



CANARD SOLUTIONS

Solving Downsizing and Estates

Moving & Downsizing Tips

The goal to a hassle free moving experience is to be **organised**. There is a lot to do, and below is a guideline of things to do to ensure everything goes well.

Floor Plan

Get a floor plan of your new house so you can clearly see where you are moving to and what furniture in your current house will fit in the new house, and where it will go.

Make Decisions

Decide what furniture, goods, and effects you cannot fit in to the new house, or that you do not want to keep. Once you know what you do not want to take with you, you need to determine what you will do with these items: sell them, store them, donate them, tip them, or give to friends? (See Sorting and Packing Guide).

Organise Packing Materials

You will need a lot of packing materials, including boxes, tape, permanent markers and labels. Packing boxes can be bought, otherwise you can sometimes visit stores and ask them for used boxes although this can be a lengthy process. If you have a lot of valuables it is also a good idea to invest in some butcher paper and bubble wrap to pack these.

Start Sorting and Packing

Start by going through each room and packing items (see Sorting and Packing Guide).

Arrange Transport or Movers

Start to think about moving day. Can you enlist someone to help you move? Should you hire professional movers? Will you need to hire a truck, or a trailer?

Rubbish Removal

Consider how much rubbish you have and what is the most efficient way to do this. You can arrange hard rubbish if your council allows it, or skip hire

Mail, Utilities, and Registrations

You will need to arrange mail redirects / change of addresses, new insurance, utilities (such as electricity, gas, and water) as well as registrations, for example parking permits or pet registration for your new house.



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Sorting and Packing Guide

Moving is a great time to make decisions about your belongings, and determine what things you want to keep, what things you do not want, and what things need to be thrown out. This can be a difficult job to do, as people often do not want to say goodbye to a lot of their belongings. Packing can be a difficult job because it can be very overwhelming having to pack up everything you own and it seems extremely daunting. Below are some tips to help make the entire process simpler.

- **Take it room by room**

Instead of panicking at the amount of things that need to be moved, just take it one room at a time.

- **Be realistic about your belongings**

While it can be hard to say goodbye to things, really consider if you *need* to bring an item with you. This is particularly important if you are downsizing as you genuinely may not have the space for everything you own.

- **Tag items**

While sorting through items, use coloured dots to identify pieces you want to keep. This way, when it comes time to packing, you will be able to concentrate only on the items you are keeping. If you want to be particularly organised, you can use different coloured dots for different destinations of the house (i.e. red for kitchen, green for dining room) so that they can be packed in the same boxes. Label these boxes based on their destination for easy unpacking at the new house.

- **Be realistic about your belongings**

Avoid taking items into your new space that you do not want there. While it can be hard to say goodbye to things, really consider if you *need* to bring an item with you. This is particularly important if you are downsizing as you genuinely may not have the space for everything you own.

- **Have boxes ready to go**

Take the time to make a bunch of boxes prior to starting packing, so that you do not have to stop to make up more. It keeps the flow of packing going.

- **Have a box room**

It is a good idea to clear out a room first and use it to store all the boxes until move time. This makes moving day go a lot quicker, plus it makes it easier to see what is still not packed in the rest of the house.

- **Keep a rubbish pile**

Throw out items that have no monetary value, are broken, or are just actual rubbish. Be aware that some items need to be disposed of with care (such as computers, batteries, paint, oil, chemicals, sharps, and medications). Check with your local council for special instructions.

You also need to determine how you will be getting rid of all the rubbish. For large items, you can check with your council for a hard rubbish.

If there is a substantial amount of rubbish, weigh up the cost of hiring a trailer/truck to move it and the cost of tipping fees, versus hiring a skip bin.



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- Realise value of unwanted items

Items you no longer need can be sold. You will have to decide what is the best way for you to do this:

You can place items on internet auction and sale sites (such as eBay and Gumtree). Gumtree / Facebook Marketplace is free to advertise but provides a lower level of security around payment and buyer identity. These sites can also be a lengthy process as you need to reply to messages/emails/posts in order to sell the item. eBay is more secure, and the bidding is done without any input from you (you do not need to reply to emails in order to get the item sold); however, eBay does charge a fee for listing – even if the item does not sell.

You can invite an auction house to visit and give a market valuation (bear in mind, there may be a fee for this service, which can be refunded if you consign your goods to that seller). Each auction house has a niche and an economic level within which it operates so while they may take some of your items, they will generally not take all of them and will leave items on your hands.

You can hold an estate auction (which is more usual in the country rather than the city), where items are auctioned on site. For this, engage an estate auctioneer.

You can contact a business that purchases entire house lots. These businesses make their money from the unrealised value of your goods. Decide whether this sits comfortably with you.

Hold a garage sale. In order for this to be successful, you will need to advertise the sale to attract many customers. There are websites that list garage sales each weekend. Bear in mind, you will have to put a weekend aside for the sale, and generally the sale prices are low as people want a bargain.

Take your things to a market. For a fee, you get to display your wares to a much larger crowd than you would attract to your garage sale. Most markets require you to set up by 6:30am, and generally last until about 2:00pm. You also have to be able to get your items there, as well as furniture to display it on (i.e. clothing racks, tables).

- Donation of unwanted goods

Some items may not be sellable but can be donated. Always check ahead with the charity, as they generally will not accept some items, such as large pieces of furniture, torn or dirty clothing, electrical goods, large quantities of books, and white goods.

Some charities may send a van to collect your items, otherwise you may need to find out where the depot for the charity is to take it there yourself (i.e. some charities do not accept items direct to their stores).

If you have a lot of blankets or bedding, the Lost Dog's Home or other animal shelters are a good place to donate to.

Council waste stations often have recycled goods shops which may accept items for resell, such as wardrobes or dressing tables.

You can list items as "free" and "pick up only" on Gumtree or Facebook Marketplace.

You can offer items to family and friends.