

THE FREE BRISBANE HOMEOWNER'S GUIDE

Building the Bathroom You Actually Want.

What every Brisbane homeowner should know before they renovate — costs, process, fixtures, and how to avoid the five most expensive mistakes.

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CHAPTER ONE

Why renovate now?

A bathroom is the highest-return room in the house — and the one that dates fastest.

In Brisbane's market, a tired bathroom quietly works against you every single day: it drags on resale appraisals, it's the first thing tenants notice, and a hidden waterproofing failure can cost more to fix later than the renovation would today.

The cost of waiting

Older waterproofing degrades. Grout fails. Small leaks become subfloor damage. The longer a dated bathroom sits, the more likely a renovation turns into a repair.



A finished YBMT bathroom — the room you actually want to be in.

The value of doing it right

A well-executed bathroom lifts the feel of the whole home, improves rental appeal and presents beautifully at sale — provided it's done to code, by a licensed builder.

The 5 most expensive mistakes

- Choosing on price alone (and getting "emotional pricing" later)
- Skipping the 3D render — then changing your mind mid-build
- No documented process — surprises become variations become \$\$\$
- Unlicensed work that fails inspection or insurance
- Picking fixtures blind, instead of at a showroom with clear PCs

CHAPTER TWO

The 16-step process

No shortcuts. No surprises. The same documented sequence, every time.

This is exactly how YBMT delivers a Brisbane bathroom. When every step is written down and shared with you, "we'll figure it out on site" never happens.

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|-----------|-------------------------------------------------------------------------|-----------|-----------------------------------------------------------------|
| 01 | Free consultation
We visit, listen, and understand your home. | 09 | Rough-in
Plumbing & electrical, done to code. |
| 02 | 3D scan
We scan your space — millimetre accurate. | 10 | Waterproofing
Certified — the step that matters most. |
| 03 | Photo-real render
You see the finished bathroom before demo. | 11 | Tiling
Walls & floors, set out properly. |
| 04 | 24-hour quote
Itemised, transparent, no emotional pricing. | 12 | Cabinetry
Vanities & benchtops installed. |
| 05 | Showroom selection
You choose fixtures with clear PCs. | 13 | Fit-off
Fixtures, tapware, finishes. |
| 06 | Sign-off & schedule
Locked scope, locked dates. | 14 | Detailing
Silicone, touch-ups, the 1%. |
| 07 | Site protection
We protect your home before we start. | 15 | Compliance check
Quality & code verified. |
| 08 | Strip-out
Clean, careful demolition. | 16 | Handover
Walkthrough & you move back in. |

Fixtures & the truth about PCs

"Provisional Costs" are where renovations quietly blow out. Here's how to read them.

What is a PC?

A Provisional Cost (PC) is a budgeted allowance for an item you haven't chosen yet — like tapware or tiles. Good builders show them clearly; others bury them, then charge you the difference later.



Choose with confidence — not in the dark.

The YBMT way

You select your fixtures at a showroom against clear PC allowances. You see exactly what's included and what an upgrade costs — before you commit. No hidden markups on your tapware.



Before & after — a real transformation.

Quick fixture checklist

- Tapware finish (matte black ages differently to chrome)
- Tile size vs room size (large tiles, fewer grout lines)
- Niche vs caddy for storage
- Heated towel rail & exhaust placement
- Glass: framed, semi-frameless or frameless



A NOTE FROM THE FOUNDER

"When you ring us, you get me. That's the YBMT difference — you deal with the person whose name is on the licence."

Gerry McGuire — Director, YBMT

Ready for your better bathroom?

Get a clear, itemised quote within 24 hours — plus a free 3D render concept of your space.

1300 448 784

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