



Your complimentary..

How To...

Bathroom or Laundry Renovation



If you need any assistance please call Woolf Plumbing
on 0405 266 441

So you want to renovate your bathroom or laundry but don't know where to start. Well look no further as this is a step by step guide to run a successful bathroom or laundry renovation (or any renovation for that matter).

I will run you through the steps you need to take firstly and then break down into more detail on each.

Firstly you need to decide on the budget you want to spend

Then decide on a style or look you are going for

Speak to the professionals and identify your trades required

Establish if you need any planning permission from your local council, or any other building, plumbing or electrical Notice of Intentions NOIs

Set a schedule

Purchasing your products

Start the works

First is disconnection, decommissioning and demolition

Then the preparation

Then finally decoration, fit off and commissioning.

Lastly cleaning and instructions

Now you have the list let's delve a little deeper:

Budget

First you need to decide on your budget.

There is no point deciding on a gold bath and a diamond chandelier if when you come to purchase it you can't afford it. Be realistic and set a budget for demolition, plumbing, electrical, tiling and decoration. You will need to take into consideration the age of the property and the condition of the walls, floors plumbing and electrical infrastructure before going ahead. If it's an old property it is likely that drains may need upgrading or the electrical cables. When the old tiles are removed will the plaster come with them too? Will you need to allow for a plasterer to redo the walls? What light fixtures will you be installing and what tapware and fixtures will be going in?

Style

Next you need to decide on how you want your new project to look. It will help everyone involved have an idea of what is in your head and come up with suggestions and guide you to achieve your end result. Using picture boards and apps like Pinterest are great ways to get across what you're thinking. You or your trades can then look for products within your budget and you can then start getting a better idea if you need to adjust that budget slightly or not. Deciding on a style and an idea is key to a successful renovation. Lots of preparation is done before the finished result so changing your mind during the project can cost time and money. So decide and stick to it.

Professionals

Once you have decided on your budget and a style it's time to get in the professionals and the quotes. These are your plumbers, electricians, tilers, decorators, handymen, cabinet makers that will complete your works. Speaking to them before you start the project is a must to let you know all the important information. Building permits, NOIs, council approval etc. they will also let you know if your project is feasible for your available budget. Often at this stage it can send you back to step one. Often the customer will not know what is involved behind the scenes of a renovation project.

There are also two ways to attack a renovation. You can either manage the project yourself or find a company who can coordinate the tradesmen on your behalf. If you haven't renovated before it's best to have one company coordinate for you while you sit back, watch and learn. Maybe next time you can run it yourself. By having one company complete it all allows the trades to communicate between them so everything is prepared and ready for the next tradesman. Not completing the project in the correct order can again cost time and money. You wouldn't want to start preparing walls before electrical or plumbing work has been completed as you'll just have to do it again. And you wouldn't want to be painting or decorating before any building or demolition work needs to be carried out. It's likely to get damaged or dirty and you will again be doubling up.

Planning permission

Make sure before you start any work you check with your professionals and local authority if you need any planning permission or Notice of Intentions certificate submitted. Here are the requirements of a building permit for one local authority:

The following is a list of works that does not require a building permit in regards to renovation, alteration, improvement, repair or maintenance of building.

Description of building work for which building permit is not required:

Renovation, alteration, improvement, repair or maintenance of a building or incidental structure if the building work —

(a) will not adversely affect the structural

soundness of the building or incidental structure and does not include —
(i) an increase or decrease in the floor area or height of the building or incidental structure; or

(ii) underpinning or replacement of footings; or

(iii) the removal or alteration of any element of the building or incidental structure that is contributing to the support of any other element of the building or incidental structure;
and

(b) is done using materials commonly used for the same purpose as the material being replaced; and

(c) will not change the use or classification of the building or incidental structure; and

(d) will not adversely affect the safety and health of the occupants or other users of the building or incidental structure or of the public; and

(e) will not affect the way in which the building or incidental structure complies with each building standard that applies to the building or incidental structure; and

(f) is not work of a kind to which section 76, 77, 78 or 79 relates; and

(g) is not subject to an order, agreement or permit under the Heritage Act.

Further information can be located in Schedule 4 of the Building Regulations 2012.

A bathroom or laundry renovation would be considered "major plumbing work" and under the "Plumbers Licensing and Plumbing Standards Regulations 2000" a Notice of Intent must be submitted to the Board 24 hours prior to the commencement of any works.



Schedule

Once you have those four ducks in a row and your professionals have given you an estimated time of completion for each part of their works, write it down. Plan how long the total project will take and let all the tradesmen know their expected start and finish dates. This allows them to book the jobs in, and in advance. We all know tradesmen are very busy men and women so if you call your plumber or electrician at 4pm and expect them to be there the next day you will most likely be disappointed. This could possibly delay your project by up to a week or two depending when they can fit you in next. Also allow for a day or two max between each trade as things crop up with renovations and if one trade needs an extra day it saves you from shuffling everything along. If you have to shuffle your whole project along a day or two it may mean that the next trade may have to reschedule in for a weeks time. Again, time and money. By having your whole project scheduled and sent to your tradesmen it will be easier to foresee any problems and will also make adjustments easier later as that time will already be allocated to you. It also allows you to prepare the tradesman for his visit and yourself to get any materials required for that trade ready.

Go Shopping

Before you start your work it is important to have all of your fixtures purchased and ready onsite. For the plumbers certain parts of the tapware will need to be installed at the preparation stage. If you have ordered it but it hasn't arrived the project cannot continue. Some tapware can take two weeks or more to arrive. Delaying a project by this much can be very costly. Having everything onsite and labelled clearly is very important so the tradesmen can work efficiently. It will also allow them to see exactly what services are needed to be brought out so come fit off stage everything fits like a glove. Having to alter things after will give you an unprofessional look and if you are spending the best part of \$10,000 - \$20,000 on a renovation it can taste very bitter.

When all of your items arrive check them for damage and missing parts. If you have a slightly damaged fixture you then have to decide to install, deal with it or send it back and hold up the project for re delivery.

Starting

The three D's...Disconnection, Decommissioning and Demolition
If you have come this far you are doing great. You are ready for a successful and painless renovation. First the electrician and plumber will need to come in and disconnect the services. Once this has been done the bathroom or laundry can be demolished back to a blank canvas ready for your creative desires. You may even decide to do this part yourself to save costs. This is the stage you will be able to see if any extra work is required in preparation for a quality job.

Preparation and First Fix

The services will need to be altered or installed in the correct positions. So all electrical and plumbing will be carried out now along with any building work such as moving or building of walls repair of floors etc. If you are having a bath it may even be installed at this stage.

Decoration and Fit Off

This is when the tiler will come and take all of the glory. He or she will prepare the walls and floors. Make sure any necessary areas are waterproofed and will start the magical transformation. After they have finished you wont even remember those pink or floral tiles you once had. The plumber and electrician will then come back once the tiles are dry and fit all of your tapware, vanities and screens and install the lights and power points. Any painting can be done now too.

Cleaning and Instructions

Everything is cleaned from any dust and the taps are shined. All the fixtures are checked for correct working and handed over to yourself. You should then be provided with all warranty literature and instructions on how to use and care for your new items.

Budgeting Tool Example Below: (contact Woolf Plumbing & Gas if you would like the editable excel version emailed to you)



Renovation Budget

<Date>

<Renovation Project Description> eg. New Ensuite Bathroom + Kitchen. Install ducted air/con.

	Budget	Actual	Variance
Project Allowance			
Finance - Loan Amount	\$ 40,000.00	\$ 40,000.00	\$ -
Cash	\$ 6,700.00	\$ 5,800.00	\$ (900.00)
<Other Income>	\$ -	\$ -	\$ -
<Other Income>	\$ -	\$ -	\$ -
Total Available Funds	\$ 46,700.00	\$ 45,800.00	\$ (900.00)
Project Expenses			
Building Services Costs			
Building Designer/Architect	\$ 2,500.00	\$ 2,800.00	\$ (300.00)
Council/Certificate Fees	\$ 510.00	\$ 480.00	\$ 30.00
Builder/Carpenter(labour+ materials)	\$ 17,400.00	\$ 18,200.00	\$ (800.00)
Electrician (labour + materials)	\$ 660.00	\$ 660.00	\$ -
Plumber (labour + materials)	\$ 1,000.00	\$ 1,000.00	\$ -
<Other Building Services Costs>	\$ -	\$ -	\$ -
<Other Building Services Costs>	\$ -	\$ -	\$ -
<Other Building Services Costs>	\$ -	\$ -	\$ -
<Other Building Services Costs>	\$ -	\$ -	\$ -
<Other Building Services Costs>	\$ -	\$ -	\$ -
<Other Building Services Costs>	\$ -	\$ -	\$ -
Total Fixed Costs	\$ 22,070.00	\$ 23,140.00	\$ (1,070.00)
Building Materials Costs (by owner)			
Bathroom - tiles	\$ 300.00	\$ 360.00	\$ (60.00)
Bathroom - bath	\$ 360.00	\$ 295.00	\$ 65.00
Bathroom - tapware + fittings	\$ 420.00	\$ 464.00	\$ (44.00)
Bathroom - vanity	\$ 650.00	\$ 650.00	\$ -
Bathroom - Light/fan	\$ 89.00	\$ 89.00	\$ -
Bathroom - Shower screen	\$ 810.00	\$ 810.00	\$ -
Bathroom - Toilet	\$ 310.00	\$ 290.00	\$ 20.00
Miscellaneous - adhesives/Grout etc	\$ 210.00	\$ 230.00	\$ (20.00)
<Other Miscellaneous costs>	\$ -	\$ -	\$ -
<Other Miscellaneous costs>	\$ -	\$ -	\$ -
<Other Miscellaneous costs>	\$ -	\$ -	\$ -
<Other Miscellaneous costs>	\$ -	\$ -	\$ -
<Other Miscellaneous costs>	\$ -	\$ -	\$ -
<Other Miscellaneous costs>	\$ -	\$ -	\$ -
<Other Miscellaneous costs>	\$ -	\$ -	\$ -
<Other Miscellaneous costs>	\$ -	\$ -	\$ -
Total Building Materials Cost	\$ 3,149.00	\$ 3,188.00	\$ (39.00)
Loan Repayment(s)/Rent - Monthly			
Loan Repayment(s) - (month)	\$ 300.00	\$ 300.00	\$ -
Loan Repayment(s) - (month)	\$ 300.00	\$ 300.00	\$ -
Loan Repayment(s) - (month)	\$ -	\$ -	\$ -
Rent - (month)	\$ 1,600.00	\$ 1,600.00	\$ -
Rent - (month)	\$ 1,600.00	\$ 1,600.00	\$ -
Rent - (month)	\$ -	\$ -	\$ -
Loan Repayment(s)/Rent	\$ 3,800.00	\$ 3,800.00	\$ -
Total Renovation Expenses	\$ 29,019.00	\$ 30,128.00	\$ (1,109.00)
Total Spend	\$ 17,681.00	\$ 15,672.00	\$ (2,009.00)



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