

Course: Home Renovation – “Renovating for Profit”.

Trainer: Jane Slack-Smith

Introduction: Ever walked into an open house or friends home and thought....”if only the walls were another colour; the floors were sanded; or the kitchen wasn’t so old”. Renovation has become a favourite past time and sport for many Australians. There are DIY guides on every facet of renovating you can care to imagine – but few explain renovation purely as a profit generating exercise.

Anyone can make a run down place look better – but can you make it dazzle and add more value than the \$’s you spent? This workshop will provide you with a framework to work within; how to renovate on a budget; how much to spend on a renovation; what is the aim of the renovation – sale or rental; etc You will develop knowledge and skills to make the next renovation worthy not only of the page of House and Garden – but also Money Magazine. This course is not about how to lay tiles it is how to choose a property to renovate, deciding on what needs to be done, setting a budget, managing the renovation and deriving benefit from the renovation. These tips are relevant for investors or those considering a renovation of their home.

With the uncertainty in the market many are afraid of selling and buying and a looking at renovating their current home to the standard that they want. With the high cost of selling and buying in Australia there is good reason to consider this. There is a great opportunity for those who may consider retiring in the next 10 years time to invest in their home now and let capital growth multiply this investment to give them more equity when they do retire. This course is just as relevant to first home buyers and those looking at investing. Not only will you gain the skills on how to find a property fit for your purpose but you will also gain knowledge on options you may not have considered for the future. Regardless on if you are a renovator for profit or a first home buyer you will benefit from the extensive information presented in this course.

Trainer Jane Slack-Smith is a successful property investor, and is included in the Who’s Who of Australian Women. Jane and her partner have renovated six properties in the last eight years whilst holding down careers. An experienced and engaging trainer and practical presenter, Jane is often invited to present at property investment seminars and conferences on a range of issues reflecting her knowledge and expertise in the field. Jane has a passion for helping others develop their financial literacy to ensure they are confident to make the first steps on their journey to financial independence. A number of Jane’s renovations were profiled in the March 2007 Money Magazine and her thoughts and tips are regularly available in the Australian Property Investor Magazine.

AGENDA

During this course the following topics will be covered:

- Start with the end in mind – know what are you renovating; how much should budget for, learn what tenants want.
- Useful tools for locating property ripe for renovation and resources to assist you throughout the process
- Practical examples and tips to generate profit from renovation, how a \$50,000 renovation added \$275,000 in value in 6 months
- Practical guide to speedy renovations – \$14,000 in 10 days resulting in rental return increasing by 20%.
- How and when to submit a development application (DA)
- How to finance the renovation and how to unlock the value gained through the renovation for the next property.
- Build your team – builder, painter, plasterer, cookie cut – if it worked once it’ll work again.
- Managing trades people – basic renovation management guide
- Practical tools to take home and use TODAY – checklists and resources to help you on your way
- A survival guide to renovating
- Common mistakes to avoid, over capitalising, scope creep, cutting corners and recognising your own DIY limitations

OBJECTIVES

By the end of the course the student will have:

- Learn techniques on finding a property for purchase
- Develop an understanding of how to distinguish between making something look good as opposed to adding value
- How to make every dollar you spend count
- Developed an ability to assess the profitability of a renovation
- Gaining the confidence to take the first steps, the knowledge that will save \$,000's

ADDITIONAL COURSE INFORMATION

Please contact us at askus@investorschoice.com.au for course details

If you are interest in attending a course in Sydney please enroll through the following institutions:-

Sydney Community College

<http://www.sydneycommunitycollege.com.au/> (02) 8752 7555

Or

Mosman Community College fro course details

<http://www.mec.nsw.edu.au> 02 9968 4000