

BILT

RENOVATING | BUILDING | DEVELOPING



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JULY 2020

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OUR TOOLKITS: WHAT'S THE HYPE?

Hard to believe the end of the Financial Year has been and gone (and hopefully some tax refunds making their way to you), we are now into the month of July and in the latter part of the year.

With what has transpired in the beginning months of 2020 how many of you have decided to celebrate Christmas In July? I'm sure a joyful celebration with family and friends (if you're able) would be a welcomed distraction and festivity.

We would love for you to share any images or photos of your Christmas in July celebrations. Email through your favourite snapshots to hello@buildincommon.com and we'll select some images to share in our August edition of TILT. Think we could all do with some light and laughter in our lives.

This edition we welcome a new contributor Mel from Refunked Junk who provides us with some great ideas and advice on how to achieve that chic distressed look on furniture pieces with chalk paint.

We also have an inspiring story of 2 design-savvy mums who started their business Melb. Design. Co to create compact, family-friendly furniture for the changing needs of Australian families. No screws, tools or allen keys needed to assemble. How cool is that?!

Wishing you all a safe and healthy July and we look forward to seeing you again in August.

Justine & Pia x



FAULTY WATERPROOFING ONE OF THE TOP 3 BUILDING DEFECTS IN AUSTRALIA

By Pia Turcinov, Co-founder of Build in Common

Faulty waterproofing is one of the three top building defects in Australia; and the main areas it affects are balconies and bathrooms (showers and floors etc). Did you know that when it comes to high-rise apartment blocks in Australia, failed waterproofing is the most common defect nationally! A recent industry report showed that the total cost of building defects in the last decade amounted to an eye watering \$6.2 billion, with weather and water damage issues accounting for \$1.4 billion of that total!*

Usually waterproofing represents just a couple of percent of the overall construction costs for a property, and yes, if not done correctly the repair and remediation costs can blow out into the tens of thousands of dollars. There are three main reasons why waterproofing tends to fail:

1. Poor workmanship, especially when it comes to preparation accounts for 90% of all waterproofing failures.
2. The second most common problem is the failure to prime the surface areas correctly before the application of the waterproofing membrane.
3. The third most common cause of leakage is when there is a failure to test the concrete of mortar floor or walls before applying the waterproofing. In simple terms this is all about how much residual moisture there remains in the floors, walls, concrete or mortar.

It can be a very technical space to understand, however there are a few basics which can ensure the risks are minimised:



Design

This is the most effective solution to prevent waterproofing issues, but one that is often overlooked.

Example 1 – Showers without hobs

Whilst these look awesome, it's amazing how often I come across these as being unpractical after they have been built. If you want to have a hob-less shower, you need plenty of fall in the tiled floor to ensure that the water doesn't run out of the shower area and across the bathroom floor. Jargon Buster – Don't know what a "hob" is? The shower hob is the little raised wall or step that goes around the shower base. It has the important job of saving your bathroom floor from flooding whenever you take a shower.

Example 2 – Splash Effect

Make sure you design to keep the water in the shower. Use screens (glass screens, shower curtains etc) to prevent splashing. Shower heads mounted on the ceiling look fantastic but create a lot of splash; showers within baths do the same. It's far easier to design to prevent waterproofing issues than to try to rectify after the works have been poorly completed.



Drains

Ensure that there is sufficient drainage (ie drains in the floor or balcony etc) and that there are sufficient falls to those drains.

It's no good having drains if they are the highest point on the floor; they have to be the lowest so that any water on the floor runs to the drain.

Encourage the plumber and tiler discuss the drain grates to ensure that they are fixed properly and that there is a good seal between the tiles and edge of the drain

Use Accredited & Licensed Tradespeople

Waterproofing membranes need to be compatible with the surfaces being applied to and the adhesives being used (tile glues etc). Check the waterproofing contractor is accredited or licensed and get referrals to ensure the waterproofing is done correctly; they should also provide you with a certificate on completion of their works.

The Building Code of Australia and the Australian Standards stipulate the regulations that your contractors need to comply with. These include MINIMUM requirements but speak to your waterproofing expert to discuss what other choices you can make to protect yourself.

The rules as to who can do waterproofing may differ across the different states and territories, but the simple fact remains the same regardless of where you live: your wet areas (usually bathrooms, showers, toilets, laundries, and balconies) are either waterproof or not waterproof. There is no in-between!

**The Urban Developer: Waterproofing tops out construction concerns June 2020*





MELB. DESIGN. CO

*TWO DESIGN SAVVY VICTORIAN MUMS DESIGN
SELL OUT FURNITURE AMID PANDEMIC*

Melb. Design. Co was born out of the COVID-19 pandemic. As two Mums and dynamic businesswomen, they saw the need for compact, family-friendly furniture that adjusts and caters to the ever-changing needs of Australian households. With extensive professional backgrounds in commercial building and shopfitting, both have a strong passion for Australian Design and Manufacturing.

Their first product was the incredible 'Puzzle Desk'. A compact and easy to 'assemble – disassemble' desk. Designed as a Home-School friendly and Work from Home solution. The practical and fast-selling piece has now

sparked an entire collection of furniture that slides together with no need for tools or screws. Cut from sheet MDF and PLY using CNC machinery in their Thomastown factory, the puzzle range simply comes together from flat pieces, in minutes it can be assembled-disassembled in minutes for effortless storage under a bed or in a cupboard.

"We wanted to evoke a sense of play with our unique designs. We're working parents, so each piece needs to be practical, easily moveable and of course, aesthetically pleasing."

The sturdy yet lightweight designs can be

moved around the modern Australian home as needed, while the minimalist design adds style and a contemporary feel to any room. The Puzzle range now comprises a bed, bedside, bench seat storage table, bookshelf and desk/dressing table.

"We think these contemporary designs will be a great addition to any home."

Their sense of play and a feeling of optimism drive a bold and confident use of colour and materials, producing interesting and surprising silhouettes that hold timeless appeal. The primary colourways on offer – white, grey, black, red, blue and yellow, inspire confident use of colour in the home.

"We played around with bold primary colours, texture and materials to create functional pieces that can grow with you and your family."

As they now expand their offering to include a range of objects and accessories such as the Little People collection of round table and stools, as well as beautifully crafted



sustainable Victorian Ash timber blocks and shapes, they continue infusing their playful spirit into the brand. These new ranges are ideal for gifting to new parents, small children or styling your home.

As these two women continue to grow their range of furniture, objects and accessories out of a combination of practical necessity and design-conscious design development, expect to see more practical, durable and beautiful pieces suitable for all Australian households.

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Refunked Junk



HOW TO DISTRESS WITH CHALK PAINT

By Melinda Blythe – [Refunked Junk](#)

Shabby Chic, distressed furniture isn't for everyone. I love it, especially when painting an aged or antique piece. Or for turning a modern boring piece into a piece that has character and a story to tell, even if its story is that it used to be an old dated piece discarded on the roadside - and now it is reloved and ready for its next chapter!

In saying that I also love furniture that is painted or stained and has no distressing at all. I normally just decide depending on the piece I'm doing. Often a piece speaks for itself and will take me on a journey as I encounter problems that need to be solved.

So, firstly choose a piece of furniture you would like to transform.

If you are going to use a light colour to paint with like Weiss or Cream, I suggest starting with 1-2 coats of our stain blocker. This will stop any tannins and stains bleeding through. With darker colours you can get away with no stain blocker.

If your piece needs a little more character, you can grab a hammer and give it a bang in some places, you can also grab a screw and scratch. Do this in places you think would have wear and tear naturally. For example on the legs of a table and the tabletop.

After painting your piece in your chosen colour and waiting for it to dry. You can then use sandpaper to rub back sections. I would go for a 240 grit first and see how that goes. That way you have a little control and won't take too much off too quickly.

Wet distressing - you can use a wet rag to wipe the paint away. Chalk paint easily wipes off with water. This can give a much softer look to the distressing. Use an old t-shirt or a chux wipe.

Another way to wet distress is by using a water spray bottle and spraying directly onto your piece. You can then use a 240 grit sandpaper to distress and wipe the paint away.

You can also apply clear wax onto your piece and then sand back. The wax allows the paint to be workable and easily rubbed back before it fully dries. Once you have the desired distressed look you finish by waxing the whole piece.



Be sure to distress and wax in sections, because if the wax begins to harden it will be harder to wipe back to expose the timber and paints underneath.

When distressing, remember less is more. Start off by distressing where it would naturally wear - corners, legs, raised sections, edges, wooden knobs and table tops. You can always go back and distress more, and if you distress too much - remember it is only paint, you can paint over it again!

I love seeing colours peeking through. Like the furniture has had layers of paint over the years. To achieve this you can paint your piece in several colours. Making sure each layer is dry before adding the next one.

Once you have sanded back to your desired look, some people like more distressing than others, you then need to seal your piece. Chalk paint is porous so needs to



OUR TOOLKITS: WHAT'S THE HYPE?

We're often asked questions about our Toolkits but one of the most common is "Why would I get one?" This is a fair question and we can hand on heart tell you how awesome our Toolkits are, but instead of hearing from us, we thought we'd go to someone who's used one of our Toolkits and see what they thought.

We had the pleasure of sitting down and having a virtual chat with Cameron in Melbourne who has recently moved into his brand-new dream home in Geelong with his wife and three young children. Here's what he had to say about his experience with our Toolkit.

What Toolkit did you use and why?

We used the [New Build Toolkit](#) as my wife and I had decided to build our dream home after exploring our options.

How would you describe the Build In Common Toolkit?

The New Build Toolkit for us was really simple to use. It allowed us to think through the whole project that we'd been planning for a few of years. For us to be able to think through the critical steps right from the very beginning was so helpful.

The information is broken down very simplistically. I certainly don't have a trade background and neither does my wife, so our ability to be able to get on the same page with our builder right from the very beginning was so valuable.

The Toolkits demystify building which provides you with confidence to roll out your project.

Was there a particular part of the Toolkit you and your wife found most beneficial?

Without a doubt the [Project Brief!](#)

We wanted to build a double story home and we'd been looking around at a range of display homes, we'd asked a whole range of volume builders "which was the right house for us?" but none of them could quite create our dream house.

By going through the process of completing our Project Brief, it allowed us the confidence to sit down at the very beginning with a builder and say "these are the non-negotiables in what we want to achieve". We were able to get focused and maintain focus as sometimes there are so many distractions that it can get confusing.

When we had to make decisions or we weren't on the same page, we would ask ourselves "what's in the Project Brief?". We actually called it The Bible!

Did you use your Toolkit throughout the process of your build once construction had started?

Absolutely. Whenever there was something I didn't quite understand or there was a process around the wrong way, I was able to quickly grab it and understand where we were at in the build.



If I was really unsure or I felt there was a better option to solve a problem, I'd actually sit down with my builder and spend time going through my Toolkit and ask them "what do you think about these steps or parts of the process?".

It was such a good thing for my builder and his team, as it ensured that we were all on the same page and I had some control in the situation.

One of the objectives, when we created the Toolkits, was that we wanted people to have a final project that they loved and importantly enjoyed the process. Did the Toolkit assist you in this?

Great question. The Toolkit ensured we all understood our vision and provided us with clarity and calmness. With this project there was not only the financial burden involved but the emotional one as we wanted our family dream home. When decisions, and there are so many to make when you're building, we were able to apply logic and be non-emotive. My wife and I would pick up the Toolkit and look at what we had answered and what our Project Brief said and if it didn't fit into what we had; it didn't belong. Therefore, we were in control and enjoyed the build so much more.

Would you recommend Build In Common Toolkits to others?

Definitely. I've actually recommended Build In Common to a number of people already, including people within the construction industry as I see it as a useful product for them to offer their clients.



YOUR PROJECT BRIEF



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