

THE CONVEYANCING PROCESS



CLIENT TRANSFER COSTS SELLER		ADDITIONAL TRANSFER COSTS - PURCHASER	
Fica Compliance Fee - p/p	R400	Fica Compliance Fee - p/p	R400
Electrical Compliance Cert.	R600-R2000	Rates Clearance Cert.	R300 - R750
Pest Certificate	R500 - R750	SARS Fee	R150
Electrical Fence Cert.	R600 - R1500	Document Generation Fee	R300
Gas Certificate	R600	Deeds Office Search	R570
Bond Cancellation Fee	R3700	Postages & Petties	R600
Pro Rata Rates & Levies	TBA	Levy Certificate Fee	TBA

Some of these amounts are estimates and exclusive of VAT

TRANSFER DUTY CALCULATION	
Value of Property	Rate
0 – 900 000	0%
1 250 001 – 1 750 000	R10 500 + 6%
10 000 001 & above	R933 000 + 13%

ADDITIONAL BOND COST PURCHASER			
Bank Initiation Fee	R5700	Deeds Office Search	R570
Postages & Petties	R600	Document Generation Fee	R750

FICA COMPLIANCE/DOCUMENTS:

INDIVIDUAL/ALL: 1.Identity documents 2.Marriage Certificate (if married) 3.Antenuptial contract (if applicable) 4.Proof of Residence (less than 3 months old) 5.SARS Income Tax Number 6.Proof of Banking Details 7.Home Loan statement

COMPANY/CC/TRUST:

1. Company/CC: a) CIPC/CK registration documents b) MOI of Company c) IDs of all Directors/Members d) Tax Numbers (Income tax & VAT) e) Auditors details f) Proof of address (less than 3 months old) for Company & Directors & Members.

2. Trust: a) Trust Deed b) Letters of Authority c. ID's of all trustees, beneficiaries and donors d. Tax Numbers (Income tax & VAT) e. Proof of address for Trust, Trustees, Donor & Beneficiaries

RATES CLEARANCE CERTIFICATE PROCESS

1. We apply for a rates clearance certificate 2. Municipality provides us with outstanding rates figures as well as three months advance rates 3. We pay these amounts: receive the rates clearance certificate anywhere between one to three months.



HOGARTY ATTORNEYS INC

Conveyancing Process & Cost Guidelines

Gunston Strandvik Hogarty Inc.
 Spaces Umhlanga, 2 Ncondo Place,
 Ridgeside, Umhlanga Ridge, Durban
 Tel: 079 492 0063

Howick Branch
 Tel: 033 330 4701
 Email: admin@hogarty.co.za

Pietermaritzburg Branch
 Tel: 033 342 3471
 Email: pmbadmin@hogarty.co.za

Purchase Price or Bond Amount	TRANSFER COSTS					BOND COSTS				
	Natural Persons/Companies/CC's/Trusts & Other Legal Persons					All Legal Persons				
	Transfer Duty	Deeds Office Tax	Transfer Attorneys Fee	VAT 15%	TOTAL	Deeds Office Tax	Bond Attorneys Fee	VAT 15%	TOTAL	
R100 000		R36	R4 800	R720	R5 556	R376	R4 600	R690	R5 666	
R150 000		R78	R5 550	R833	R6 461	R486	R5 300	R795	R6 581	
R200 000		R486	R6 300	R945	R7 731	R486	R6 000	R900	R7 386	
R250 000		R486	R7 050	R1 058	R8 594	R486	R6 700	R1 005	R8 191	
R300 000		R606	R7 800	R1 170	R9 576	R486	R7 400	R1 110	R8 996	
R350 000		R606	R8 550	R1 283	R10 439	R606	R8 100	R1 215	R9 921	
R400 000		R606	R9 300	R1 395	R11 301	R606	R8 800	R1 320	R10 726	
R450 000		R606	R10 050	R1 508	R12 164	R606	R9 500	R1 425	R11 531	
R500 000		R606	R10 680	R1 602	R12 888	R606	R10 200	R1 530	R12 336	
R520 000		R606	R12 150	R1 823	R14 579	R606	R11 600	R1 740	R13 946	
R540 000		R606	R12 150	R1 823	R14 579	R606	R11 600	R1 740	R13 946	
R560 000		R606	R12 150	R1 823	R14 579	R606	R11 600	R1 740	R13 946	
R580 000		R606	R12 150	R1 823	R14 579	R606	R11 600	R1 740	R13 946	
R600 000		R606	R13 620	R2 043	R16 269	R606	R11 600	R1 740	R13 946	
R650 000		R852	R13 620	R2 043	R16 515	R852	R13 000	R1 950	R15 802	
R700 000		R852	R15 090	R2 264	R18 206	R852	R13 000	R1 950	R15 802	
R750 000		R852	R15 090	R2 264	R18 206	R852	R14 400	R2 160	R17 412	
R800 000		R852	R16 560	R2 484	R19 896	R852	R14 400	R2 160	R17 412	
R850 000		R978	R16 560	R2 484	R20 022	R978	R15 800	R2 370	R19 148	
R900 000		R978	R18 030	R2 705	R21 713	R978	R15 800	R2 370	R19 148	
R950 000	R1 500	R978	R18 030	R2 705	R23 213	R978	R17 200	R2 580	R20 758	
R1 000 000	R3 000	R978	R18 030	R2 705	R24 713	R978	R17 200	R2 580	R20 758	
R1 050 000	R4 500	R1 098	R18 765	R2 815	R27 178	R1 098	R17 900	R2 685	R21 683	
R1 100 000	R6 000	R1 098	R18 765	R2 815	R28 678	R1 098	R17 900	R2 685	R21 683	
R1 150 000	R7 500	R1 098	R19 500	R2 925	R31 023	R1 098	R18 600	R2 790	R22 488	
R1 200 000	R9 000	R1 098	R19 500	R2 925	R32 523	R1 098	R18 600	R2 790	R22 488	
R1 250 000	R10 500	R1 098	R20 235	R3 035	R34 868	R1 098	R19 300	R2 895	R23 293	
R1 300 000	R13 500	R1 098	R20 235	R3 035	R37 868	R1 098	R19 300	R2 895	R23 293	
R1 350 000	R16 500	R1 098	R20 970	R3 146	R41 714	R1 098	R20 000	R3 000	R24 098	
R1 400 000	R19 500	R1 098	R20 970	R3 146	R44 714	R1 098	R20 000	R3 000	R24 098	
R1 450 000	R22 500	R1 098	R21 705	R3 256	R48 559	R1 098	R20 700	R3 105	R24 903	
R1 500 000	R25 500	R1 098	R21 705	R3 256	R51 559	R1 098	R20 700	R3 105	R24 903	
R1 550 000	R28 500	R1 098	R22 440	R3 366	R55 404	R1 098	R21 400	R3 210	R25 708	
R1 600 000	R31 500	R1 098	R22 440	R3 366	R58 404	R1 098	R21 400	R3 210	R25 708	
R1 650 000	R34 500	R1 098	R23 175	R3 476	R62 249	R1 098	R22 100	R3 315	R26 513	
R1 700 000	R37 500	R1 098	R23 175	R3 476	R65 249	R1 098	R22 100	R3 315	R26 513	
R1 750 000	R40 500	R1 098	R23 910	R3 587	R69 095	R1 098	R22 800	R3 420	R27 318	
R1 800 000	R44 500	R1 098	R23 910	R3 587	R73 095	R1 098	R22 800	R3 420	R27 318	
R1 850 000	R48 500	R1 098	R24 645	R3 697	R77 940	R1 098	R23 500	R3 525	R28 123	
R1 900 000	R52 500	R1 098	R24 645	R3 697	R81 940	R1 098	R23 500	R3 525	R28 123	
R1 950 000	R56 500	R1 098	R25 380	R3 807	R86 785	R1 098	R24 200	R3 630	R28 928	
R2 000 000	R60 500	R1 098	R25 380	R3 807	R90 785	R1 098	R24 200	R3 630	R28 928	
R2 050 000	R64 500	R1 522	R26 115	R3 917	R96 054	R1 522	R24 900	R3 735	R30 157	
R2 100 000	R68 500	R1 522	R26 115	R3 917	R100 054	R1 522	R24 900	R3 735	R30 157	
R2 150 000	R72 500	R1 522	R26 850	R4 028	R104 900	R1 522	R25 600	R3 840	R30 962	
R 2 200 000	R76 500	R1 522	R26 850	R4 028	R108 900	R1 522	R25 600	R3 840	R30 962	
R 2 250 000	R80 500	R1 522	R27 585	R4 138	R113 745	R1 522	R26 300	R3 945	R31 767	
R 2 300 000	R86 000	R1 522	R27 585	R4 138	R119 245	R1 522	R26 300	R3 945	R31 767	
R 2 400 000	R97 000	R1 522	R28 320	R4 248	R131 090	R1 522	R27 000	R4 050	R32 572	
R 2 500 000	R108 000	R1 522	R29 055	R4 358	R142 935	R1 522	R27 700	R4 155	R33 377	
R 2 600 000	R119 000	R1 522	R29 790	R4 469	R154 781	R1 522	R28 400	R4 260	R34 182	
R 2 700 000	R130 000	R1 522	R30 525	R4 579	R166 626	R1 522	R29 100	R4 365	R34 987	
R 2 800 000	R141 000	R1 522	R31 260	R4 689	R178 471	R1 522	R29 800	R4 470	R35 792	
R 2 900 000	R152 000	R1 522	R31 995	R4 799	R190 316	R1 522	R30 500	R4 575	R36 597	
R 3 000 000	R163 000	R1 522	R32 730	R4 910	R202 162	R1 522	R31 200	R4 680	R37 402	
R 3 100 000	R174 000	R1 522	R33 465	R5 020	R214 007	R1 522	R31 900	R4 785	R38 207	
R 3 200 000	R185 000	R1 522	R34 200	R5 130	R225 852	R1 522	R32 600	R4 890	R39 012	
R 3 300 000	R196 000	R1 522	R34 935	R5 240	R237 697	R1 522	R33 300	R4 995	R39 817	
R 3 400 000	R207 000	R1 522	R35 670	R5 351	R249 543	R1 522	R34 000	R5 100	R40 622	
R 3 500 000	R218 000	R1 522	R36 405	R5 461	R261 388	R1 522	R34 700	R5 205	R41 427	
R 3 600 000	R229 000	R1 522	R37 140	R5 571	R273 233	R1 522	R35 400	R5 310	R42 232	
R 3 700 000	R240 000	R1 522	R37 875	R5 681	R285 078	R1 522	R36 100	R5 415	R43 037	
R 3 800 000	R251 000	R1 522	R38 610	R5 792	R296 924	R1 522	R36 800	R5 520	R43 842	
R 3 900 000	R262 000	R1 522	R39 345	R5 902	R308 769	R1 522	R37 500	R5 625	R44 647	
R4 000 000	R273 000	R1 522	R40 080	R6 012	R320 614	R1 522	R38 200	R5 730	R45 452	
R 4 100 000	R284 000	R1 846	R40 815	R6 122	R332 463	R1 846	R38 900	R5 835	R46 257	
R 4 200 000	R295 000	R1 846	R41 550	R6 233	R344 312	R1 846	R39 600	R5 940	R47 062	
R 4 300 000	R306 000	R1 846	R42 285	R6 343	R356 161	R1 846	R40 300	R6 045	R47 867	
R 4 400 000	R317 000	R1 846	R43 020	R6 453	R368 010	R1 846	R41 000	R6 150	R48 672	
R 4 500 000	R328 000	R1 846	R43 755	R6 563	R380 164	R1 846	R41 700	R6 255	R49 477	
R 4 600 000	R339 000	R1 846	R44 490	R6 674	R392 010	R1 846	R42 400	R6 360	R50 282	
R 4 700 000	R350 000	R1 846	R45 225	R6 784	R403 855	R1 846	R43 100	R6 465	R51 087	
R 4 800 000	R361 000	R1 846	R45 960	R6 894	R415 700	R1 846	R43 800	R6 570	R51 892	
R 4 900 000	R376 500	R1 846	R46 695	R7 004	R432 045	R1 846	R44 500	R6 675	R52 697	
R5 000 000	R383 000	R1 846	R47 430	R7 115	R439 391	R1 846	R45 200	R6 780	R53 502	
R5 500 000	R438 000	R1 846	R49 280	R7 392	R496 518	R1 846	R46 950	R7 043	R55 839	
R6 000 000	R493 000	R1 846	R51 130	R7 670	R553 646	R1 846	R48 700	R7 305	R57 851	
R6 500 000	R548 000	R2 197	R52 980	R7 947	R611 124	R2 197	R50 450	R7 568	R60 215	
R7 000 000	R603 000	R2 197	R54 830	R8 225	R668 252	R2 197	R52 200	R7 830	R62 227	
R7 500 000	R658 000	R2 197	R56 680	R8 502	R725 379	R2 197	R53 950	R8 093	R64 240	
R8 000 000	R713 000	R2 197	R58 530	R8 780	R782 507	R2 197	R55 700	R8 355	R66 252	
R8 500 000	R768 000	R2 568	R60 380	R9 057	R840 005	R2 568	R57 450	R8 618	R68 263	
R9 000 000	R823 000	R2 568	R62 230	R9 335	R897 133	R2 568	R59 200	R8 880	R70 275	
R9 500 000	R878 000	R2 568	R64 080	R9 612	R954 260	R2 568	R60 950	R9 143	R72 287	
R10 000 000	R933 000	R2 568	R65 930	R9 890	R1 011 388	R2 568	R62 700	R9 405	R74 299	
R10 500 000	R998 000	R3 057	R67 780	R10 167	R1 079 004	R3 057	R64 450	R9 668	R77 175	
R11 000 000	R1 063 000	R3 057	R69 630	R10 445	R1 146 132	R3 057	R66 200	R9 930	R79 187	
R11 500 000	R1 128 000	R3 057	R71 480	R10 722	R1 213 259	R3 057	R67 950	R10 193	R81 200	
R12 000 000	R1 193 000	R3 057	R73 330	R11 000	R1 280 387	R3 057	R69 700	R10 455	R83 212	
R12 500 000	R1 258 000	R3 057	R75 180	R11 277	R1 347 514	R3 057	R71 450	R10 718	R85 225	
R13 000 000	R1 323 000	R3 057	R77 030	R11 555	R1 414 642	R3 057	R73 200	R10 980	R87 237	
R13 500 000	R1 388 000	R3 057	R78 880	R11 832	R1 481 769	R3 057	R74 950	R11 243	R89 250	
R14 000 000	R1 453 000	R3 057	R80 730	R12 110	R1 548 897	R3 057	R76 700	R11 505	R91 262	
R14 500 000	R1 518 000	R3 057	R82 580	R12 387	R1 616 024	R3 057	R78 450	R11 768	R93 275	
R15 000 000	R1 583 000	R3 057	R84 430	R12 665	R1 683 152	R3 057	R80 200	R12 030	R95 287	