



Your Trusted Partner in Construction and Engineering Services

ABN: 95 675 980 999

Website: www.kiyogroup.com.au

KIYO Group Bathroom Renovation Guide

Renovating your bathroom can dramatically enhance the value, functionality, and aesthetic appeal of your home. At KIYO Group, we combine our extensive knowledge of building regulations, design best practices, and industry expertise to deliver high-quality, compliant, and beautifully tailored bathroom renovations. This comprehensive guide is designed to help you make informed decisions—whether you're updating fixtures or undertaking a complete remodel in Sydney, NSW. Read on to discover every step, from planning and design to construction, finishing touches, and maintenance, including both the "written" (regulatory) and "unwritten" (design best practice) rules that make a bathroom renovation successful.

Step 1: Planning Your Renovation

Define Your Goals

Before starting, clarify your vision and needs:

- **Style:** Decide on the look you're aiming for—modern, contemporary, classic, or a unique blend.
- **Functionality:** Consider your priorities—more storage, enhanced lighting, improved ventilation, or better accessibility.
- **Budget:** Establish a clear budget range, including a contingency (typically 10–20% extra) for unexpected expenses.

Create a Layout

A well-thought-out layout is crucial:

- **Measurements:** Accurately measure your existing bathroom space.
- **Fixture Placement:** Plan for the optimal location of plumbing, electrical outlets, and fixtures to maximize functionality.
- **Accessibility:** Ensure clearances and ergonomic placements (e.g., minimum clearances around the toilet, shower, and vanity) for ease of movement.
- **Written & Unwritten Rules:**
 - **Written:** Adhere to local building codes, the National Construction Code (NCC), and standards such as AS 3740 (Waterproofing of Domestic Wet Areas) and AS/NZS 3500 (Plumbing and Drainage).
 - **Unwritten:** Embrace design best practices—ensuring a logical flow, visual harmony, and a clutter-free environment with integrated storage solutions.



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Below are some examples of both written and unwritten rules that are critical to ensuring your bathroom renovation is safe, compliant, and aesthetically pleasing:

Written Rules: Critical Examples

- **Waterproofing Standards (AS 3740):**
 - **Example:** Ensure that shower enclosures and bath surrounds are installed with appropriate waterproof membranes and sealing techniques to prevent water ingress and mold growth.
- **Plumbing and Drainage (AS/NZS 3500):**
 - **Example:** All plumbing fixtures such as sinks, toilets, and showers must be connected using approved methods and materials. This includes proper installation of waste and vent pipes to ensure efficient drainage and to prevent backflow.
- **Electrical Safety (AS/NZS 3000):**
 - **Example:** In a bathroom, electrical outlets and lighting must be installed at safe distances from water sources. This involves using RCDs (Residual Current Devices) and ensuring compliant wiring practices to reduce the risk of electrical shock.
- **Building Permits and Licensing:**
 - **Example:** For any renovation exceeding \$5,000 or involving structural changes, it is mandatory to obtain the necessary permits and use licensed professionals. This includes having certified inspections for major changes in plumbing, electrical work, or waterproofing.

Example: Waterproofing Around and On the Wall of a Shower

Scenario:

You're renovating a bathroom with a shower that has an adjoining wall. To ensure long-term durability and prevent moisture-related issues, waterproofing must be applied both on the shower floor and the surrounding walls.

Waterproofing Steps:

1. **Surface Preparation:**
 - **Clean & Prime:** Ensure all surfaces (wall and floor) are thoroughly cleaned, free of dust, and primed as required by the waterproofing membrane manufacturer.
 - **Repair Imperfections:** Fill in any cracks or holes to create a smooth, even surface.
2. **Application of Waterproof Membrane:**
 - **Base Layer:** Apply a liquid waterproofing membrane (such as a cementitious or liquid-applied membrane) to the entire area that will be exposed to water, including the shower floor and walls up to a minimum of 1.8 meters above the shower floor (or as specified by AS 3740).



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- **Reinforcement:** Use a reinforcing mesh in areas where extra strength is required, particularly at corners and junctions between the floor and walls.
- **Overlap & Seal:** Ensure that all edges and overlaps (for example, where the wall meets the floor) are properly sealed with a minimum overlap as recommended by the product guidelines, ensuring no gaps or voids where water could penetrate.

3. **Curing & Testing:**

- Allow the waterproofing membrane to cure fully as per manufacturer instructions.
- Conduct a flood test to confirm that no water breaches the membrane before tiling or finishing work begins.

Example: Ventilation Requirement

Scenario:

A small bathroom has a floor area of 4 square meters. Adequate ventilation is essential to prevent moisture buildup and mold growth.

Minimum Ventilation Requirement:

- **Natural Ventilation:**
 - **Window Size Calculation:**
 - The minimum requirement is that the window area must be at least 5% of the bathroom floor area.
 - For a 4 m² bathroom:
 $4\text{ m}^2 \times 5\% = 0.2\text{ m}^2$
 - **Example:** A window measuring approximately 800mm x 250mm (which gives an area of 0.2 m²) would meet this requirement.
- **Mechanical Ventilation (Exhaust Fan):**
 - If a window is not practical or additional ventilation is desired, install an exhaust fan.
 - **Fan Specifications:**
 - Choose a fan with a capacity that meets or exceeds the air change requirements for bathrooms. For instance, a fan rated for at least 50 litres per second (L/s) is typically recommended for small bathrooms, ensuring efficient removal of moist air.
 - **Placement:**
 - Position the fan near the shower area or over the bathtub to capture rising moisture effectively.

By following these examples, you can ensure that your bathroom renovation not only complies with critical written standards such as AS 3740 but also incorporates best practices for long-term functionality and comfort. Proper waterproofing prevents costly repairs and health hazards due to mold, while effective ventilation maintains a fresh and safe environment.



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Unwritten Rules: Critical Examples

- **Logical Flow and Space Optimization:**
 - **Example:** Arrange fixtures (toilet, vanity, shower/bath) in a way that maximizes movement and minimizes congestion. For instance, ensuring there's enough clearance around the toilet and that the shower is placed near existing plumbing lines to simplify layout and enhance usability.
- **Visual Harmony and Cohesion:**
 - **Example:** Maintain a consistent design theme through color schemes, materials, and finishes. For example, using complementary tiles and fixtures that create a unified, elegant look, rather than a mismatched collection of styles.
- **Integrated Storage Solutions:**
 - **Example:** Incorporate built-in or wall-hung storage units that reduce clutter and enhance the overall spacious feel of the bathroom. This might involve installing recessed shelving or vanity units with concealed storage compartments.
- **Ergonomics and Comfort:**
 - **Example:** Ensure that heights, clearances, and angles are designed with user comfort in mind. For instance, positioning mirrors at eye level and ensuring countertops are at a comfortable working height can significantly improve the user experience.

These examples highlight how adhering to both written and unwritten rules can result in a bathroom renovation that not only complies with safety and building standards but also delivers a well-designed, user-friendly space.

Compliance & Regulations

Ensure your renovation meets all mandatory standards:

- **NSW Building Codes & Australian Standards:**
 - **Waterproofing:** Follow AS 3740:2021 guidelines.
 - **Plumbing & Electrical:** Work must comply with AS/NZS 3500 (plumbing) and AS/NZS 3000 (electrical installations).
- **Permits:**
 - Secure the necessary building permits if any structural changes or modifications to plumbing and electrical systems are involved.
- **Licensing:**
 - In NSW, work over \$5,000 or involving structural changes, plumbing, waterproofing, or electrical installations must be carried out by licensed professionals (NSW Fair Trading License requirements).



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- **Strata Considerations:**

- If you live in a strata-titled property, review your strata by-laws and obtain any required approvals from your owners corporation before commencing work.

Regional Considerations

- **State Differences:**

- Although the NCC provides a consistent baseline across Australia, note that local councils and states (like NSW) may have additional regulations or permitting processes. Always check with your local authority.

Step 2: Selecting Materials and Fixtures

Choosing the right materials and fixtures is key to a successful renovation. Consider these factors:

Durability & Longevity

- **Strength & Moisture Resistance:**

- Opt for durable, water-resistant materials such as porcelain, ceramic, or natural stone tiles.
- Choose moisture-resistant drywall and treated wood to combat high humidity levels.

Budget & Value

- **Cost vs. Longevity:**

- Balance upfront costs with long-term durability and maintenance savings.
- Sometimes a higher-quality material can reduce future repair or replacement costs.

Style & Aesthetic

- **Design Consistency:**

- Ensure that colors, textures, and finishes complement your overall home style.
- Decide between a trendy design or a timeless aesthetic that offers long-term appeal.

Functionality & Efficiency

- **Fixture Placement & Ergonomics:**

- Ensure that fixtures like sinks, toilets, and showers are ergonomically placed for ease of use.

- **Energy & Water Efficiency:**



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- Select WELS-rated taps, showerheads, and energy-efficient lighting.
- Consider concealed cistern toilets and smart mirrors with integrated lighting and anti-fog technology.

Sustainability & Maintenance

- **Eco-Friendly Options:**
 - Look for sustainably sourced or recycled materials.
- **Ease of Cleaning:**
 - Choose surfaces and finishes that are simple to clean and maintain, reducing the risk of mold and mildew.

Warranty & Brand Reputation

- **Product Reliability:**
 - Research reputable brands with good track records and strong warranty offers.
-

Step 3: Hiring Professionals

Working with certified and reputable professionals ensures that every aspect of your renovation complies with regulations and is executed to the highest standards.

Engage Licensed Experts

- **Builders, Plumbers & Electricians:**
 - Only work with licensed professionals to ensure compliance with NSW building codes and Australian standards.
- **Certificates of Compliance:**
 - Secure certificates for major plumbing changes, waterproofing (especially if water exposure exceeds 40L), and all electrical work.

Specialized Trades

- **Sub-Contractors:**
 - For tiling, while certification isn't mandatory, proper waterproofing certification is required.
- **Strata & Heritage Projects:**
 - If your property has additional strata or heritage restrictions, consult with professionals experienced in navigating these requirements.



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Step 4: Insurance & Contractual Requirements

Protect your investment by ensuring that all necessary insurance and contracts are in place.

Insurance Requirements

- **Home Warranty Insurance:**
 - Mandatory for projects exceeding \$20,000 to cover potential builder insolvency or non-completion.
- **Public Liability Insurance:**
 - Protects against potential damages or injuries during the renovation process.

Contractual Considerations

- **Small Jobs Contract:**
 - Required for projects valued between \$5,000 and \$20,000. Ensure that key terms and conditions are clearly documented in writing.
- **Major Works Contract:**
 - For projects over \$20,000, detailing all work, costs, warranties, and insurance coverage is essential.

Why Choose a Reputable Company Like KIYO Group?

- **Compliance & Quality:**
 - We ensure all work meets the highest standards and adheres to building codes.
- **Warranty Protection:**
 - Our contracts safeguard your investment, covering both materials and labor.
- **Seamless Process:**
 - From initial design to after-sales support, our team delivers a hassle-free, professional renovation experience.

Step 5: Construction & Installation

Once planning and preparation are complete, the construction phase brings your vision to life.

Demolition & Site Preparation

- **Careful Demolition:**
 - Remove old fittings safely while preserving existing plumbing and electrical connections.



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- **Preparation:**
 - Prepare the workspace to minimize dust and disruption.

Upgrading Infrastructure

- **Plumbing & Electrical:**
 - Modernize your plumbing and wiring to meet current standards.
- **Waterproofing & Tiling:**
 - Apply waterproof membranes following AS 3740 guidelines and install tiles with precision.

Fixture Installation & Finishing Touches

- **Installation:**
 - Fit vanities, shower screens, toilets, and accessories accurately.
- **Final Details:**
 - Complete the renovation with paint, sealants, and decorative touches to achieve a cohesive look.

Step 6: Final Inspections & Maintenance

Quality Assurance

- **Final Inspections:**
 - Schedule comprehensive inspections for plumbing, electrical, and overall workmanship.
- **Compliance Check:**
 - Ensure that every aspect of the renovation meets both regulatory and design standards.

Ongoing Maintenance

- **Regular Upkeep:**
 - Maintain your new bathroom with routine cleaning and proper ventilation to prevent moisture issues.
- **Preventative Care:**
 - Regular maintenance ensures the longevity and performance of your renovation.



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Estimated Costs & Timeline 2025

Bathroom Size	Basic Renovation (AUD)	Mid-Range Renovation (AUD)	Luxury Renovation (AUD)	Estimated Timeline
Small (2-4 sqm)	\$8,000 - \$12,000	\$12,000 - \$18,000	\$18,000+	2-4 weeks
Medium (5-8 sqm)	\$10,000 - \$15,000	\$15,000 - \$25,000	\$25,000+	3-5 weeks
Large (9+ sqm)	\$15,000 - \$20,000	\$20,000 - \$35,000	\$35,000+	4-6 weeks

Visual References & Drawings

Include floor plans, layout sketches, or 3D renderings to help visualize your new bathroom design.

Contact KIYO Group

For expert guidance and professional bathroom renovations that combine compliance, style, and functionality, contact KIYO Group today:

- **Website:** www.kiyogroup.com.au
- **Phone:** 0450 926 011
- **Email:** Contact us through our website

Download this guide and start planning your dream bathroom renovation with confidence. At KIYO Group, our expertise and attention to detail ensure that every aspect of your project is managed with care—from design and regulatory compliance to installation and maintenance.

Let's create a space that reflects your style and meets your functional needs—transform your bathroom, transform your home.

Below are some inspiring bathroom layout ideas and designs to kick-start your renovation vision.

This guide encapsulates every detail you need to know—from planning and selecting materials to hiring professionals and final inspections—demonstrating our comprehensive knowledge and commitment to quality. With KIYO Group and our trusted partners, you're not only renovating a bathroom—you're investing in a seamless, worry-free transformation.



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Below are some websites where you can find a wealth of bathroom layout ideas, inspiration, and design tips. These sites feature a variety of styles—from modern and minimalist to classic and luxurious—so you can explore options that best suit your vision:

- **Houzz:**
Explore thousands of photos and design ideas for bathrooms. You can filter by style, size, and layout to find inspiration that matches your needs.
[Visit Houzz Bathroom Ideas](#)
- **Pinterest:**
A visual discovery platform where you can search for “bathroom layout ideas” and save your favorite pins for later reference.
[Visit Pinterest Bathroom Layout Ideas](#)
- **Better Homes & Gardens:**
Find articles, tips, and photo galleries focused on innovative bathroom designs and layouts.
[Visit Better Homes & Gardens Bathroom Ideas](#)
- **Apartment Therapy:**
This site offers a mix of design inspiration, real home tours, and expert advice on creating functional and stylish bathrooms.
[Visit Apartment Therapy Bathroom Section](#)
- **This Old House:**
Browse through a range of bathroom remodelling ideas with practical advice and before-and-after stories to guide your renovation.
[Visit This Old House Bathroom Ideas](#)

These resources should give you plenty of ideas and help spark inspiration for your bathroom renovation project. Enjoy exploring and happy planning!