

With 20 years experience, Room For Improvement Pty Ltd has been asked a lot of questions about renovating. So, to help you on your renovation journey, here are the most frequent questions we get asked...

How long does a bathroom renovation take?

Usually 3-4 weeks. With smaller jobs, we can sometimes turn them around in 2-3 weeks (plus 2 weeks for shower screen fitting) and conversely, if it is a bigger job, 4-5 weeks. The timing also depends on if you require any building work such as replacing floor joists, moving walls etc is required.

Do I have to move out of my home while you do the bathroom renovation?

If we are working on your only bathroom then probably yes (unless you are happy to use your kitchen or laundry to wash for a number of weeks!). However, if you have other bathrooms then you do not need to move out. Obviously, you will have people in your house and there will be some dust etc but we always clean up at the end of each day and try not to disturb the rest of the house as much as possible. If we are renovating more than one bathroom in your house then we can work on them one at a time (though this will need to be taken into account when quoting).

Is the water turned off during the bathroom renovation?

The water will be on most of the time during a bathroom renovation, but it will need to be turned off for a short amount of time. We only turn the water off when we need to work on the pipework and we will give you as much notice as possible.

Is the electricity turned off during the bathroom renovation?

As with the plumbing, electricity will remain on most of the time during a bathroom renovation, but it will need to be turned off for a short amount of time. We only turn the electricity off when we need to work on the cables and we will give you as much notice as possible.

Do I get to choose the fixtures and fittings for my new bathroom?

Of course, it is your bathroom. You can tell us what you want to use from the beginning or we are happy to advise based on your budget. We often go to a bathroom shop with our clients to discuss options and advise so you can make your decision. Ultimately the choice is yours.

Generally, when we provide a quote to you, we have already discussed your requirements with you so we can allocate an allowance for fixtures and fittings, so you know what the quote includes. If you do not know exactly what you want at the time of quoting we will provide a suggested allowance based on the property value and location.

Why use a licensed and registered Building Practitioner for a bathroom renovation?

By using a registered Building Practitioner, you know that the person responsible for doing the work in your home is fully trained and accredited and the work is guaranteed and warranted. Building Practitioners are also licensed to engage other tradesmen to carry out the works.

According to Victorian law, Building Practitioners must be registered with the Victorian Building Authority (VBA) to carry out works over \$10,000 (some exceptions apply where there is only one type of work to be done ie plastering).

What are the Prime Cost and Provisional Sum Items in the quote for my bathroom renovation?

Prime Cost Items are allowances for items, such as fixtures and fittings that are listed as part of the works in the contract but have not yet been selected or the price is not known. The allowance is based on Room For Improvement Pty Ltd's discounted trade price and includes any delivery/travel for collection costs.

Provisional Sum Items are allowances for works (including materials), where the exact cost cannot be determined at the time the contract is signed (ie excavation).

If the final amount comes under the allowance then you get this amount back, if the amount is over then you pay the extra plus a standard builder's margin.

Why do we have to sign a contract for a small bathroom renovation?

Under Victorian law, Building Practitioners must engage in a contract for all works over \$10,000.

A builder requested for me to act as an owner builder for our bathroom renovation, what does that mean?

Some builders believe that if they work for an owner-builder, they can act as a sub-contractor – with the warranties falling under the owner. However, if the work being managed/completed by the builder is over \$10,000 then a major domestic building contract that clearly states their scope of work must be completed. Only a registered builder is permitted to complete work under a building contract. Additionally, if the work is over \$16,000 then Domestic Building Insurance is also required.

What is Domestic Building Insurance and why do I need it for my bathroom renovation?

Domestic Building Insurance is a compulsory insurance (by law) for all Building Practitioners for any works over \$16,000. It covers you should the builder disappear, become insolvent or die so your works get completed. You will be provided with a Certificate of Currency for this insurance.

I was told by someone I will need to pay for the bathroom renovation work upfront, should I pay?

Legally, a Building Practitioner can only ask for a 10% deposit if the works are under \$20,000 and 5% if the works are over \$20,000 as part of the contract.

How much does a new bathroom renovation cost?

Unfortunately, there is no one answer to this question as every bathroom will have different requirements, including whether or not any structural work is required and the quality of fixtures and fittings desired by the client. We always advise on suggested finishes according to your budget and explain the costs to you.

Information sourced from consumer.vic.gov.au and the Victorian Building Authority. Note: the above is for general information only. For legal advice, please contact a registered legal representative.