



Downsizing planner

You can use this planner to help you decide what's important to you when considering moving from your current home to a new one. If downsizing is a joint decision, complete the planner separately for a clear understanding of each person's needs and priorities.

When speaking with a financial adviser, the answers you enter below can help uncover other options that may be open to you—for example, if you find your main motivation for downsizing is financial, your financial adviser may find ways for you to meet your income needs without selling your home.

1. What are my main reasons for considering downsizing?

By exploring the reasons you're thinking about downsizing you can work out the best way to achieve your objectives. Find the sentences that match your thinking on the left and refer to the right column when determining what to do next.

I'm thinking of downsizing because...

1. Selling my home will mean I can afford to do more of the things I want to do.
 2. I spend a lot more on electricity, gas and home maintenance than I need to.
 3. Selling my home will mean I can repay my loan and/or other debt.
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4. I spend more time than I want to cleaning, gardening, and maintaining my home.
 5. Finding someone to look after my house stops me from travelling as much as I'd like to.
 6. I've always wanted to live somewhere different (eg city, country or near the water).
 7. I live too far from the public transport I need.
 8. I can no longer manage day-to-day in my own home.
 9. I find it difficult to maintain my home.
 10. I find it difficult to get around my home.
 11. I live too far from the medical services I need.
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12. My children have recently moved out.
 13. My life has changed.
 14. I need a fresh start.
 15. I want a new home.
 16. My house feels too big now.
 17. The market feels right for selling my home.
 18. The market feels right for buying a new home.
 19. I've found the home I want to buy.
 20. I don't want to wait until I'm older to move.

Things to consider

Speak with a financial adviser to understand your options and the financial implications of downsizing.

Make sure your move will meet your lifestyle, social and personal-support needs. Can you try your options before buying a new place?

Do you need to give yourself some time before making a fresh start or are you certain about your next steps? It's never too early to start looking into your options—is it time to do some research?

2. What to look for in a new home

The table below will help you define what's most important to you in a property—be as specific as you can when listing your reasons in the right-hand column. Then use your observations as a checklist when looking at properties.

What's important to me?

This is important to me because...

1. The things I'll miss most about my current home are:

- Its location
- How it is decorated
- Its size
- Other:
- The storage it offers
- The furniture
- The memories

2. My favourite spaces in a home are the:

- Lounge room
- Dining room
- Craft/games room
- Sunroom
- Bedroom
- Other:
- Bathroom
- Kitchen
- Garage
- Garden
- Office/study/library

3. If I move, I want to be located:

- Near the city
- Near to the beach
- In the country
- Other:
- Near my friends
- Near my family

4. If I move, I need to have particular facilities nearby:

- Public transport
- Healthcare services
- Community centre
- Other:
- Swimming/tennis/golf
- Shopping centre

5. I'd like my new home to have features that are missing in my current home:

6. I want to buy a new home within a specific price range:

7. I'd like my new home to be a certain type of property:

- A freestanding house
- An apartment or unit
- Other:
- Part of an existing retirement community

3. Comparing properties

Once you're interested in two or more properties, compare the benefits of each using the table below. Refer back to your notes in the previous section to make sure your new home can provide the things that are important to you.

Potential new home **Option 1**

Option 2

Address:	<input type="text"/>	<input type="text"/>
Median price for a home in this suburb:	<input type="text"/>	<input type="text"/>
Price range and any ongoing costs—eg strata fees:	<input type="text"/>	<input type="text"/>
Property type—house/unit etc:	<input type="text"/>	<input type="text"/>
What I like most about the property:	<input type="text"/>	<input type="text"/>
What I like least about the property:	<input type="text"/>	<input type="text"/>
Main benefits of the location:	<input type="text"/>	<input type="text"/>
Distance from friends and family:	<input type="text"/>	<input type="text"/>
Nearby facilities:	<input type="text"/>	<input type="text"/>
Public transport options:	<input type="text"/>	<input type="text"/>
Suitability of the floor plan today and in years to come:	<input type="text"/>	<input type="text"/>
Number of overall benefits:	<input type="text"/>	<input type="text"/>

4. Who can help me plan my move?

If you're selling your home or buying a new one you'll need to engage specific people to help you—the table below lists the types of people who can help. Add their contact details so you'll have them on hand as you need them. You'll also need to speak with your preferred utilities service providers when you move.

Contact details [Area of expertise](#)

	Financial adviser	Accountant
Name:	<input type="text"/>	<input type="text"/>
Contact number:	<input type="text"/>	<input type="text"/>
Fee:	<input type="text"/>	<input type="text"/>
	Real estate agent 1	Real estate agent 2
Name:	<input type="text"/>	<input type="text"/>
Contact number:	<input type="text"/>	<input type="text"/>
Upfront fee:	<input type="text"/>	<input type="text"/>
Commission (%):	<input type="text"/>	<input type="text"/>
Estimated value of current home:	<input type="text"/>	<input type="text"/>
	Solicitor	Conveyancer
Name:	<input type="text"/>	<input type="text"/>
Contact number:	<input type="text"/>	<input type="text"/>
Fee:	<input type="text"/>	<input type="text"/>
	Removalist 1	Removalist 2
Name:	<input type="text"/>	<input type="text"/>
Contact number:	<input type="text"/>	<input type="text"/>
Inclusions:	<input type="text"/>	<input type="text"/>
Exclusions:	<input type="text"/>	<input type="text"/>
Fee:	<input type="text"/>	<input type="text"/>

5. Next steps

After you've completed the Downsizing planner, find out how your home fits into your retirement plans using our Home & retirement planner at amp.com.au/hrplanner.

Then make an appointment with a financial adviser to discuss your options and understand the financial implications of selling your home. If you don't have a financial adviser, contact AMP on **131 267** and we'll put you in touch with someone who can help.

What you need to know

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