



21K Design Projects
Capability Statement & Company Profile

Visionary Design for High-End Spaces

Industry leaders in Building Design, Interior Design and Landscape Design.

Our Mission

We at 21K Design Projects firmly believe that the most exceptional designs are the result of collaborative efforts of determined thinkers, empathetic but bold-hearted individuals, and those nourished by the high demand challenges of their craft. We employ only those who can truly listen and understand another's journey to work with them in identifying the desired outcomes of each project.

Our clients place their trust and confidence in us, and we take this responsibility seriously. As creators, designers, and an eclectic team of creative minds who are responsible for curating the future of building design, we understand the magnitude of our role. It is our mission and purpose to provide only the highest quality service from conceptualization to construction.

Collaboration is at the heart of what we do, and we recognize the power it holds. Our team works closely with our clients to ensure their vision is brought to life, with a focus on creating timeless spaces each client can be proud to call home. We know that the challenges we face are big, but with determination and collaboration, we deliver results that surpass expectations.

At 21K Design Projects, we are committed to creating spaces that not only meet our clients' needs but also inspire and transform their lives. We are passionate about what we do and believe that our dedication and expertise set us apart from the rest. We invite you to experience the power of collaboration with us and support our collective in designing a better future.



Project: Sierra
Designer: Lisa Yarker

Purpose

21K Design Projects is a leading design firm dedicated to creating unique and functional spaces for our clients. We specialize in custom building design, luxury homes, renovations, and commercial fit-outs. Our team of experts brings over 120 years of collective experience to every project, ensuring exceptional results every time.

We believe that good design should be timeless, and reflect each clients unique style and lifestyle requirements, each person is entitled to a space they resonate with, feel safe and comfortable within and where they are proud to reside. A custom designed space, be it a home, an office or an investment, to name a few, should compliment not only the people it was designed for, but also the environment and the landscape in which it is set.

We offer a full range of design services that can be tailored for each and every project, from custom design, interiors or landscape design we ensure every project is completed to the highest standard, and with the clients ultimate vision in mind. With a focus on the outcome, our team of experienced designers approach every project with consideration and curiosity and have a proven track record of delivering innovative and sustainable design solutions for a diverse range of clients, from residential homeowners to commercial developers.

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Project: Grandview
Designer: Prue Kan, Liberty Burton-Jones

Founders Message

At 21K Design Projects we take an integrated approach to our projects as a professional residential and commercial design firm. Our teams are across all in-house disciplines of Building Design: Concept Design, Development Applications, Constructions Plans, Research, Planning and Consulting in which we work collaboratively to deliver better design and provide cost effective design solutions for clients.

We proudly work under the expression *“With the power of collaboration we deliver”*. And today, our team, can claim to have completed more than 8,500+ projects, throughout Australia and New Zealand and won 25 Awards Nationally.

Ultimately, we know our responsibilities are increasing. We gain strength from working with clients from concept to completion, striving for meaningful results for the business, people and communities we touch. We have grown our firm to be future ready, so our partners and society can trust in our expertise and capabilities.

We thank you for your continued support and trust in us to deliver exceptional outcomes.

LISA & CAMERON YARKER
Directors & Founders



1

Analysis and
Feasibility

2

Concept
Drawings

3

Interior
Design

4

Preliminary
Drawings

5

Working
Drawings

Approach

Our dedication lies in crafting distinctive residential, commercial, interior, and landscape designs, which begin from the initial consultation and culminate in a result that both the client and the designer can be proud of. Our bespoke design process, is a joint journey with our clients, where we work collaboratively to identify a variety of external and internal elements that contribute to the design.

Our design process takes into account a variety of factors, including physical and tangible elements such as weather, orientation, and site constraints, as well as intangible elements such as the stories, experiences, and lifestyle preferences of our clients. We believe that all these factors present unique opportunities that we can combine to create spaces that hold significance and meaning. Our clients inspire us, and we strive to create a finished product that truly reflects their individuality, their way of life, and their business.

What Drives Us

Collaboration

Our work is a collaborative effort that involves close communication with our clients, industry consultants. Through active listening and acquiring knowledge via our design meetings, we ensure that each project genuinely reflects our clients' vision and principles. As we recognize our role within a diverse industry, we seek to build trust among the designer, client, and suppliers to ensure the best possible outcome for all.

Acknowledgement

Our beliefs remain steadfast, and we uphold our commitment to recognize the Traditional Owners of the land on which we live and work, The Yugambah territory. 21K acknowledges the Traditional Owners of the land where we live and work and their continuing connection to land, water, sea and community. We pay respects to Australia's First Peoples, to their unique and diverse cultures, and to Elders past, present and future.

Culture

Throughout the years, we have established a work environment that fosters encouragement and care, prioritizing the execution of projects with meticulous planning and consideration. We also value the personal and professional growth of our team members, and we actively provide opportunity for personal development. We believe the space in which our team reside heavily impacts the quality of work we put out, and so we are proud of our state of the art, custom designed Head office In which we reside. To look forward to coming into work, and to be encompassed in a space that is reflective of our companies own style and level of quality, is so very beneficial in providing the highest standard of service to our clients. This is reflected in our Beautiful Design Studio and HQ Windmill Place.

Sustainability and community

Our approach to sustainability is founded on meticulous research and a comprehensive comprehension of limitations and possibilities. We take into consideration aspects such as best building practice, energy usage, waste generation, and overall effect on the landscape and setting to provide designs conducive with its environment.

Innovative Design

Our objective is to design buildings and interiors that act as a stage for our daily experiences or a backdrop for our everyday moments. We strive to craft spaces that facilitate a connection between people and the outside world. Our ultimate goal is to endow each project with a timeless quality that elicits a sense of familiarity, as if it has always been an inherent part of its surroundings.

Engagement

We take pride in our active involvement in mentoring programs with our local TAFE Coomera Campus. We recognize our responsibility as mentors to the next generation of designers and prioritize their development. Additionally, we engage in discussions about design with industry professionals and the broader community by participating in conferences, professional associations, and hosting events at our office.

Through the power of collaboration we deliver

Expertise



New Luxury Homes

At our firm, we specialize in crafting bespoke homes that epitomize grandeur and elegance, no matter the scale or aesthetic, tailoring each design to meet our client's unique needs and preferences. Our goal is to deliver a magnificent end result that exceeds expectations.



High-end Renovations

21K Design Projects offers bespoke Renovation design for a variety of spaces including apartments and penthouses, as well as expertly redesigned existing homes. With our renovation designs, we aim to impart an unparalleled sense of luxury and style to elevate any space.



Commercial

Our services also extend beyond residential properties, encompassing custom design fit-outs for existing premises including offices, retail outlets, and hospitality venues as well as tailor-made design solutions for new commercial spaces.



Interiors

From custom interior designs to sophisticated interior makeovers for your existing home or commercial premises, we provide bespoke packages meticulously curated to your exacting specifications. Our solutions are designed to elevate your space to new heights of luxury and refinement.

Renovation Design

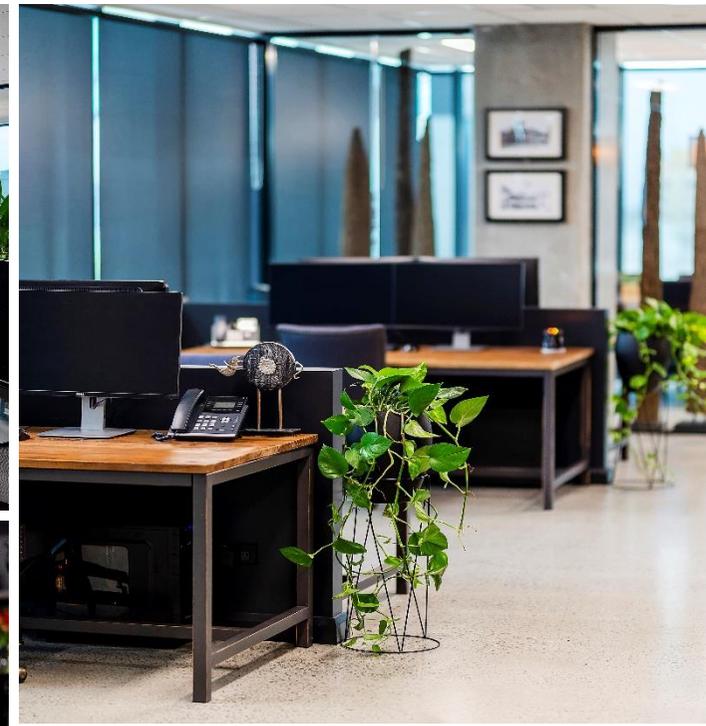
At 21K Design, our expertise lays in creating custom renovation designs that are tailored to each client's unique needs and preferences. Our team of experienced designers work closely with our clients, leveraging their expertise to bring their vision to life. From modern minimalist masterpieces to classic and elegant designs, we specialize in delivering exceptional service that is both functional and stylish. With cutting-edge technology, we offer 3D design flythroughs and 3D colour renders for all concept drawings, allowing our clients to visualize their design ideas in stunning detail. Our commitment to quality and attention to detail ensures that every aspect of your luxury home is carefully considered and executed to the highest standard. With our personalized service, you can trust us to create a luxurious and timeless home that you will love for years to come.

At 21K Design, we offer custom design solutions for renovation projects that transform existing spaces into functional and stylish living areas. Our team of experienced designers works closely with clients to understand their needs and develop tailored designs that enhance the beauty and functionality of their homes. Whether it's a small bathroom renovation or a complete home remodel, we take pride in delivering exceptional service that is both innovative and functional. Our focus on quality and attention to detail ensures that every aspect of your renovation project is carefully considered and executed to the highest standard. We take a truly holistic approach to ensure a seamless transition throughout the entire space. With our personalized interior design service, you can trust us to create a space that perfectly suits your lifestyle and enhances the value of your home.



Commercial Design

At 21K Design, we understand that every commercial space has unique requirements and needs a design that reflects its brand identity and enhances its functionality. That's why we specialize in providing custom designs for commercial fit outs that cater to the specific needs of each client. Our experienced designers work closely with businesses to develop tailored solutions for offices, retail spaces, hospitality venues, and more. We take pride in delivering exceptional service that is both innovative and functional, helping our clients create a space that enhances their brand identity and attracts their target audience. Our focus on quality and attention to detail ensures that every aspect of your commercial fit out is carefully considered and executed to the highest standard. With our personalized service, you can trust us to create a commercial space that perfectly suits your business needs and enhances your success.



Interior Design

Looking for an interior design service that truly reflects your unique style and preferences? At 21K Design Projects, we specialize in creating bespoke packages meticulously curated to your exacting specifications. Whether you're looking for a custom interior design for a new home or a sophisticated interior makeover for an existing commercial space, we have the expertise to deliver results that exceed your expectations.

We understand that every project is unique, which is why we take the time to listen to your needs and preferences. Whether you're looking for a bold and modern aesthetic or a more traditional approach, we have the skills and experience to make it happen.

Our team will work with you to create a customized mood board, complete with specifications for fittings, fixtures, and furnishings, ensuring that every aspect of your project is carefully considered.

What's more, our clients have the opportunity to visit our brand-new design studio to make selections in real-time, with our team on hand to provide guidance and support every step of the way. We understand that the design process can be daunting, which is why we offer interior design assistance throughout each phase of the project, and are available for consultation on design choices as needed.

Partnering with a variety of furniture suppliers, we can source products for consideration per your approved mood board and selections, making it easy for you to achieve the look you want without the hassle.



Bezzoni Stream Bath Spout with Mixer in Satin Brass



Franke Impact Granite Double Bowl Undermount Sink in Polar White



Fisher & Paykel Integrated Bottom Mount Fridge



Bezzoni Cave Round Concrete Basin in White



Bezzoni Stream Bath Spout with Mixer in Satin Brass



American Standard Heron Hygiene Rim Back to Wall Toilet Suite



Fisher & Paykel Fully Integrated 60cm Dishwasher



Made by Mayfair Luella LED 1500mm Pendant in Brass with Spanish Alabaster Shade



Bezzoni Curved Shower Round Stream Coil in Satin Brass





Grandview Terrace

Size: 715.66m²

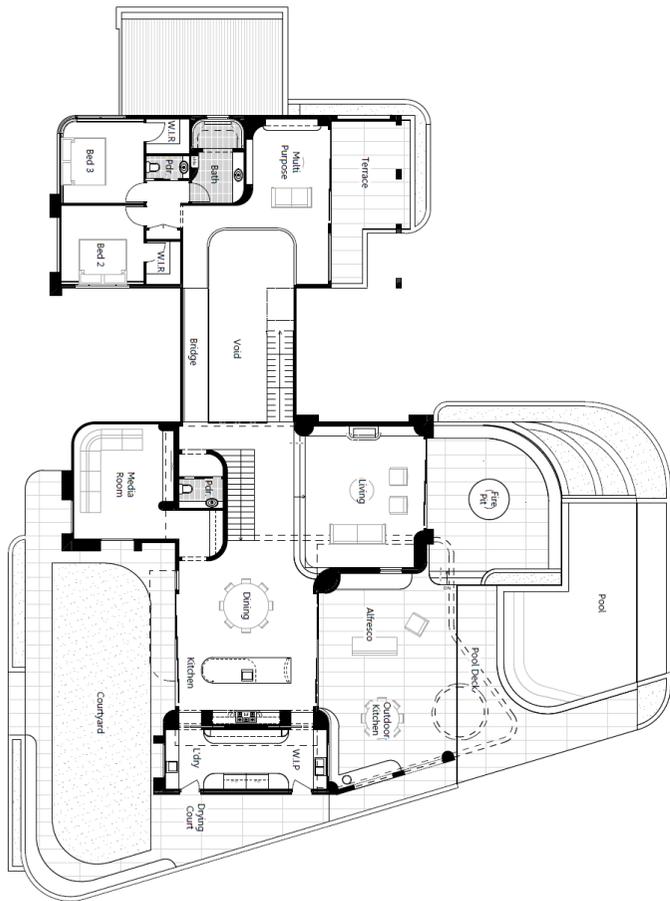
Scope: Custom Residential

Location: Tallai, Gold Coast

Designer: Prue Kan, Liberty Burton-Jones

Budget: \$5,000,000+

This coastal residence, situated in the heart of Tallai, has been meticulously crafted by Lead Design Manager Prue Kan and Commercial Design Manager Liberty Burton Jones. With its prime location, the home has been thoughtfully designed to optimize panoramic 360-degree views, stretching from the Gold Coast hinterland all the way to the expansive ocean vistas.





Windmill Place

Size: 715.66m²

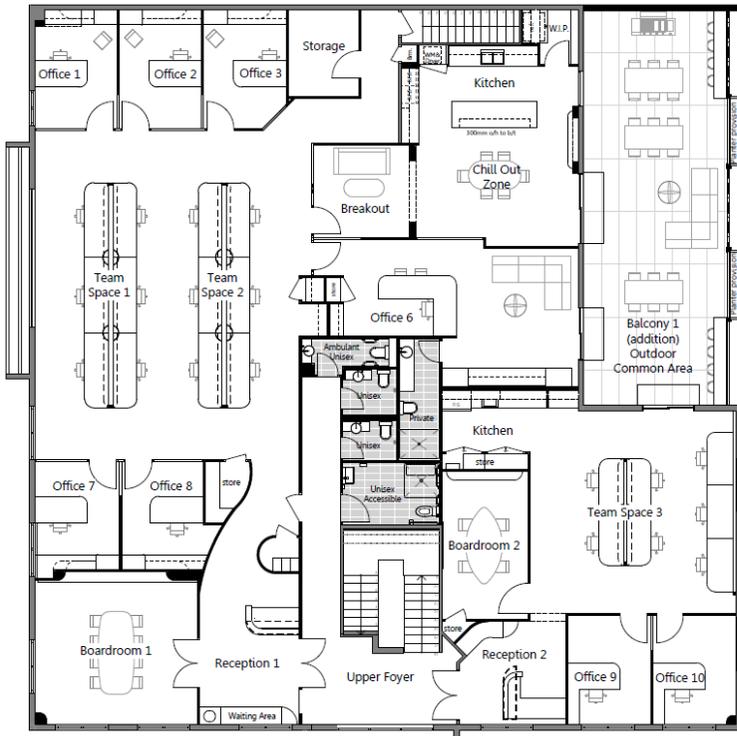
Scope: Custom Commercial Renovation

Location: Southport, Gold Coast

Designer: Lisa Yarker, Liberty Burton-Jones,

Budget: \$2,200,000+

Nestled within the bustling central business district of Southport lies the state-of-the-art headquarters of 21K Design Projects. Spearheaded by our talented Creative Director, Lisa Yarker, and our esteemed Commercial Design Manager, Liberty Burton-Jones, this project boasts a unique and artful design aesthetic that exudes a timeless, Mediterranean feel.



What makes us different?

What sets us apart is our creative and collaborative approach to every project. We believe that great design is a product of careful planning and open communication, and we work closely with our clients to understand their unique vision and goals. Our team's extensive experience and creative approach set us apart from other design firms. We believe that every project is an opportunity to create something new and exciting, and we share our clients excitement in developing a space that will last a lifetime.

Design

We are committed to providing comprehensive design solutions that meet our clients' needs while also considering the buildability and feasibility of the project. Our design process involves close collaboration with our clients and builders to identify and address any potential construction issues early on, avoiding costly delays or design modifications later in the project's timeline.

DCP Knowledge

Our team possesses a comprehensive understanding of both state and local building regulations and development control plans (DCPs), enabling us to navigate the complex regulatory landscape effectively. We recognize the critical role that regulations play in ensuring the safety and integrity of our built environment, and we strive to comply with all relevant requirements when designing. Further to this we are Accredited with BDAA which provides additional continued education to ensure we are up to date on best practice building design.

Construction Knowledge

At our firm, we possess a wealth of construction knowledge that we apply to every project we undertake. This allows us to ensure that every design we develop is not only aesthetically pleasing but also practical and buildable. We take into consideration various construction factors, such as materials, techniques, and builder specific requirements, to produce designs that can be implemented successfully.

Selections Studio

Our on-site selection studio offers our clients a comprehensive selection process for materials, finishes, and products, ensuring a cohesive and aesthetically pleasing end result. We recognize the importance of selecting the right materials and finishes to achieve a desired look and feel, and our selection studio offers our clients the opportunity to see and feel the materials in person before making their final decision.

Comprehensive Assessments

Our expertise in local building regulations allows us to assess every project's feasibility and identify any potential regulatory issues early on in the design process. We work closely with our clients to ensure that their vision aligns with regulatory requirements and that the project can be executed efficiently and effectively. During every project we undertake an analysis and feasibility assessment prior to beginning design, to ensure efficacy of our design.

Moreover, we stay up-to-date with the latest changes in building regulations, including updates to relevant codes, standards, and policies. This helps us ensure that our designs remain compliant with current regulations throughout the project's duration.



Capability

Project delivery

Following a detailed process and procedure for each project, we are capable of providing end-to-end project delivery services, starting from the initial stage of ideation and feasibility analysis to the creation of final working drawings. This approach ensures consistency and reassurance for our clients. 21K will provide a guidance and a helping hand throughout the entirety of the project, so that our clients feel well-informed and in control of their design project at all stages of design.



Quality assurance

At 21K Design Projects, we are dedicated to enhancing customer satisfaction and cultivating long-lasting relationships with our clients. To achieve this, we implement standard templates, content, and processes for integrating client information and design requirements before initiating the project, enabling seamless coordination and execution of each design project. Our operations team regularly updates our system workflows to facilitate a smooth and structured process for every project. Moreover, we keep our team well-informed of the latest processes and legislation within the building industry throughout the year and provide them with regular training and upskilling opportunities to ensure that we stay at the forefront of building design.



Software

Our design team possesses the necessary qualifications and expertise to utilize the latest version of ArchiCAD software in our projects. This software facilitates a collaborative and integrated digital environment, resulting in better design outcomes, communication, coordination, and project management. To augment our capabilities, we also employ digital tools such as Artlantis and Adobe Suites to enhance design flexibility and ensure that the project brief and requirements are met. These tools enable automated object placement and manipulation, data management and processing, space and room data, solar studies, sheet creation, FSR and area calculations, to name a few. Moreover, our use of 3D models significantly improves project delivery by allowing clients to visualize their designs during conception. Developing 3D visualizations of each project is crucial in detecting potential errors, enabling building conflicts to be identified and resolved before the project begins on-site, reducing costly rectification works, minimizing disputes, and saving time.





Tailored Pricing

We provide tailored fee proposals for each and every project, to ensure the service we provide is bespoke from start to finish. Contact our friendly team today for your custom quote.



Dedicated support

As a client of 21K Design projects we pride ourselves in ensuring the process of custom designing your next project is as smooth as possible. Our team will be right there beside you every step of the way.



Nationwide

With a strong nationwide presence across Australia, our team of skilled designers have the expertise and experience to deliver exceptional projects in any location through detailed analysis and feasibility assessments.



Full-service package

At 21K we offer full-service packages to guarantee a holistic approach across the entirety of the project. Our interior and landscape design services marry into every design to ensure seamless excellence throughout.



3D Render Visualisation

We know it can be hard to visualise your design by looking at plans, that is why we provide 3D Colour renders upon completion of your concept drawings, to really bring your vision to life.

10 Reasons to Choose us

Exceptional customer service

Innovative and sustainable design solutions

Detailed and instructive plan documentation

Part of the BDAA with a team of Accredited designers

Commitment to delivering projects on time and on budget

Extensive knowledge of local and state building regulations

Proven track record of delivering innovative design solutions

Focus on creating functional and aesthetically pleasing spaces

Collaborative approach with other professionals within the industry

Experienced and passionate team with over 120 years of combined experience





Project Bronzewing
Designer: Prue Kan



Project Thomson Residence
Designer: Prue Kan



Project Oceanfront
Designer: Prue Kan



Project The Dunes
Designer: Lisa Yarker

Thank you.

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