PLANNING YOUR NEXT HOME ON THE SUNSHINE COAST

A practical housing and downsizing guide

A change in housing needs can raise practical, financial and emotional questions. This guide is designed to help you organize the real estate decisions involved in staying, selling, downsizing or moving.

Bob's role is limited to real estate advice and services. He does not provide health, home-care, caregiver-support or social-service advice.

1. Start with your priorities

- What is working well in your current home?
- What has become difficult, expensive or time-consuming?
- Which location, layout and community connections matter most?
- What monthly and one-time housing costs are comfortable?
- Is your preferred timing immediate, within a year, or farther ahead?

2. Consider the main housing paths

Stay and adapt: You may decide to remain where you are and investigate repairs or accessibility changes with qualified contractors and appropriate professionals.

Downsize nearby: A smaller detached home, townhouse or condominium may reduce maintenance while preserving familiar routines and community ties.

Move closer to services or family: Location can become more important than square footage. Consider transportation, shopping, medical appointments and social connections.

Sell now and rent: Renting may reduce property responsibilities, but availability, long-term cost and security of tenure should be considered carefully.

3. Questions to ask about your current property

- Does the home still suit your daily routines?
- Are stairs, entrances, bathrooms or exterior maintenance becoming difficult?
- Would major repairs be needed to remain comfortably?
- How much time and money does the property require each year?
- Would selling release funds needed for another housing choice?
- Are there legal, tax, estate or family considerations that require professional advice?

4. Preparing a long-held home for sale

Understand the property's current market position: Review recent comparable sales, the condition of the home, lot value and likely buyer profiles.

Decide what work is worthwhile: Some cleaning, repairs and presentation work can help. Large renovations immediately before selling do not always return their cost.

Plan the transition: Allow time for sorting belongings, obtaining documents, arranging movers and coordinating possession dates.

Protect privacy and choice: You decide what information is shared, when the property is shown and which offer terms are acceptable.

5. How Bob can help

- Provide a market assessment of your current property.
- Explain the selling process, likely costs and timing.
- Develop a property-specific preparation and marketing plan.
- Search for homes that match your preferred location, layout and budget.
- Coordinate the real estate side of a sale and purchase.
- Recommend that you obtain independent legal, tax, financial, building or health advice where appropriate.

6. Independent professional advice

Housing decisions may involve matters beyond a REALTOR®'s scope. For health care, home support, accessibility assessment, caregiving, legal advice, tax planning, financial planning or social services, contact the appropriate public agency or qualified professional directly.

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