

Design House

better form × more function

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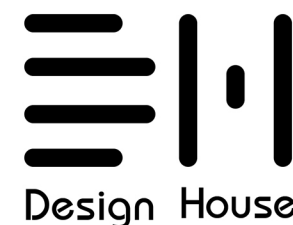
021 46 1616

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1-102 E. Coast Road, Milford, Auckland 0620

connect
people
into
space

better form × more function





The integrated space service with Design House connects the people and space.
the sensitivity and technology, the organization and individual, the experience and vision



Company name

Design House Limited

CEO

Perry N. Kim

Address

1-102 E. Coast Road, Milford, Auckland 0620

License

Registered Master Builders Association 60122
Licensed building practitioner

Service area

Design consulting & construction
Shop fitting
Refurbishment
Project Management / Costruction management
Facility management
Cost engineering



LICENSED
BUILDING
PRACTITIONERS



About Design House

Design House is an experienced interior design, fit-out and refurbishment company with a passion for delivering exceptional interior transformations. Since starting out the very first project, our commitment to quality has seen us grow considerably, and we now managing projects in various types and field

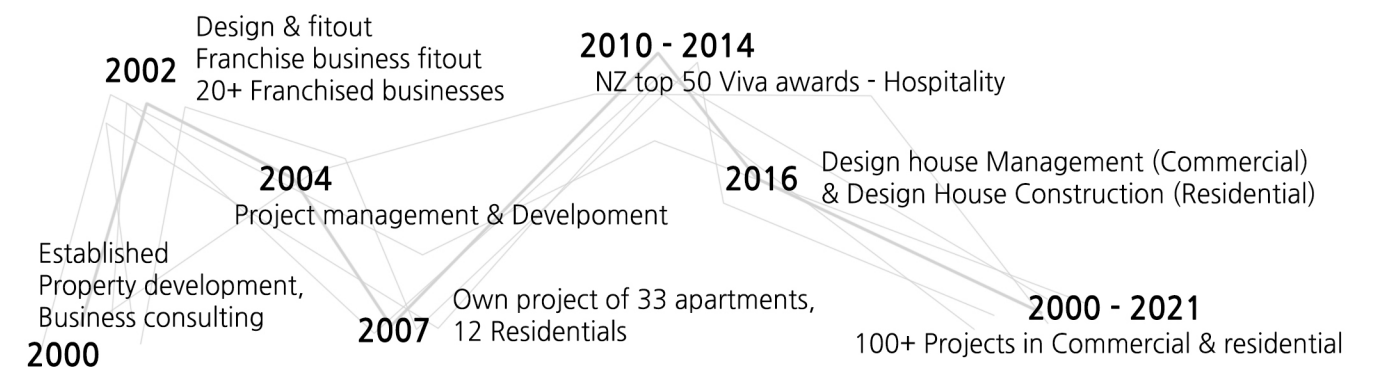
Over our 20+ year history, we have carried out fit-outs and refurbishments for clients across a range of sectors, including commercial, residential, office, mall, leisure & retail and industrial & warehouse. In doing so, we have built an extensive project portfolio and a dedicated client base throughout Auckland, New Zealand.

We pride ourselves on being proactive, reliable and efficient, no matter what elements of the service you need. Whether you require service on full design work, consent, every process related to fit out and construction, our hands-on approach will ensure your project is delivered on time, on budget and with minimal disruption.

We also understand what it takes to grow a business, and this is something that helps us to connect with clients and deliver successful projects. Through offering technical knowledge and creative solutions, we ensure that all clients receive a design that will improve working practices and put them on the path towards a bright future.

Furthermore, we always maintain clear lines of communication, making for proficient and transparent service. This approach will also ensure your project stays true to your remit, helping you to achieve your long-term goals.

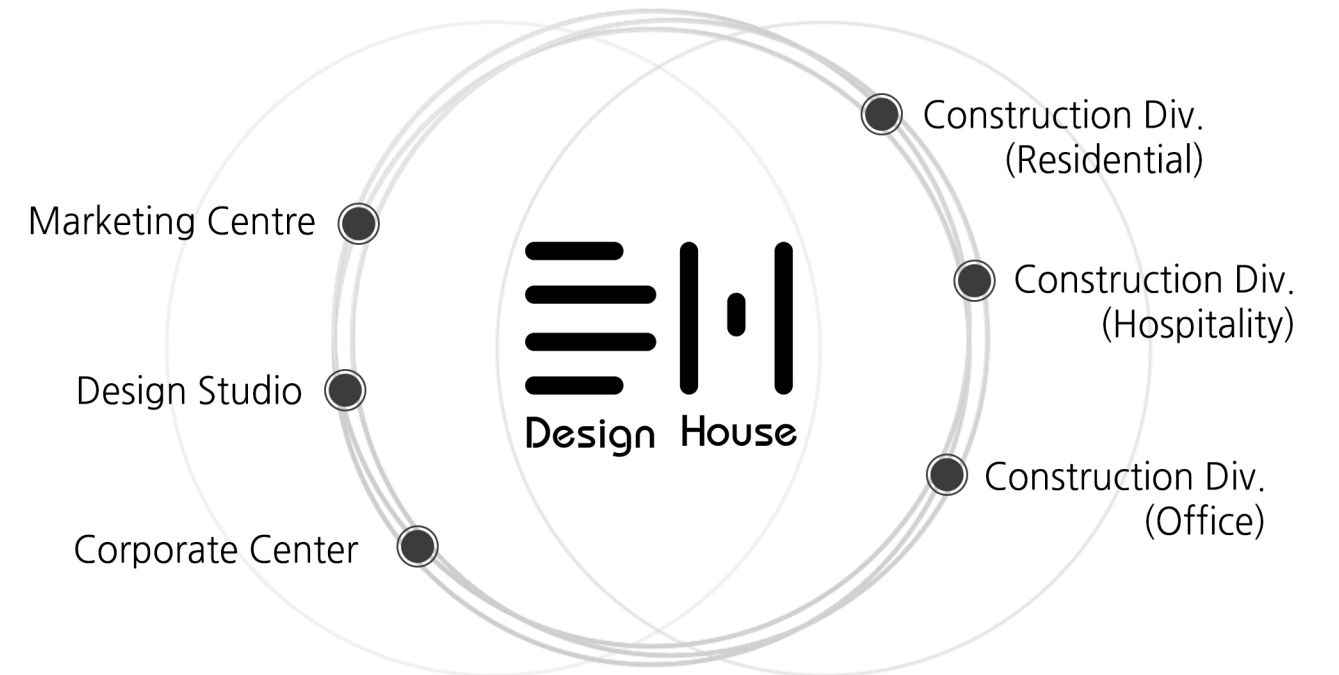
Company history



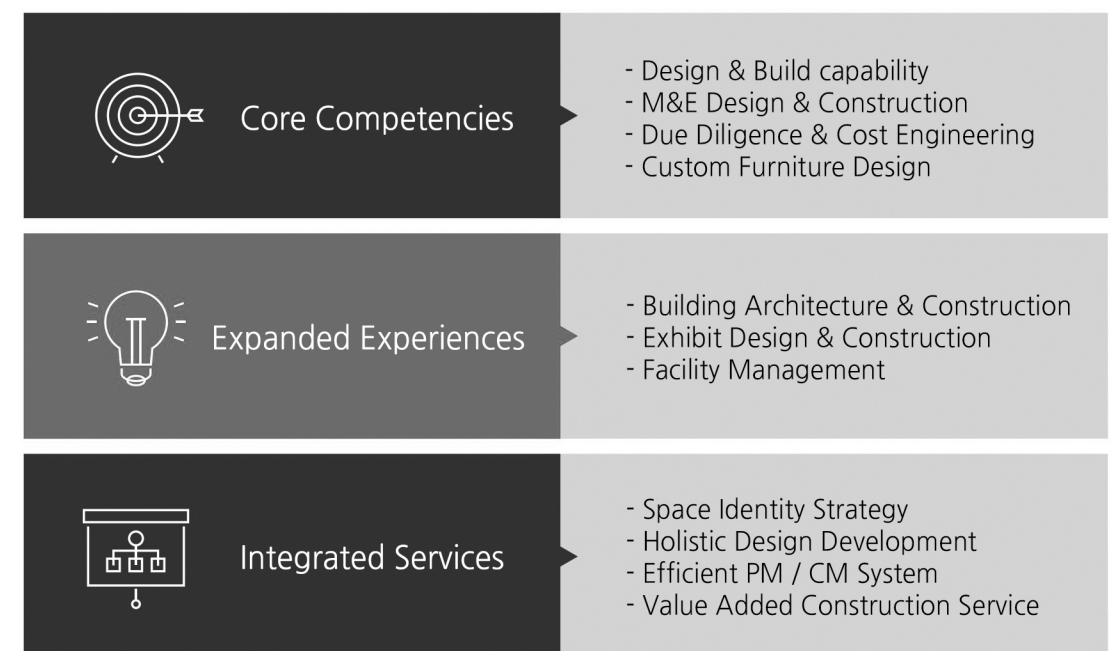


Design House is company of professionals that put value creation as its top priority

Organization



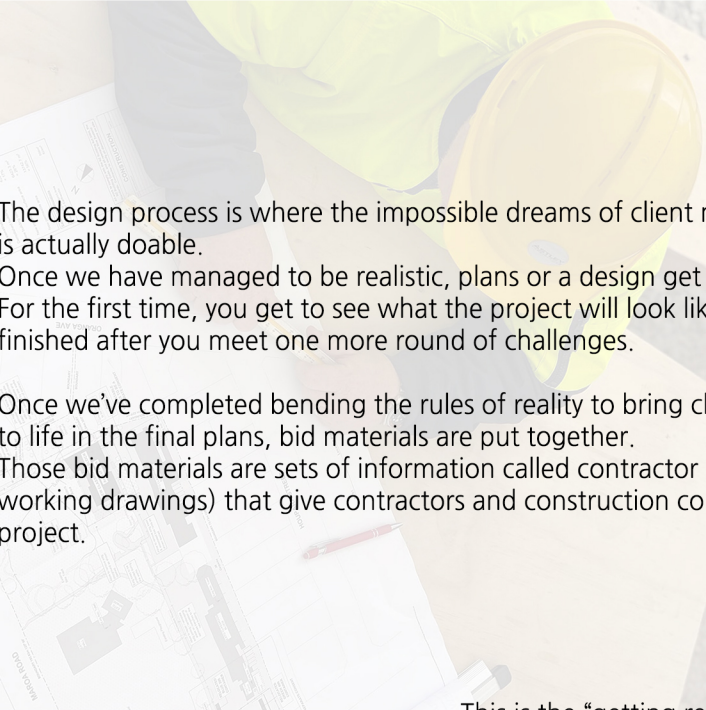
Service area



Process

Conception1

Planning and development, sometimes called project conception, is the very beginning of the construction process. Conception is the stage where ideas are at their most fluid, but it also creates the foundation of the construction process. Everything must be done with care to ensure a successful build later. Parts of this step include finding a property for the build, initial concept pre-designs, and choosing an architect and possibly a general contractor.



The design process is where the impossible dreams of client meet what is actually doable. Once we have managed to be realistic, plans or a design get drawn up. For the first time, you get to see what the project will look like when it is finished after you meet one more round of challenges.

Once we’ve completed bending the rules of reality to bring client’s dreams to life in the final plans, bid materials are put together. Those bid materials are sets of information called contractor documents (sometimes construction documents or working drawings) that give contractors and construction companies the information they need to bid on the project.

3Preconstruction

This is the “getting ready to start building” phase. We as general contractor will appoint project management team

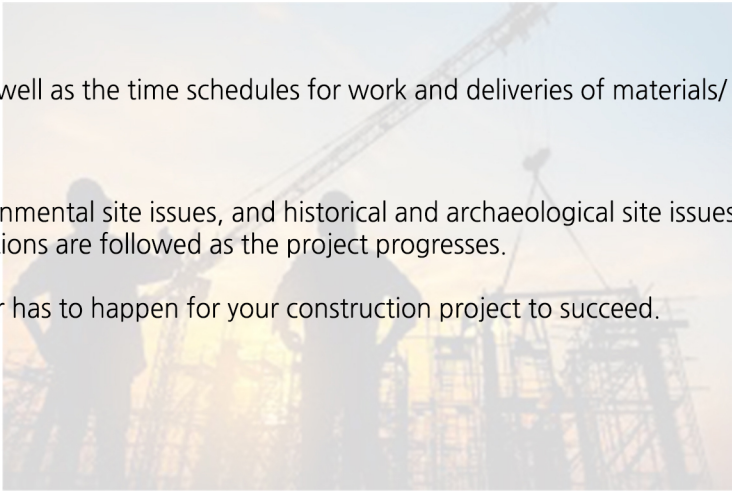
Contract administrator
Makes sure that the project manager and superintendent have the right information about the construction contract.

Project Manager
The head of the construction project management team. Could be called a construction project manager or construction manager.

Superintendent
Coordinates all construction activities on-site as well as the time schedules for work and deliveries of materials/ equipment.

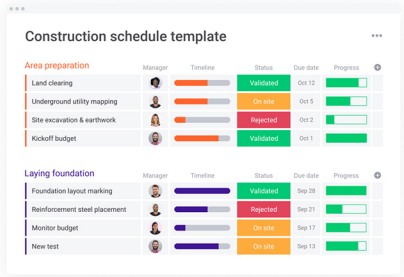
Field Engineer
Manages and coordinates site inspection, environmental site issues, and historical and archaeological site issues. The field engineer makes sure safety and regulations are followed as the project progresses.

Keeping the project management team together has to happen for your construction project to succeed.



2Design

Next is procurement which is the most straightforward step in the construction process. Procurement is simply the buying (or renting) of all the stuff needed for the construction project. Like shopping for groceries for cooking a meal, you need all the ingredients and someone to use the ingredients. In construction, that means finding the labor, equipment, and building materials. This is where schedules can really get tied in a knot. You have a lot of varied delivery schedules and a lot of vendors you need to juggle so that the right materials get into the right people’s hands at the right times.



Time to dig in the dirt, pour some concrete, bend some rebar, and fire up the welder. Now the project finally moves from paper (or more accurately, a CAD drawing) to the physical world. But, this step has the most working parts and deadlines to coordinate. Each contractor and subcontractor involved must be on time and following plans for things to work. Organization and communication are vital here, or you might have someone building a roof before the foundation is poured.

Creating project workflows for each team and stage of the process is essential, but (when you have as many dependencies as you do in the construction phase) it’s even more necessary to keep everything working smoothly.

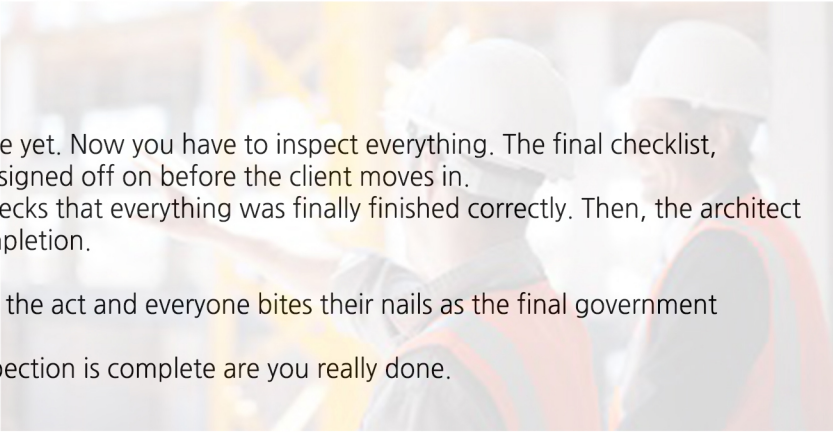
5Construction

Post Construction

6

Everything is built but you aren’t done yet. Now you have to inspect everything. The final checklist, called a project punch list, has to be signed off on before the client moves in. That final walkthrough inspection checks that everything was finally finished correctly. Then, the architect issues a certificate of substantial completion.

Now, the government officials get in the act and everyone bites their nails as the final government inspection is done. Only once that final government inspection is complete are you really done.



Project Reference

General

SMN HQ
JNJ HQ - CBD
IKC HQ - Grafton
Natural Honey HQ - Rosedale
National Holdings Office - CBD
Chocka Bucket - Highbury
Chocka Bucket - West gate
Chocka Bucket - Takapuna
Luxury Boutique - Newmarket
H Mart - East Tamaki
H mart - CBD
DJI Flagship store
DW Office
GE Regional Office
S Pagora Facade
MILBANK
1st Look Market
2 Cheap - Botany
552 Fitness Gym - Wairau
Takapuna Golf Pro Shop - Northcote
Metro City Hotel Office - CBD
Eden Business Park - Mt. Eden
123 Mart - Wellington
The Wave Hair - CBD
Shot Photo Studio - CBD
Fresh Salmon Factory - Albany
Woolux Factory - Rotorua
Sassi - CBD
Green Cross Office
H Project
Y Lawfirm Office
NH Mall - Wairau
GP Clinic - Mt. Wellington
GP Clinic - CBD
Event Cinema Office - CBD
Queen Food court Atrium - CBD
Health Pharm - Parnell

Residential

Taupo Central Backpacker - Taupo
Sarawia Terraced houses - Newmarket
Princess Apartments - Onehunga
Student accommodation - Birkenhead
Student accommodation - Glenfield
Student accommodation - CBD
Lemon Groove Residential Block - Albany
St. Georges Bay Residential Block - Parnell
50+ Housing Projects
New build, Recladding, Renovation etc.

Entertainment

Metrolane Tenpin - CBD
Takapuna Golf Driving Range
Heritage Farm - Rotorua
Trick Art Gallery - Rotorua
Fair springs Farm tour - Rotorua
Deer Museum - Rotorua
Skyworld Entertainment Centre - CBD



Hospitality

Nuri Maru in Unitec - Mt. Albert
Between Cafe - CBD
Sushi Kitchen - Whangaparaoa
Sushi Ten - New Lynn
Hobsonville Sushi - Hobsonville
Upper Crust - New Lynn
12 Bar & Kitchen - CBD
Cups Cafe - Penrose
U Sushi - Greenlane
U Sushi - Manukau
Sky Karaoke - CBD
Rock Bar Karaoke - CBD
En Izakaya - CBD
Aotea House - CBD
Soul Sushi - CBD
Soul Sushi - Milford
Soul Sushi - Newmarket
Beachlands Sushi - Beachlands
Dear Hibiscus Cafe - Orewa
Faro Korean - CBD
Faro Korean - Newmarket
Faro Korean - Takapuna
Pocha Bar - CBD
Face Club - CBD
Nasake Japanese - Stonefields
Tatami Japanese - CBD
Yummy Sushi - Whangarei
Samurai in the Stables - CBD
Sugoi Sushi - Otorohanga
Sugoi Sushi - Te Awamutu
The Shelf Cafe - CBD
Miyuki Japanese - Howick
Bann Korean - CBD
Fresh Sushi - Napier
NB Internet Café Lorne - CBD
NB Internet Cafe Elliott - CBD
NB Internet Cafe Queen - CBD
Havana Buffet - Glenfield
Suncourt - Whangarei
O Bar - CBD
The Koreans Buffet - CBD

Maru - Silverdale
Maru - Devonport
Maru - Takanini
Maru - CBD
DDM Fire - Rosedale
Uni Sushi - CBD
Mad Chicken - Sunnynook
Mad Chicken - Northcote
Mad Chicken - Botany
Johnnys Steak - Pukekohe
Nari Sushi - Henderson
BannSang - CBD
Fresh Sushi - Napier
Koiya - CBD
Bake my day - CBD
Pastamago - CBD
Sushi Wave - CBD
Pho Vina - Tauranga
Candy Shop - Newmarket
Crop Café- Milford
Sushi & Don - Mt. Wellington
Sushi & Don - Pukekohe
Daks Daks - Rosedale
Kabuki - Hamilton
Good Dog Bad Dog - Ormiston
Good Dog Bad Dog - Pt. Chevalier
Good Dog Bad Dog - Onehunga
Little seed - Hamilton
Musa - Tauranga
Nozomi - CBD
Soy & Ginger - Milford

