

Property

- [Property Investing](#)
- [Moving addresses](#)
- [Buying & Selling](#)

Property Investing

Property investing considerations

PROS	CONST
• "Passive" income • Tax deductions if property is owned by a human and human is working • Increase in property value, proportional to deposit • Hard to go to \$0 like stonks • Can use property as collateral	• TAX • Strata (Tax deductible) • Council Tax (Tax deductible) • Mortgage fees (Tax deductible) • Mortgage interest (Tax deductible) • Water bills (Tax deductible) • Repairs (Tax deductible) • Land tax (If owned by a trust) (Tax deductible) • Insurance (Tax deductible) • Property management • Stamp duty on buy • Conveyancer costs on sale

Property ownership

Pros	Cons
• Increase in property value, proportional to deposit • No land tax • No capy gainz when selling • Can use property as collateral	• Strata • Council Tax • Mortgage interest • Mortgage fees • Water Bills • Repairs • Insurance?

Renting

Pros	Cons
• No water bills • No mortgage • No landlord insurance • No strata • No council • Not stuck in one place Cons	• Can't capture increase in value • Moving costs • Can't put nails in walls • Repairs can be harder • Renters insurance

Moving addresses

Chang address for

- Banks
- Gov services (drivers license, ato, medicare, electoral comission)
- library card
- Services (gas, electricity, water, internet, mobile phone)
- Car insurance
- Accountant
- Toll
- Super
- Utilities (Internet, water, gas, electricity)

Buying & Selling

Buying a property

General Steps

1. Hit up a mortgage BROKEr
2. Building inspection (Pest, mould, foundation)
3. Use conveyancer to look over sales contract
4. Find place and put offer in

Check before getting interested

- Is the property in a flood zone

Check before deposit

- Drain in laundry
- mould, pest, rot building checks
- Age of building
- What keys are available for locks including garage, storage, laundry

Selling a property

General steps

1. Hit up sales agency and let them know you want to sell
2. Hit up conveyancer to write up a sales contract
3. Wait

My Checklist

- Internal Laundry
- Good size car spot
- Solid walls (check laundry and behind things for rot)
- Drain in laundry

- Aircon
- Bright lights / natural light
- Low strata & council rates
- Smoke alarm last check date
- Paint work
- Floor quality
- Kitchen cupboards
- Stove fan