



Gold Coast Bathroom Renovation Planning Guide + Budget Calculator

A practical free guide for planning scope, quotes, fixtures, hidden costs, timing and budget before a bathroom renovation.

Included: budget scenarios, scope scorecard, quote decoder, renovator questions, hidden-cost checklist, fixture tracker, deposit checklist, renovation timeline and spreadsheet calculator.

Plan the scope

Decide layout, access and must-haves before quote conversations.

Compare clearly

Use the same inclusions list across every renovator quote.

Control spend

Keep fixtures, contingency and building-access costs visible.

Start With the Decision, Not the Tiles

A bathroom renovation gets expensive when decisions are made late. Use this guide to decide the room type, budget level, finish direction and trade questions before you accept a quote.

- Keep the existing layout if the budget is tight.
- Spend first on waterproofing, drainage, ventilation and licensed trades.
- Choose fixtures early enough for the plumber and builder to check dimensions.
- Keep 10-20 percent aside for changes, hidden issues and delivery gaps.

Positioning: This guide is a planning tool, not a builder quote. Use it to ask better questions and compare quotes on the same basis.

Renovation path	Usually means	Budget pressure
Cosmetic refresh	Paint, fittings, screen, vanity or accessories without rebuilding the room.	Lower
Same-layout renovation	Strip-out, waterproofing, tiles and new fixtures, with plumbing kept mostly in place.	Medium
Layout change	Moving plumbing, shower, toilet, walls, drainage or electrical points.	Higher
Premium finish	Higher-end tapware, screen, stone, custom storage, heating or designer finishes.	Highest

Best saver	Best spend	Best habit
Keep plumbing locations stable where the room already works.	Put money into waterproofing, drainage and licensed trade work.	Write every inclusion and exclusion beside each quote total.

The Budget Reality Check

A useful bathroom budget separates trade work, materials, fixtures and contingency. The calculator pages use ranges because real costs depend on access, room size, waterproofing scope, plumbing moves and product choices.

Budget line	Planning range	What to check
Labour and trade work	45-60%	Demolition, plumbing, electrical, waterproofing, tiling and waste.
Tiles and materials	15-25%	Tiles, grout, adhesive, trims, waterproofing system and substrate repairs.
Fixtures and fittings	15-25%	Vanity, tapware, shower screen, basin, toilet, mirror, rails and accessories.
Contingency	10-20%	Hidden water damage, access problems, changes and delivery delays.



Style reference: light finishes help small bathrooms feel more open.

Gold Coast Budget Scenarios

Use these scenarios as a planning guide before you request quotes. They are not fixed prices; they show what usually pushes a bathroom from a simple refresh into a higher-risk renovation.

Planning note

Gold Coast bathroom quotes can move quickly when access, waterproofing, body corporate rules, rubbish removal, tile choice or plumbing changes are not clear before the quote is written.

Scenario	Typical scope	Budget pressure to allow for
Cosmetic refresh	Paint, accessories, tapware, mirror, screen or vanity change without rebuilding the wet area.	Lower, but check whether waterproofing is touched.
Same-layout renovation	Strip-out, waterproofing, tiling and new fixtures with toilet, shower and vanity kept in similar positions.	Medium; often the best balance of result and control.
Layout change	Moving toilet, shower, bath, vanity, walls, drainage, power or ventilation.	Higher; allow for plumbing, slab, wall and compliance surprises.
Apartment project	Same bathroom work plus lift bookings, parking limits, rubbish handling, work hours and approvals.	Add an access buffer and confirm building rules before deposit.
Premium finish	Stone, custom joinery, higher-end tapware, heated floors, niche lighting or designer fittings.	Highest; product decisions must be locked early.

Good value	Risk trigger	Buyer rule
Spend on waterproofing, drainage, ventilation and storage before decorative upgrades.	Moving plumbing usually changes the quote conversation.	Treat every range as a starting point until a licensed trade confirms scope.

Scope Scorecard

Score the project before you compare prices. A quote for a simple same-layout room should not be compared with a quote that quietly includes layout changes, access problems or premium fixtures.

Question	Low pressure	Higher pressure
Is the layout staying the same?	Toilet, shower, vanity and drainage stay close to current positions.	Any wet service moves, wall changes or new drainage path.
Is access simple?	House access, parking and rubbish removal are straightforward.	Apartment lift, narrow access, body corporate or loading restrictions.
Are products selected?	Main fixtures are chosen with dimensions ready.	Products still vague, out of stock or not checked by installer.
Is waterproofing clear?	Quote names waterproofing scope and documentation.	Waterproofing is unclear, assumed or left out.
Is the finish level stable?	One metal finish, simple tiles and standard fixtures.	Feature tile, custom joinery, specialty lighting or designer finishes.

How to use this page

If two or more answers land in the higher-pressure column, use the high side of your calculator range and ask more quote questions before paying a deposit.

0-1 higher-pressure answers

Treat the job as more predictable, but still keep contingency for hidden water damage or delivery delays.

2-3 higher-pressure answers

Compare quotes carefully and check what is missing before choosing a builder.

4-5 higher-pressure answers

Expect wider quote variation and ask for written allowances, exclusions and product responsibilities.

Unsure answers

Do not guess. Ask the builder, plumber or body corporate before you lock the budget.

Budget Calculator: Project Inputs

Fill in the project details first. These answers decide which cost range is realistic before you compare quotes.

Input	Your answer	Planning note
Room type		Ensuite, main bathroom, powder room or laundry/bathroom.
Approx room size		Measure finished wall-to-wall size in square metres.
Renovation path		Cosmetic, same-layout, layout change or premium finish.
Property type		House, unit, apartment or townhouse.
Body corporate rules		Check work hours, lifts, rubbish, parking and approval needs.
Plumbing moved?		Moving toilet, shower, vanity or bath usually increases cost.
Target budget	\$	Set the number before choosing premium finishes.

Calculator rule: If you are unsure whether something counts as a layout change, assume it does until your plumber or builder confirms otherwise.

Room size	Building type	Target budget
Measure finished walls, not just tile areas.	Apartment rules can change timing, access and cost.	Choose the number before falling in love with fixtures.

Budget Calculator: Quick Estimate

Use this worksheet for a simple first-pass estimate. It is deliberately conservative: the aim is to avoid under-budgeting before quotes arrive.

Line item	Low	High	Your allowance
Base renovation range	\$	\$	\$
Layout or plumbing changes	\$	\$	\$
Vanity, basin and mirror	\$	\$	\$
Tapware and shower fittings	\$	\$	\$
Shower screen, grate and drainage	\$	\$	\$
Toilet, bath or heating upgrades	\$	\$	\$
Delivery, access and body corporate costs	\$	\$	\$
Subtotal	\$	\$	\$
Contingency 10-20%	\$	\$	\$
Estimated planning total	\$	\$	\$

Product research: If you need realistic fixture allowances, compare current supplier prices before you lock the calculator numbers.

Low column

Use for a simple same-layout renovation.

High column

Use when access, finishes or plumbing moves are likely.

Your allowance

Enter the quote-ready number you can actually approve.

Quote Comparison Calculator

Do not compare quote totals until you compare inclusions. A cheaper quote can become expensive if waterproofing, rubbish removal, fixtures or electrical work are missing.

Item	Quote A	Quote B	Quote C
Total quoted price	\$	\$	\$
Demolition and rubbish included			
Waterproofing included			
Licensed plumbing included			
Electrical and lighting included			
Tiles and grout included			
Fixtures and fittings included			
Shower screen included			
Warranty / defects period clear			
Provisional sums or exclusions			

Add up the missing items before choosing a quote. The best quote is the clearest one, not always the lowest one.

Compare scope	Check allowances	Keep proof
Mark missing work before comparing the final price.	Ask what product quality each allowance assumes.	Save emails, product links and quote revisions together.

Quote Decoder: Terms That Change the Price

Bathroom quotes often look simple on the first page and complicated in the fine print. Use this decoder before you decide which quote is really cheaper.

Term	What it usually means	What to ask before accepting
Allowance	A set budget for an item that has not been fully selected.	What product quality does this allowance realistically cover?
Provisional sum	An estimated amount for work that may change once the job starts.	What would make this amount go up or down?
By owner	You are responsible for supplying that item or completing that task.	What exactly do I need to supply and by what date?
Exclusion	Not included in the quote total.	What would it cost to add this before the job starts?
Variation	A change after the agreed scope.	How are variations approved, priced and documented?

Quote rule

The cheapest quote is not the cheapest job if major items are missing. Add likely exclusions back into each quote before comparing totals.

Circle vague words

Look for allowance, provisional, excluded, owner supply and subject to inspection.

Ask in writing

Get the answer by email or quote revision, not just in a phone chat.

Compare the same scope

Only compare totals after each quote covers the same work.

Renovator Questions Script

Use these questions before you approve a quote. The point is not to interrogate a renovator; it is to make sure the quote has enough detail to protect both sides.

<p>Scope Can you show me exactly what is included and excluded in this bathroom quote?</p>	<p>Waterproofing Who completes the waterproofing, what system is used, and what documentation will I receive?</p>
<p>Plumbing Which plumbing points stay in place and which ones move? What cost risk does that create?</p>	<p>Electrical Are lighting, fan, power points and heated towel rail wiring included or excluded?</p>
<p>Products Which fixtures are builder supplied, which are owner supplied, and when do they need to be on site?</p>	<p>Access Have you allowed for parking, stairs, lifts, rubbish removal and delivery limits at this property?</p>

Strong close: Before I pay a deposit, can you update the quote so allowances, exclusions, product responsibilities and variation rules are clear?

Question type	Why it matters
What is included?	Stops missing work being discovered after deposit.
What can change?	Shows which parts of the quote are still uncertain.
Who supplies what?	Prevents delivery delays and blame if products are late.
What proof will I receive?	Keeps waterproofing, warranty and compliance documents organised.

Layout and Access Planner

The cheapest layout is usually the one that keeps wet services where they already are. Before changing the plan, check what problem the change solves.

- 1 Mark the current toilet, vanity, shower and bath positions.
- 2 Circle anything you want moved and write why.
- 3 Ask whether moving it affects drainage, wall chasing, waterproofing or electrical work.
- 4 Check door swings, vanity drawers, shower access and towel rail positions.
- 5 Confirm access for trades, deliveries and rubbish removal.

Layout choice	Benefit	Risk to check
Keep layout	Controls cost and timing.	May not solve storage or access problems.
Move vanity	Can improve storage and mirror placement.	Plumbing, wall repairs and power points.
Move toilet	Can improve room flow.	Drainage, slab work and compliance.
Walk-in shower	Modern feel and easier access.	Drainage fall, screen position and water splash.

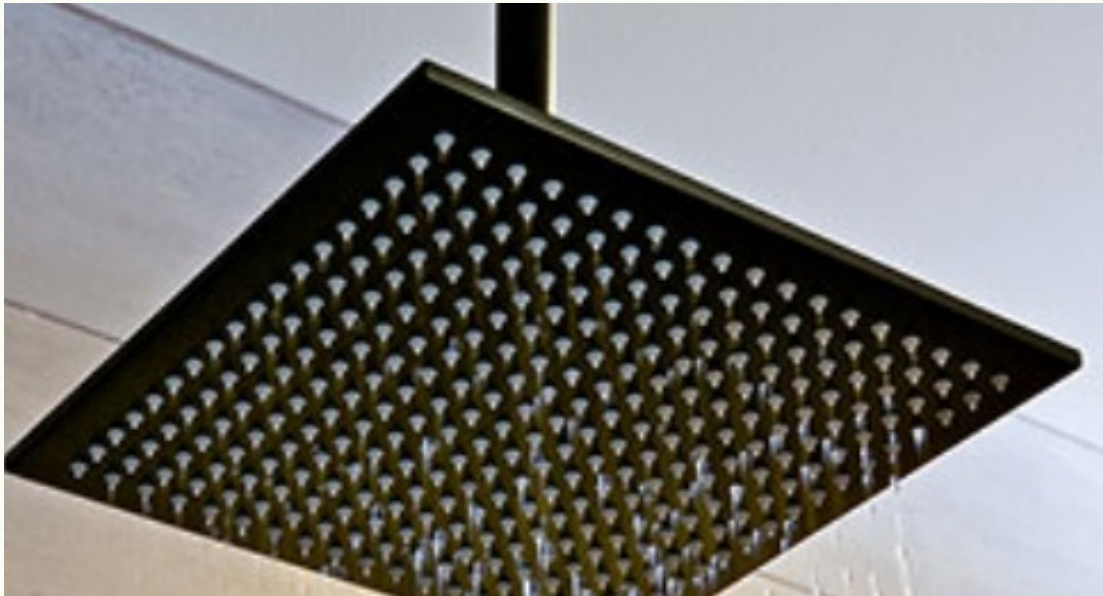
Door swing	Drainage	Access
Check drawer, toilet and screen clearance before ordering.	Moving floor waste can quickly change the job.	Plan parking, lift use and demolition waste removal early.

Waterproofing, Drainage and Compliance

Waterproofing is not the glamorous part of a bathroom, but it is the part you most want done properly. A beautiful bathroom with weak waterproofing is not a bargain.

- Ask who is completing the waterproofing and what system is being used.
- Ask when waterproofing is inspected or documented.
- Confirm floor falls, shower drainage and wet-area transitions.
- Check whether the quote includes licensed plumbing and electrical work.
- Keep product specifications available for the installer.

Question to ask: Can you show me exactly where waterproofing, drainage and licensed trade work are included in this quote?



Fixture reference: shower choices need to match plumbing, pressure and screen layout.

Shower planning checks: When checking drainage and screen layout, compare grate style, screen opening, shower set height and finished tile measurements before ordering.

Hidden Cost Checklist

Most budget blowouts are not caused by one dramatic mistake. They come from small missing items that were never allowed for properly.

Hidden cost	Why it appears	What to ask
Demolition and waste	Old tiles, fixtures and rubble need removal.	Is demolition, skip/bin hire and disposal included?
Substrate repair	Water damage or poor backing may appear after strip-out.	What happens if walls or floors need repair?
Waterproofing documentation	Some buildings require proof before handover.	Will I receive waterproofing certificates/photos/docs?
Electrical upgrades	Fans, lights, power and heating may need compliant wiring.	Is electrical labour included or separate?
Access limits	Apartments, lifts and loading docks slow the job.	Have access, parking and lift bookings been allowed for?
Product delays	Late screens, vanities or tapware can interrupt the schedule.	Which products need to be ordered before start date?

Contingency rule

Keep 10-20 percent aside until the job is fully scoped. If the bathroom is old, damp, upstairs or in an apartment, lean toward the higher side.

Old bathroom	Apartment	Premium fixtures
Expect more uncertainty behind tiles and under floors.	Allow for body corporate process and access friction.	Check lead times before confirming start date.

Choose fixtures as a connected set. One good basin mixer will not save a room if the mirror, vanity, screen and accessories fight each other.

Fixture	Decision to make	Before ordering
Vanity	Wall-hung, floor-standing, drawers or doors.	Measure width, plumbing, door clearance and storage needs.
Basin	Inset, semi-inset, above-counter or integrated.	Check mixer height, waste, splash and bench space.
Tapware	Chrome, matte black, brushed nickel, gunmetal or gold.	Check WELS, WaterMark and finish care.
Shower screen	Frameless, semi-frameless, sliding, fixed panel or hinged.	Confirm finished tile opening before order.
Mirror	Plain, LED, round, pill or shaving cabinet.	Check power, wall fixing and eye height.



Fixture reference: tapware finish should repeat through the room.

Compare before ordering: Useful starting points: basin mixer dimensions, shower set height, screen opening, finish consistency and product warranty notes.

Product Selection Tracker

Use this tracker before you order. The goal is to make sure every product has a size, finish, supply responsibility and delivery status before the renovation week begins.

Product	Selected item / URL	Size or spec	Supplier	Status
Vanity				
Basin				
Mixer and tapware				
Shower screen				
Toilet				
Mirror / cabinet				
Tiles				
Lighting / fan				

Ordering discipline: Send product links and dimensions to the installer before checkout. A beautiful product can still be wrong if the size, waste, mixer height or fixing method does not suit the room.

Owner supplied

You are responsible for ordering, receiving, checking and storing the product.

Builder supplied

The builder controls ordering, but you still need to confirm style and finish early.

Long lead

Screens, custom vanities, specialty finishes and feature tiles need earlier decisions.

Check on arrival

Open boxes before install week so damaged or missing parts are caught early.

Style Direction: Keep It Repeatable

The easiest way to make a bathroom look planned is to repeat a few choices instead of adding a new finish in every corner.

- Choose one main metal finish for tapware and accessories.
- Choose one calm wall tile and one floor tile before adding a feature.
- Repeat shape language: round mirror with softer tapware, or square fittings with cleaner edges.
- Let storage, lighting and ventilation support the style instead of competing with it.



Finish reference: matte black works best when repeated across several fittings.

Fast style formula: Light tile, timber or white vanity, one metal finish, clean mirror, simple screen and strong lighting.

Vanity, Basin and Storage Choices

Storage is where many bathrooms win or lose. A beautiful vanity that cannot hold everyday items will make the room feel messy within a week.

Choice	Works well when	Watch out for
Wall-hung vanity	You want a lighter, more open look.	Wall fixing, plumbing position and drawer depth.
Floor-standing vanity	You want easier installation or more storage.	Floor cleaning and bulky proportions.
Above-counter basin	You want a feature vanity zone.	Mixer height, splash and bench cleaning.
Shaving cabinet	You need hidden storage.	Wall depth, power and door swing.



Product reference: basin size changes mixer height, splash and bench use.

Product shortlist: For the vanity zone, compare basin, mixer and waste together so the sizes, finishes and installation details work as a set.

Ordering Timeline

Late fixture choices delay rough-in and can lead to rushed substitutions. Use this timeline to work backwards from the renovation start date.

When	Decision	Output
4-6 weeks before	Confirm layout, quote inclusions and fixture direction.	Signed quote and rough product list.
3-4 weeks before	Order long-lead fixtures and confirm dimensions.	Product URLs and specification sheets sent to trades.
2 weeks before	Check delivery dates and inspect items on arrival.	Missing or damaged items fixed before install week.
Renovation week	Keep decisions small and documented.	No surprise finish changes unless necessary.
After handover	Save warranties, care guides and invoices.	Simple maintenance folder for the home.

Ordering rule: Do not order only from photos. Send product dimensions to the installer before checkout.

Long-lead checks: If your plan includes comfort upgrades such as underfloor heating, check lead time and electrical requirements before the tiling schedule is locked.

4-6 weeks	3-4 weeks	Install week
Lock scope, quote inclusions and the rough product list.	Order long-lead pieces and send specs to trades.	Keep changes small, written and priced before approval.

Before You Pay the Deposit

A deposit should come after the main unknowns have been made visible. Use this page as the final checkpoint before you move from planning into commitment.

Ready?	Deposit checkpoint	Why it matters
	The quote shows inclusions and exclusions.	You can compare scope, not just price.
	Product responsibilities are clear.	Everyone knows who orders what and by when.
	Waterproofing and licensed trade work are included.	The invisible work is the part that protects the room.
	Payment stages are written down.	You know what is due before, during and after work.
	Variation process is clear.	Changes need approval before extra costs are added.
	Access and body corporate rules are confirmed.	The start date is less likely to be delayed.
	Warranty and handover documents are listed.	You know what proof you should receive.

Deposit rule

If an answer is vague, ask for a quote update before paying. A clear quote protects both you and the renovator.

Scope	Supply	Proof
Confirm what is in and out.	Confirm who buys each product.	Confirm what documents you receive.

Gold Coast Apartment and Body Corporate Notes

Broadbeach, Southport, Surfers Paradise, Robina and other Gold Coast apartment projects can have extra rules. The bathroom may be small, but the building process can be more complex.

- Check work hours and noise restrictions.
- Confirm lift booking, loading zones and rubbish removal rules.
- Ask about waterproofing documentation requirements.
- Check whether strata approval is needed for plumbing, drainage or penetrations.
- Plan access for large items such as vanities, screens and baths.

Risk flag: If the quote assumes easy access but the building has lift, parking or rubbish limits, the budget may move.

Building issue	Question to ask
Lift or loading dock	Do trades need booking or induction?
Rubbish removal	Where can demolition waste go?
Noise limits	What hours are permitted for demolition and cutting?
Water shutoff	Who approves plumbing isolation?

Lift booking	Noise rules	Water shutoff
Ask whether trades need induction or time windows.	Confirm demolition and cutting hours before start day.	Find out who approves plumbing isolation.

Gold Coast Property Planning Notes

Gold Coast bathroom projects often need planning beyond the tiles and tapware. Use this page to note property-specific issues before you request quotes.

<p>Coastal moisture Prioritise ventilation, waterproofing quality, mould-resistant finishes and easy-clean surfaces.</p>	<p>High-rise apartment Check lift bookings, loading dock access, noise rules, water shutoff process and waste removal.</p>
<p>Older house Ask about hidden water damage, subfloor repairs, wall straightness, old plumbing and electrical upgrades.</p>	<p>Rental or resale Choose durable, neutral finishes that photograph well and are easy to maintain.</p>
<p>Family bathroom Focus on storage, slip resistance, towel rails, ventilation and easy-clean grout lines.</p>	<p>Small ensuite Avoid overfilling the room. Prioritise mirror, lighting, niche storage and good shower access.</p>

Property issue	Write your note before quoting
Parking / access	
Lift / stairs	
Work hours	
Noise restrictions	
Rubbish removal	
Water shutoff	
Pets / family access	

Local planning habit: Send these notes with your photos. A renovator can quote more accurately when access, building rules and room constraints are visible early.

Common Quote Mistakes

Most quote mistakes happen because the homeowner compares price before comparing scope. Use this page before saying yes.

- 1 Accepting a quote without checking exclusions.
- 2 Assuming fixtures are included when only labour is included.
- 3 Not asking about waterproofing documentation.
- 4 Choosing premium tapware before confirming the plumbing plan.
- 5 Leaving shower screen measurement until too late.
- 6 Forgetting contingency for hidden damage.
- 7 Changing finishes after products have been ordered.

If you see this	Ask this
Provisional sum	What exactly is covered and what could change?
By owner	What do I need to supply and by what date?
Allowance	What product quality does this allowance realistically cover?
Exclusions	What would it cost if I need this item added?

Provisional sum

Ask what is included and what could move.

By owner

Ask what you must supply and by what date.

Exclusions

Ask the cost to add the missing item now.

Final Pre-Quote Checklist

Complete this page before sending photos or meeting a renovator. It will make the quote conversation sharper and reduce back-and-forth.

Ready?	Item
	Room photos taken from every corner.
	Approximate measurements written down.
	Current layout marked up.
	Must-have changes listed separately from nice-to-have upgrades.
	Budget range chosen.
	Preferred style and finish direction chosen.
	Access or body corporate issues noted.
	Three quote questions prepared.



Bathroom reference: use the checklist before comparing quotes and locking selections.

Next Step

Use the calculator pages first, then compare quotes with the same scope. A good bathroom renovation plan should make the builder conversation easier, not more confusing.

- Keep this guide with your quote notes.
- Save product links and specifications in one folder.
- Update the calculator whenever a quote changes scope.
- Ask for clarification before accepting vague allowances.
- Use the free guide and calculator as the planning hub, then research fixtures only after the scope is clear.

Product research: When you are ready to compare fixtures, check live stock, delivery, warranty notes and dimensions before ordering. Send the final selections to your installer before checkout.

PDF guide	XLSX calculator	Product research
Keep the planning workbook with your photos, quote notes and product links.	Edit the real budget numbers as quotes and fixture choices change.	Only order after trades confirm dimensions, services and installation needs.

Bathroom Reno Gold Coast

<https://www.bathroomrenogoldcoast.com/>