table settings

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INSPIRATIONAL OBJECT

Get inspired by one of the most
desired designer collection



FROM THE EDITOR

It's a new year. A new beginning. For the past 5 years. I have been designing houses after houses. It's been a wonderful journey, I am forever grateful for the opportunities, but I realised a concerning patterns of doubts, mistakes and misled perceptions of homeowners when building their dream house. I would like to take this opportunity to educate the public, and I hope through this issue, the public will be enlightened. Apprehension arises when you are about to build your dream house, learn the right process of designing and construction on page 14. Explore page 08 to educate yourself on the common deadly mistakes made by homeowners when building their house, or browse through pages 20-25 and discover your design style. Get enlightened and realize your dream house now !

Emilia Oei, Editor



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ABOUT US

Find out more about our design company, what we stand for and how we work !



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EMILIA OEI

Writer & Founder of EO Interior Architecture

Emilia moved back to Indonesia in 2010 to open her own design practice, *Emilia Oei Interior Architecture* and has since been designing houses after houses all around Indonesia from Jakarta, Medan to Palembang. Her work has been features in local magazine such as *KOVER*. Instead of considering design as a means to produce drawings for her clients, Emilia considers it more of a natural process that allows her to synchornize with her clients in order to unveil the truest nature of each space.



CHRISTIANTO

3D Artist

Christianto is an avid photographer and senior architect based in Indonesia. His passion for art is contagious, and combined with his precise technicality skills, Christianto produces Modern and sleek renderings from 3Dmax, Vray and Photoshop. During his leisure time, Chris enjoys travelling to new places, and capturing beautiful photographs all around the world.

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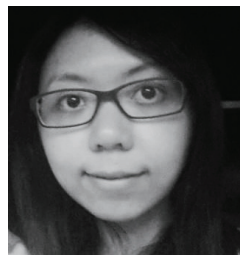
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DIAN KUSUMA

3D Artist

Dian is a 3D artist, entrepreneur, and mother of one. Her busy schedule is kept under the radar with her deligent organizing skills. After graduating from architecture major in Medan, Dian has been producing admirable 3D renderings that are extremely detailed- oriented and precise. Her work blurs your perception of real photography and virtual renderings. During her free time, Dian enjoys spending time with her family and just chilling with her newborn baby.



NINDA R.A.

Graphic Designer

Ninda is a local graphic designer who has an eye for beautiful designs and has since worked with local magazine. Now, she has ventured forward to do freelanced projects for the public. She is a reliable graphic designer with a strict schedule, her organizing skills has enabled her to produce work at a fast pace. During her free time, Ninda loves to travel around and socializing with fellow designers.



MELIA

Senior Architect & Graphic Designer

Melia is a local graphic and interior designer, her jovial and easy-going character never fails to put people at ease. She is a realiable and independent individual that you can always count on, Melia also does freelance graphic design during her free time. Hanging out with new friends and enjoying a good laughter is Melia's favorite past time.



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7
DEADLY
MISTAKE *made*
by Homeowners

Written by Emilia Oei
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1

Hiring more than one main contractors

No Matter how competent your contractors are, hiring more than one main contractors to do the same project will have deadly impact on your house. Home-owners have the thought that if they hire more than one contractors, they will speed the process of the construction, but that's not the case. They are hundreds of jobs to be done when building a house e.g. structural, piping, electrical, and finishing, and all of them overlap each other. For example, before doing the ceiling works, electrical cables need to be wired and after the ceiling works were done comes the floor finishes. Having more than one contractor doing the same project, will increase the chances of miscommunications, and unnecessary conflict. In the end, the consequences that homeowners have to bear is unnecessary construction costs, and potential damage to your dream house.

Starting construction without any proper architectural drawings

This classic mistake to save the cost of building a house will backfire into a nightmare. Without any proper drawings, contractors will pay inexperienced designer to do sketchy drawings for your house while others will freely guess the dimension and proportion of your house. The result is a badly designed house that is out of proportion, leaving you unsatisfied even after you have paid a substantial amount of money for the construction.



3

Hiring a new or different architects/designer during the construction process

Halfway through the construction process, some homeowners find themselves overwhelmed with all the decisions they have to make, so they try to save themselves by hiring an architect to solve all these problems. Asking an architect to design your house midway through the construction is like asking a chef to cook spaghetti while he is already preparing a bowl of soup for you. When facing with this kind of situation, It is better off to start a new.

4

Hiring your architects to do the construction

Some homeowners want to get the whole package done without having to deal with so many parties, hence they leave all the jobs to the architects. Architects does not specialise in labor management, or construction techniques. Even if they do, this increase the chances of the architects to cut corners during the construction process thinking you would not know because he can easily change the technical drawings to save costs or speed things up. Do not take that risk, and hire a professional contractor instead.

Building your dream house without any budget in mind

Having a realistic budget in mind, is key to controlling you finances. Building a house is a major purchase, therefore it is imperative for you to educate yourself on the costs of constructing a house and consult with your local architects/contractors to get an estimates from them.

5

6

More than 2 parties involved in the management of the projects

The ideal situation is to appoint only one person to be in charge of the decision-making process during the whole designing and construction phase but ofcourse, he/she is guided by a professional architect. Sometimes, there are too many people wearing the decision-making hats giving the architects too many inputs and opinions. This will in turn confuse the architects, thus leaving him incompetent.

Being indecisive and passive-aggressive with your architect/designer

All homeowners have a rough idea on how they want their dream house to be like, they just dont know how to make it happen. That is the job of the architect and contractors. Express your needs to him, so the appointed architect will have a clear idea on how to satisfy your needs. Be direct, straight-forward with your architect. Withholding information from your architect, and expecting him to realise your dream house will only lead to a deadend.

7

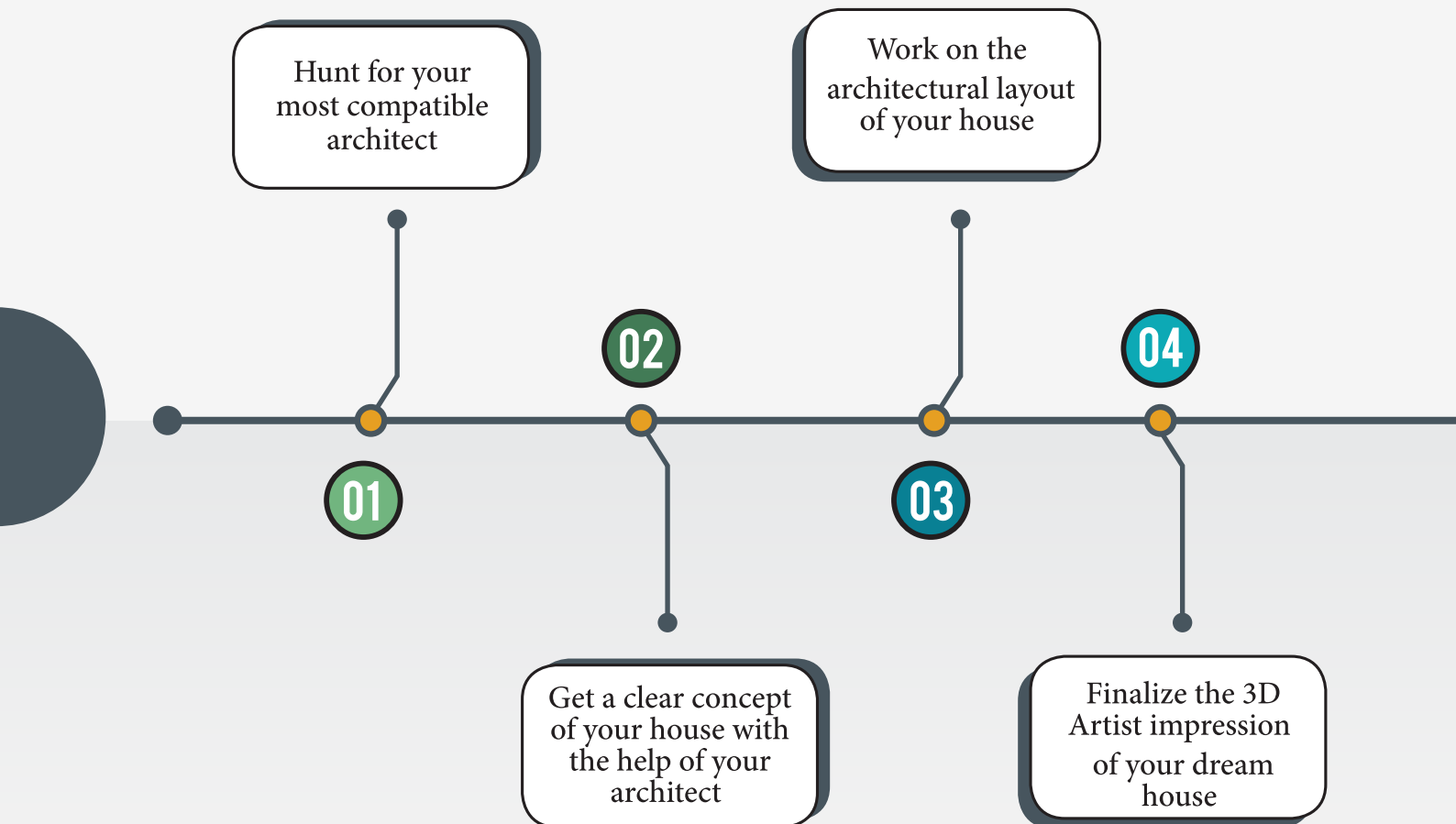


Your
COMPLETE
GUIDE *to Your*
DREAM HOUSE

Written by Emilia Oei
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We walk you through a step by step process of the right designing and construction phase so that you can realized your dream house and at the same time be fulfilled by the journey.

COMPLETE GUIDE TO DESIGN PHASE (STEP BY STEP PROCESS)



01

Chemistry is key when finding the perfect architect, because you will be working closely together. Experience and connection are also important skills that you want to look for.

02

Consult your architect to find the right concept for your house. Look at design magazine and tell your architect which style you like and let him work on the concept.

03

Imagine your ideal home, be specific! e.g. how many bedrooms you want, visualize your ideal day to help you realize your needs.

04

When your architect is clear on the concept and on the layout, it present him a clear boundaries on how to design your house. If done right, the first few attempts should be enough. The more the revisions the more complicated it will be.

YOUR DREAM HOUSE

Written by Emilia Oei
@emilia.oei

Get your consultant to draw up the structural drawings of your house

Compile all drawings and get your consultant to get a clear estimate of the construction cost

05

06

07

08

Get your consultant to draw up the mechanical, electrical & plumbing (MEP) drawing package of your house

Pick appropriate contractors to tender for the construction of your house

05

This phase is crucial to making your dream house a reality. Without these documents, contractors will not be able to build your house because there are no manuals.

06

This phase determines the piping and wiring system of the whole house. For a house to work properly, electrical needs to be calculated correctly and piping needs to be designed to avoid future leakage.

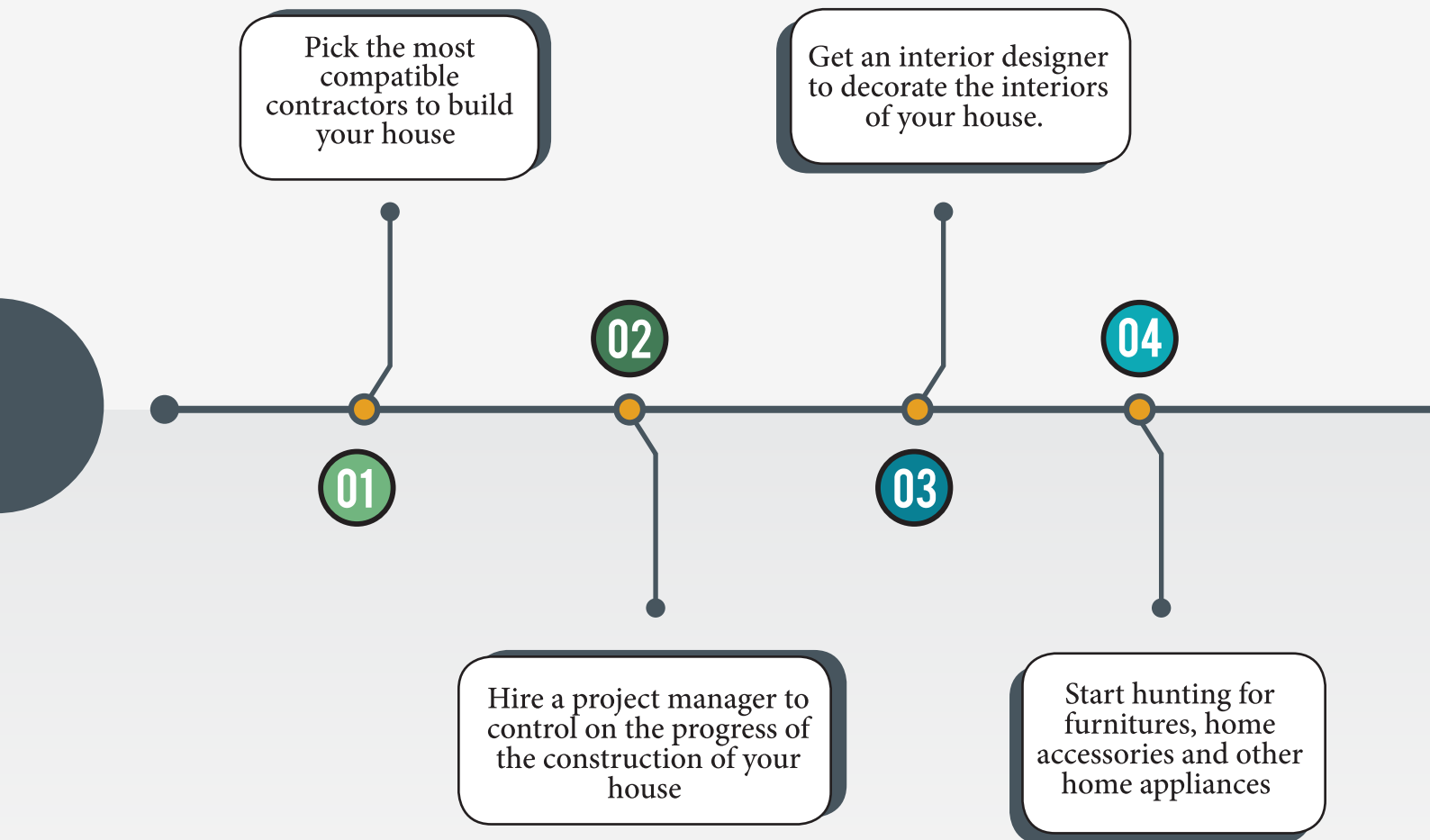
07

Competent architects will be able to know the estimates cost of your house after all these drawings are done. Get it, before the tendering process.

08

Do not over tender your project, because it will only lead to confusion. Pick ideal contractors who are eligible for the project, look thorough their company profile and decide diligently.

COMPLETE GUIDE TO CONSTRUCTION PHASE (STEP BY STEP PROCESS)



01

Hunting for contractors is crucial because he/she will be your wing man in creating your dream house. Pick someone you can communicate with comfortably.

02

A project manager usually comes from the consultant. Some consultant provide this service, others dont. However, it is ideal to pick a third party to control the project, to give neutral opinions during the construction of the project.

03

An interior designer is someone who will transform your dream house into a home. He/she will give warmth, subtle details, and atmosphere to the house, making it feel alive.

04

You need to be involved during this process. Accompanied by your designer, go furniture shopping and start buying decors and small accessories to decorate your house.

YOUR DREAM HOUSE

Written by Emilia Oei
@emilia.oei

Keep a tight watch on
your budget

Pack Up! but before you
moving in, pay attention to
the finishing lucky & the
cycle details

05

06

07

Keep good relations with
your contractors, architect
and designer during the
construction phase

05

It is easy to go berserk, and overspend on furniture shopping. Always bring with you a detailed budget of your spending. Or at least have a strict budget.

06

Do not burn bridges, the last minutes before your project is done is the busiest times. A lot of loose ends needs to be tied, so it is best to be cooperative and work together.

07

The day you dreamt of, has finally come ! Enjoy your dream house and live the best lifestyle you can possibly imagined !



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Customized Cards & Stationaries









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22 What's your table conference ?



What's your table preference ?

How to style a console like a pro

Step 1 : Start with a surface

Any size or style of console will do, from polished lacquered wood to sleek arcylic glass table. For this, we go with a rustic weathered table console with a lower shelf. A lower shelf means more syling potential, so choose your table wisely.

Step 2 : Add your main character, bold statement such as art/mirrors

A bold statement such as decorative mirrors or vibrant abstract art will add life to your surface, take this as the main backdrop, try to look for oversized art or wall decor that will pop out of the wall. Depending on your table length you add one or more wall decor to fill up the entire table space.

Step 3 : Stack books and boxes

On each shelf, create one or two stacks of books, these will act as a pedestal for accents, allowing you to place items at varying height to create an engaging visual rythm.

The aim here is for balance not for perfect symmetry, so don't stress over creating precise stacks.

Step 4 : Give it some height

Be sure to have one or more pieces of decor that are higher than the rest such as candle holders or table lamps. This will add height to your table creating a granduer platform for the eyes.

Step 5 : Start layering in accents

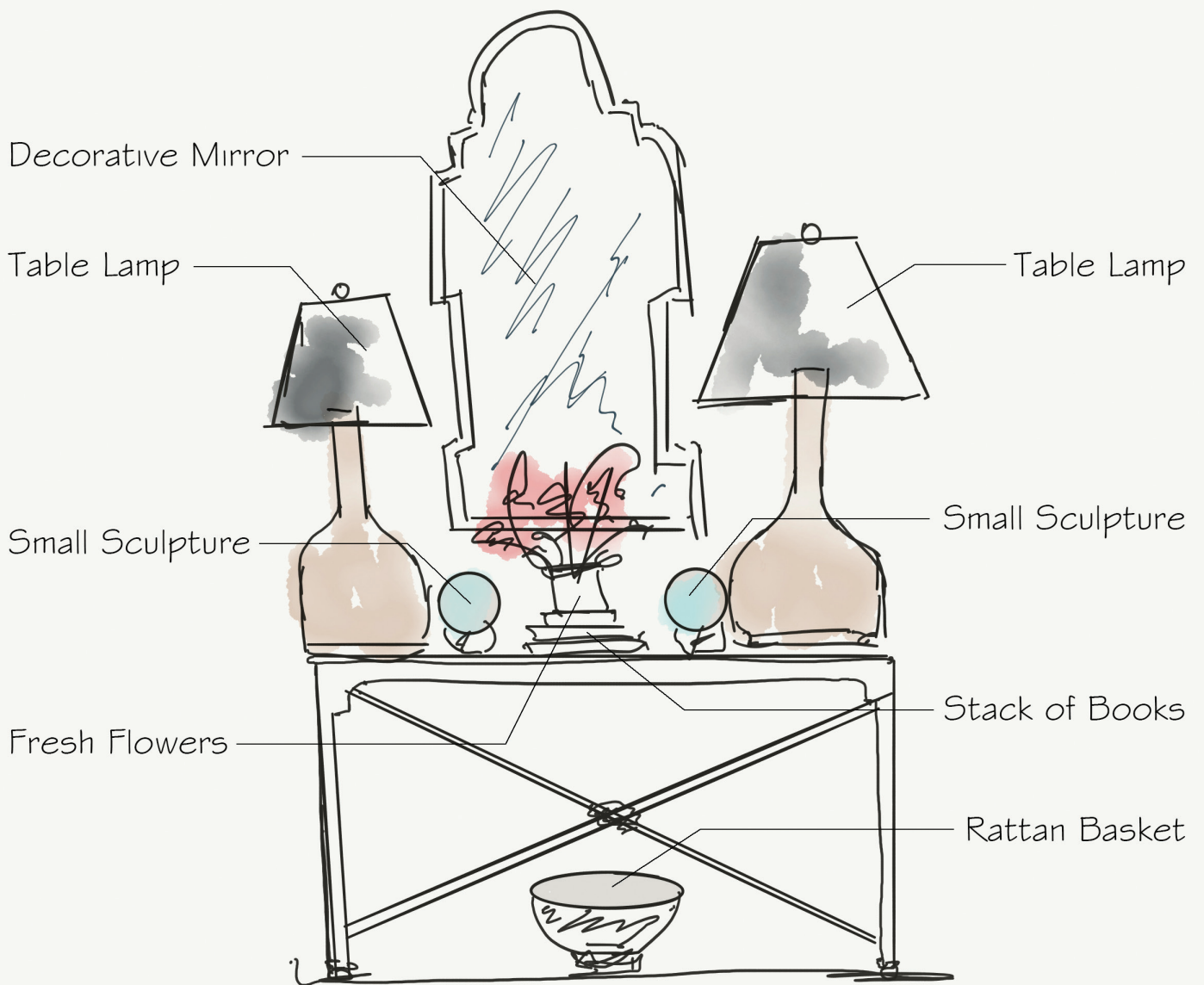
Here comes the details, compile all your decor pieces and start layering on the table. Place one or two sculptural pieces on each shelf, these will help you start to see the final arrangement taking shape.

Step 6 : Fill out the shelves

Now it's time to really play in the empty spaces between accents and on top of your books and boxes, cluster smaller objects in sets of two or three. There is no right or wrong way to approach this step, so simply consider what looks most pleasing to your eye.



Decor Theme : Balancing Act



Action Plans

26 What's your table conference ?



Decor Theme : Memory Lane



→ Action Plans



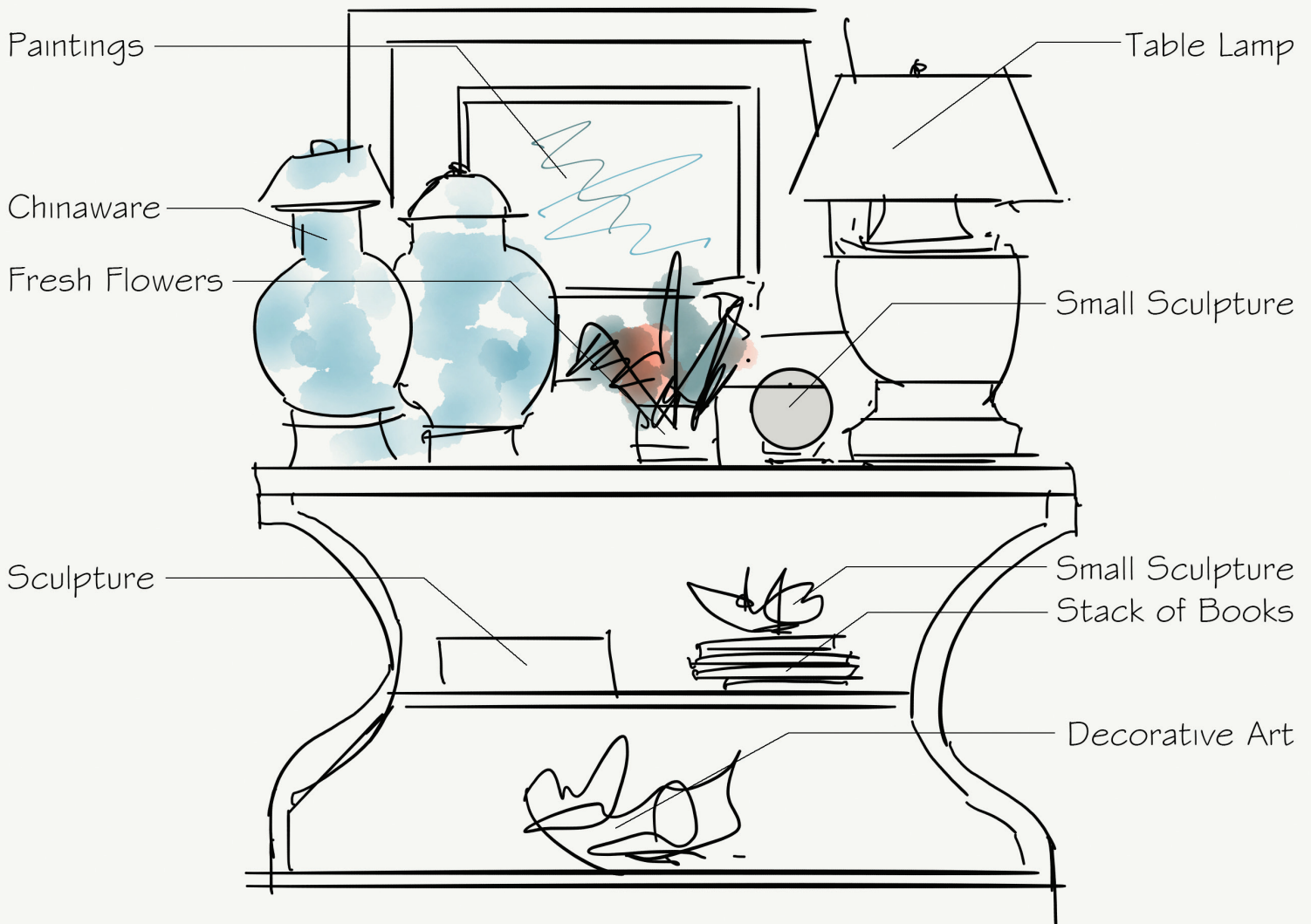
Decor Theme : Sleek Contemporary



Action Plans



Decor Theme : Timeless Elegance



→ Action Plans



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VELA
kitchen&wardrobe

34 Inspirational Object



INSPIRATIONAL OBJECT

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Get inspired by a collection of our carefully
selected finishings & accessories



By Lefroy



By Barbara Barry Collection



By Authentic Models



By Kindel



Armani Casa - Chair



By Kindel



By Urban Electric



By Urban Electric



By Restoration Hardware



By Restoration Hardware



CLICK IMAGE FOR FINISH SHOWN

By Urban Electric



By Wesley Hall



By Barbara Barry Collection



By Authentic Models



By Kindel



By Boilier



By Lefroy



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E M I L I A O E I

Who we are

We are a team of passionate designers and architects who are driven by our deep love for beauty, art and all things creative. Each one of us is dedicated to improve our clients lifestyle through mutual connection, creative design and a good dash of practically.

What we do

- Interior Design Consultancy
- Interior Styling
- Architecture Consultancy
- Interior Renovation Consultancy

How we work

We work in small collaborative teams and appoint our client as a partner to truly understand the project. Brainstroming big ideas to our clients by putting their needs first is how we always achieve maximum result.

Our Works

Browse through our professional portfolio

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