



## FACT SHEET #3

# TOP 10 RENOVATION MISTAKES AND HOW TO AVOID THEM

1

### NO BUDGET

Inadequate budget: a makeover is not the same as a brand new bathroom so don't compare the cost of a re-surfacing to a full renovation.

2

### DIY OPTIONS

Trying to DIY: there can be up to 10 separate trades involved in a bathroom renovation and we are currently experiencing a massive trade shortage so many homeowners are realising too late it's not possible to manage the scheduling and co-ordination of all those tradespeople.

3

### TOO TRENDY

Following trends too closely: you might love the Pantene colour of the moment but you'll be living with your bathroom for the next 10-15 years and these trends can be fleeting.

4

### NO PLANNING

Not planning for the future: the average life span of a bathroom is around 15 years so give some thought as to how your family situation or your personal needs will change.

5

### CROWDING

Overcrowding: if you crowd your bathroom with every single item you love you'll end up with a mismatched final product. An experienced designer will incorporate your "must haves" and will provide you with expert advice on what to leave out.

6

### POTENTIAL

Not seeing the potential: an experienced bathroom renovator and builder will see past your existing walls to envisage the space that could be and will make recommendations about removing or relocating walls to suit.

7

### CREDENTIALS

Not checking credentials: you should always check your builders' licence number with the Department of Fair Trading and you should always ask about specialist design qualifications and experience.

8

### CUT CORNERS

Cutting corners to save money: if you receive a quote that's substantially cheaper than another you need to ask yourself why. You'll probably find most pricing differences come down to service and communication levels.

9

### NO TIME

Inadequate time allowance: it's vital you allow enough time to finalise the design and undertake the renovation without the added stress of a deadline such as Christmas or the imminent arrival of overseas relatives.

10

### LIGHTING

Not planning for lighting: the lighting plan for your home should include task and ambient lighting that enhances the natural light available and can be used to focus on visual items of interest.