



Buying & Selling immovable property

The typical costs associated with buying and selling immovable property

WHO PAYS FOR WHAT?

THE BUYER is liable for

1. **Transfer fees**
(payable to the Transferring Attorneys)
2. **Transfer duty***
(tax payable to SARS) or VAT*
3. The cost of a **Home Owners Association Certificate fee***
4. The cost of complying with **special bond conditions***
5. Occupational interest pending transfer*
6. The cost of a **Body Corporate Certificate** fee and if a special levy is imposed by a **Body Corporate** before transfer, if payable in instalments, then the buyer inherits the balance on the pro-rata basis as from the date of transfer*
7. Application fee for rates clearance figures payable to Town Council*
8. **Bond registration fees**
(payable to the Bond Attorneys)*

* If applicable

THE SELLER is liable for

1. **Estate Agent commission***
2. All appropriate and necessary Certificates of Compliance e.g. Electrical Compliance Certificate, Gas Certificate*, Electrical Fencing Certificate*, Beetle Certificate* & Water Certificate*
3. **Bond Cancellation fees***.
4. **Body Corporate Levies** up to date of transfer and in the event of a Special levy imposed by a Body Corporate before transfer: *
 - 4.1. if payable in lump-sum, or
 - 4.2. if payable in installments then the Seller pays until date of transfer
5. **Advanced Rates Clearance Figures** issued by Town Council
6. **Home-Owners Association** levy in advance*
7. 90-day penalty if a bond must be cancelled*
8. Capital Gains Tax*

* If applicable

OUR PERSONAL APPROACH IS UNIQUE.



J.A. COETZEE
ATTORNEYS
CONVEYANCERS