

## Paying for Education with Property

# 以房養學

Studying abroad is a popular academic path among youth nowadays. For this reason, many parents would plan, search and arrange schools must suited for their children. Overseas are costly, with tuitions, living expenses, and extracurricular activity payments etc. Undoubtedly, rent is a major expenditure item. Overseas studies cost hundreds of thousands of dollars annually, while some may even come with a 7-figure price tag. Investing in property may reduce the overall cost, and even make profit for you. Below are three major options:



海外留學是很多青年的升學出路。家長需要計劃，尋找、安排適合自己子女的學府。海外升學有不少費用，包括教育開支、日常生活費、課外活動支出等。租金是重點開支之一。海外升學開支每年數以十萬元計，更可能達百萬元。物業投資不但可以減少整體費用，更有可能「賺凸」。以下是三個方案：



### For own residence 購入後自住

Instead of paying rent to landlords, parents can purchase local properties for their children to reside in while they study abroad. Not only can monthly outlays be reduced but also property value may increase over time. Overseas studies generally last from 3 to 7 years. The returns from selling the properties in a few years' time may be more than compensatory for the educational fees.

有足夠積蓄的家長，可以購買當地樓宇，省掉每月租金的現金流，坐享物業日後的升值潛力。子女到海外升學少則3年，多則7年，到子女畢業時，物業的回報抵消教育開支，有餘，屢見不鮮。





## Mortgage: leveraging 按揭：運用槓桿效應



When purchasing properties, parents may apply for mortgages since mortgage interest is a tax shield. This arrangement is to kill two birds with one stone. You can leverage (to purchase with a fraction of the property value.), and maximize tax benefits (mortgage interest is tax deductible).

家長買樓之時，可以申請按揭，以按揭利息減免物業有關的收入稅項，如租金及賣樓時的資產增值稅。此舉既可以運用槓桿原理（僅付出部份資金便可購入整個單位），亦可把稅務上的效益最大化（按揭利息可扣稅）。



## Paying rent with rent 以租代租

Parents can purchase properties in regions with higher rental yields; and use the rental income pay for better, more spacious and more convenient homes for their children. For instance, parents with children studying in California or New York City can buy houses in Texas which have higher rental yields. Then, the rental income can cover rents in better neighbourhoods in California or New York City for their children. In many cases, the rental income can even subsidize part of the live expenses!



家長可利用同一筆購買物業的資金，在買下租務回報較高的地區購買物業及出租，以每月的租金收入，在子女的學區租住更好、更大或更方便的單位。例如，子女在美國加州或紐約讀書，家長可以購買租務回報更高的德克薩斯州獨立屋並出租。以租金收入，在加州或紐約市租住較佳地段的單位。很多情況下，多出的租金還可津貼子女的生活費。