

# PROFIT FROM MAKING MONEY OUT OF YOUR HOME PROPERTY



Jane's latest renovation in Sydney's Eastern suburbs. See inset picture for how it used to look.



**“Be 100% sure about your plans before you start. Constantly changing your mind will end up costing you more”**

## RENOVATING YOUR OWN HOME

### That makeover magic

The essentials: A rigid budget, strict management... and a sense of fun

Jane Slack-Smith's first renovation was in 2000 and the experience was so addictive she and her partner Todd are now onto their eighth property and sixth renovation. They still own that first home – a terrace in Melbourne suburb Carlton – as well as the other homes renovated since.

“I went in with a 5% deposit and bought an old terrace in Carlton for \$425,000. I spent \$50,000 doing it up,” says Jane of her first renovation. It was originally used as a commercial space, so Jane's goal was to turn it into a home.

The renovations, all completed while Jane lived in the property, included a bedroom converted into a

bathroom and a new kitchen – that's where most of the money went.

Instead of selling the property, Jane was able to refinance nine months later for \$700,000. They used \$100,000 of that to put a deposit on a home in Sydney's Bondi which they renovated, then refinanced and moved on to the next property in Darlington and so on...

One of their best investments was spending \$250 on an interior decorator, who came up with a colour scheme for that first property. They have used that colour scheme in all the properties since.

Jane labels this the “cookie-cutter” approach – once you've come up with some-

thing that works there's no reason not to do it again.

Jane believes one of the keys to surviving a renovation is to make it fun. “For instance, when painting turn the music on and have a glass of wine,” she says.

The secret behind Jane's renovating success is being rigid with budgets and project management.

“Begin with the end in mind – set the timeframe, the budget and the end value you are working towards,” she says.

She always looks at similar properties in her area and what they are worth. If she bought a home for \$300,000, she wouldn't spend \$50,000 on renovations if similar houses were selling for \$350,000.