



PAUL CLARK
attorneys conveyancers

2011/2012 TARIFF BOOK

Your leading specialist in
Property Law



Welcome to Paul Clark Attorneys, a niche, consumer focused, specialist, property law firm.

Our objective is to be unlike any other law firm out there and our manifesto is to guarantee our clients, being the consumer, our real estate partners and the mortgage origination industry, a client experience unique to this firm. We aim to achieve this, quite simply, by focusing on the needs and requirements of you the client.

Our aim is to provide service excellence in a highly competitive market as our primary objective and our drive is to become the first legal services firm that comes to mind when you, our client, feel the need to consult an attorney on a property related, legal matter.

At Paul Clark Attorneys our legal practitioners and Associate Partners have been handpicked from other law firms and financial institutions with one goal in mind - to offer the best, most highly specialized, top end service to our clients, making use of cutting edge technology, and vast amounts of legal and banking experience and expertise.

As part of our unique service delivery we will consult with you the client at a place where it would be most convenient for you. Experience and our own market research have shown that most clients would choose for the consultation to take place either at their home or at their place of work. Our entire professional team has state of the art lap tops and smart phones issued to them to ensure that out of the office consulting is as seamless and professional as possible.

For those that wish to consult with us at our offices we have a network of high end offices available to us throughout the Peninsula, via our associate network, as well as our fully operational offices in Loop Street, Cape Town and Pearl Valley, Paarl. (*See front of booklet for details*)

Your leading specialist in
Property Law

Paul Clark Attorneys specialises in the following legal services:

PROPERTY & CONVEYANCING

- Transfer of freehold and leasehold properties (conveyancing)
- Registration of mortgage bonds and notarial bonds (to secure obligations)
- Proclamation of townships
- Rezoning of properties
- Registration of servitudes and other real rights against property by notarial deeds
- Preparing agreements relating to property ownership, e.g. joint ventures and partnerships
- Opening of sectional title registers
- Ownership through share blocks
- Lease agreements
- Subdivision of land
- Building contracts
- Service agreements
- Acquisition of property-owning companies or close corporations

CORPORATE & COMMERCIAL

- Advice on the structuring of transactions
- Advice on the selection of the most appropriate entity for transactions
- Planning of group structures
- Advice on the Companies Act
- Formation of companies, close corporations and partnerships

- Formation and use of business trusts
- Drafting and vetting of agreements such as sale agreements, leases, supply agreements, shareholders' agreements, insurance policies, option agreements and general commercial advisory services

WILLS AND ESTATES

- Estates and Trusts
- Drafting of wills, codicils, living wills, drafting of wills trusts, inter vivos trusts
- Administration of deceased estates.

GENERAL LITIGATION

- Magistrates court, high court, debt collecting/ debt counselling

FAMILY LAW

- Divorce
- Divorce Mediations
- Ante nuptial Agreements
- Maintenance
- Custody
- Agreements for Civil Unions

For fields of the law where we are not able to offer a specialist service, Paul Clark Attorneys has formed strong associations with attorney firms offering these specialities, and will refer its clients to these firms where the same guarantees for service excellence will apply.

This bond repayment factors table gives the monthly repayment per R1,000 of a loan with an interest rate between 5,00% and 22,00% per annum, over a period of 5, 10, 15, 20, 25 and 30 years. To find the relevant factor, follow the row for interest rate and the column for

%	5	10	15	20	25	30
5,00	18,87	10,61	7,91	6,60	5,85	5,37
5,25	18,99	10,73	8,04	6,74	5,99	5,52
5,50	19,10	10,85	8,17	6,88	6,14	5,68
5,75	19,22	10,98	8,30	7,02	6,29	5,84
6,00	19,33	11,10	8,44	7,16	6,44	6,00
6,25	19,45	11,23	8,57	7,31	6,60	6,16
6,50	19,57	11,35	8,71	7,46	6,75	6,32
6,75	19,68	11,48	8,85	7,60	6,91	6,49
7,00	19,80	11,61	8,99	7,75	7,07	6,65
7,25	19,92	11,74	9,13	7,90	7,23	6,82
7,50	20,04	11,87	9,27	8,06	7,39	6,99
7,75	20,16	12,00	9,41	8,21	7,55	7,16
8,00	20,28	12,13	9,56	8,36	7,72	7,34
8,25	20,40	12,27	9,70	8,52	7,88	7,51
8,50	20,52	12,40	9,85	8,68	8,05	7,69
8,75	20,64	12,53	9,99	8,84	8,22	7,87
9,00	20,76	12,67	10,14	9,00	8,39	8,05
9,25	20,88	12,80	10,29	9,16	8,56	8,23
9,50	21,00	12,94	10,44	9,32	8,74	8,41
9,75	21,12	13,08	10,59	9,49	8,91	8,59
10,00	21,25	13,22	10,75	9,65	9,09	8,78
10,25	21,37	13,35	10,90	9,82	9,26	8,96
10,50	21,49	14,49	11,05	9,98	9,44	9,15
10,75	21,62	13,63	11,21	10,15	9,62	9,33
11,00	21,74	13,77	11,37	10,32	9,80	9,52
11,25	21,87	13,92	11,52	10,49	9,98	9,71
11,50	21,99	14,06	11,68	10,66	10,16	9,90
11,75	22,12	14,20	11,84	10,84	10,35	10,09
12,00	22,24	14,35	12,00	11,01	10,53	10,29
12,25	22,37	14,49	12,16	11,19	10,72	10,48
12,50	22,50	14,64	12,33	11,36	10,90	10,67
12,75	22,63	14,78	12,49	11,54	11,09	10,87
13,00	22,75	14,93	13,66	11,72	11,28	11,06
13,25	22,88	15,08	12,82	11,89	11,47	11,26

your term to where they intersect: the number in this cell is your bond repayment factor. For example; the monthly repayment of a loan of R100,000 at an interest rate of 10,00% to be repaid over 20 years is calculated as follows: R100,000/1,000 x 9,65 = R965 per month.

%	5	10	15	20	25	30
13,50	23,01	15,23	12,98	12,07	11,66	11,45
13,75	23,14	15,38	13,15	12,25	11,85	11,65
14,00	23,27	15,53	13,32	12,44	12,04	11,85
14,25	23,40	15,68	13,49	12,62	12,23	12,05
14,50	23,53	15,83	13,66	12,80	12,42	12,25
14,75	23,66	15,98	13,83	12,98	12,61	12,44
15,00	23,79	16,13	14,00	13,17	12,81	12,64
15,25	23,92	16,29	14,17	13,35	13,00	12,84
15,50	24,05	16,44	14,34	13,54	13,20	13,05
15,75	24,19	16,60	14,51	13,73	13,39	13,25
16,00	24,32	16,75	14,69	13,91	13,59	13,45
16,25	24,45	16,91	14,86	14,10	13,79	13,65
16,50	24,58	17,06	15,04	14,29	13,98	13,85
16,75	24,72	17,22	15,31	14,48	14,18	14,05
17,00	24,85	17,38	15,39	14,67	14,38	14,26
17,25	24,99	17,54	15,57	14,86	14,58	14,46
17,50	25,12	17,70	15,75	15,03	14,78	14,66
17,75	25,26	17,86	15,92	15,24	14,97	14,87
18,00	25,39	18,02	16,10	15,43	15,17	15,07
18,50	25,67	18,34	15,47	15,62	15,57	15,48
18,75	25,80	18,50	16,65	16,01	15,78	15,68
19,00	25,94	18,67	15,83	16,21	15,98	15,89
19,25	26,08	18,83	17,01	16,40	16,18	16,09
19,50	26,22	19,00	17,19	16,60	16,38	16,30
19,75	26,35	19,16	17,38	16,79	16,58	16,50
20,00	26,49	19,33	17,56	16,99	16,78	16,71
20,25	26,63	19,49	17,75	17,18	16,99	16,92
20,50	26,77	19,66	17,93	17,38	17,19	17,12
20,75	26,91	19,83	18,12	17,58	17,39	17,33
21,00	27,05	19,99	18,31	17,78	17,60	17,53
21,25	27,19	20,16	18,49	17,97	17,80	17,74
21,50	27,34	20,33	18,68	18,17	18,00	17,95
21,75	27,48	20,55	18,87	18,37	18,21	18,15
22,00	27,62	20,67	19,06	18,57	18,41	18,36

TRANSFER FEES

For the registration of a transfer of land of which the purchase price / value of property, whichever is the greater:

Does not exceed R150,000	: R 70
Exceeds R150,000 but does not exceed R300,000	: R 350
Exceeds R300,000 but does not exceed R500,000	: R 450
Exceeds R500,000 but does not exceed R1,000,000	: R 550
Exceeds R1,000,000 but does not exceed R2,000,000	: R 650
Exceeds R2,000,000 but does not exceed R3,000,000	: R 850
Exceeds R3,000,000 but does not exceed R5,000,000	: R 1,050
Exceeds R5,000,000	: R 1,250

BOND FEES

For the registration of a bond which the capital amount:

Does not exceed R150,000	: R 310
Exceeds R150,000 but does not exceed R300,000	: R 350
Exceeds R300,000 but does not exceed R500,000	: R 450
Exceeds R500,000 but does not exceed R1,000,000	: R 550
Exceeds R1,000,000 but does not exceed R2,000,000	: R 700
Exceeds R2,000,000 but does not exceed R5,000,000	: R 1,050
Exceeds R5,000,000	: R 2,050

BOND CANCELLATIONS	: R 70
BOND RELEASES	: R 70
OTHER	: R 160

TRANSFER COSTS TABLE

The table below gives the transfer fee, vat and transfer duty payable for Natural Persons, Companies and other Legal Persons.

Purchase Price / Property Value	Fee	Posts / Petties	14% VAT	Deeds Office	Natural Persons		Companies of Other Legal Persons	
					Transfer Duty	Total	Transfer Duty	Total
10 000	3 200	490	517	70	-	4,277	-	4,277
20 000	3 200	490	517	70	-	4,277	-	4,277
25 000	3 200	490	517	70	-	4,277	-	4,277
30 000	3 200	490	517	70	-	4,277	-	4,277
35 000	3 200	490	517	70	-	4,277	-	4,277
40 000	3 200	490	517	70	-	4,277	-	4,277
45 000	3 200	490	517	70	-	4,277	-	4,277
50 000	3 200	490	517	70	-	4,277	-	4,277
55 000	3 200	490	517	70	-	4,277	-	4,277
60 000	3 200	490	517	70	-	4,277	-	4,277
65 000	3 200	490	517	70	-	4,277	-	4,277
70 000	3 200	490	517	70	-	4,277	-	4,277
75 000	3 200	490	517	70	-	4,277	-	4,277
80 000	3 200	490	517	70	-	4,277	-	4,277
85 000	3 400	490	545	70	-	4,505	-	4,505
90 000	3 400	490	545	70	-	4,505	-	4,505
95 000	3 650	490	580	70	-	4,790	-	4,790

Transfer Costs Table

The table below gives the transfer fee, vat and transfer duty payable for Natural Persons, Companies and other Legal Persons.

Purchase Price / Property Value	Fee	Posts / Petties	14% VAT	Deeds Office	Natural Persons		Companies of Other Legal Persons	
					Transfer Duty	Total	Transfer Duty	Total
100 000	3 650	490	580	70	-	4,790	-	4,790
105 000	3 750	490	594	70	-	4,904	-	4,904
110 000	3 750	490	594	70	-	4,904	-	4,904
115 000	3 750	490	594	70	-	4,904	-	4,904
120 000	3 750	490	594	70	-	4,904	-	4,904
125 000	3 750	490	594	70	-	4,904	-	4,904
130 000	3 900	490	615	70	-	5,075	-	5,075
135 000	3 900	490	615	70	-	5,075	-	5,075
140 000	3 900	490	615	70	-	5,075	-	5,075
145 000	3 900	490	615	70	-	5,075	-	5,075
155 000	4 200	490	657	350	-	5,697	-	5,697
160 000	4 200	490	657	350	-	5,697	-	5,697
165 000	4 200	490	657	350	-	5,697	-	5,697
170 000	4 200	490	657	350	-	5,697	-	5,697
175 000	4 200	490	657	350	-	5,697	-	5,697
180 000	4 400	490	685	350	-	5,925	-	5,925

Purchase Price / Property Value	Fee	Posts / Petties	14% VAT	Deeds Office	Natural Persons		Companies of Other Legal Persons	
					Transfer Duty	Total	Transfer Duty	Total
185 000	4 400	490	685	350	-	5,925	-	5,925
190 000	4 400	490	685	350	-	5,925	-	5,925
195 000	4 400	490	685	350	-	5,925	-	5,925
200 000	4 400	490	685	350	-	5,925	-	5,925
205 000	4 800	490	741	350	-	6,381	-	6,381
210 000	4 800	490	741	350	-	6,381	-	6,381
215 000	4 800	490	741	350	-	6,381	-	6,381
225 000	4 800	490	741	350	-	6,381	-	6,381
230 000	4 800	490	741	350	-	6,381	-	6,381
235 000	4 800	490	741	350	-	6,381	-	6,381
240 000	4 800	490	741	350	-	6,381	-	6,381
245 000	4 800	490	741	350	-	6,381	-	6,381
250 000	4 800	490	741	350	-	6,381	-	6,381
255 000	5 500	490	839	350	-	7,179	-	7,179
260 000	5 500	490	839	350	-	7,179	-	7,179
265 000	5 500	490	839	350	-	7,179	-	7,179
270 000	5 500	490	839	350	-	7,179	-	7,179
275 000	5 500	490	839	350	-	7,179	-	7,179

Transfer Costs Table

The table below gives the transfer fee, vat and transfer duty payable for Natural Persons, Companies and other Legal Persons.

Purchase Price / Property Value	Fee	Posts / Petties	14% VAT	Deeds Office	Natural Persons		Companies of Other Legal Persons	
					Transfer Duty	Total	Transfer Duty	Total
280 000	5 500	490	839	350	-	7,179	-	7,179
285 000	5 500	490	839	350	-	7,179	-	7,179
290 000	5 500	490	839	350	-	7,179	-	7,179
295 000	5 500	490	839	350	-	7,179	-	7,179
300 000	5 500	490	839	350	-	7,179	-	7,179
320 000	5 900	490	895	450	-	7,735	-	7,735
325 000	5 900	490	895	450	-	7,735	-	7,735
330 000	5 900	490	895	450	-	7,735	-	7,735
335 000	5 900	490	895	450	-	7,735	-	7,735
340 000	5 900	490	895	450	-	7,735	-	7,735
345 000	5 900	490	895	450	-	7,735	-	7,735
350 000	5 900	490	895	450	-	7,735	-	7,735
360 000	6 400	490	965	450	-	8,305	-	8,305
365 000	6 400	490	965	450	-	8,305	-	8,305
370 000	6 400	490	965	450	-	8,305	-	8,305
375 000	6 400	490	965	450	-	8,305	-	8,305

Purchase Price / Property Value	Fee	Posts / Petties	14% VAT	Deeds Office	Natural Persons		Companies of Other Legal Persons	
					Transfer Duty	Total	Transfer Duty	Total
380 000	6 400	490	965	450	-	8,305	-	8,305
385 000	6 400	490	965	450	-	8,305	-	8,305
390 000	6 400	490	965	450	-	8,305	-	8,305
395 000	6 400	490	965	450	-	8,305	-	8,305
400 000	6 400	490	965	450	-	8,305	-	8,305
405 000	6 900	490	1 035	450	-	8,875	-	8,875
410 000	6 900	490	1 035	450	-	8,875	-	8,875
415 000	6 900	490	1 035	450	-	8,875	-	8,875
420 000	6 900	490	1 035	450	-	8,875	-	8,875
425 000	6 900	490	1 035	450	-	8,875	-	8,875
430 000	6 900	490	1 035	450	-	8,875	-	8,875
435 000	6 900	490	1 035	450	-	8,875	-	8,875
440 000	6 900	490	1 035	450	-	8,875	-	8,875
445 000	6 900	490	1 035	450	-	8,875	-	8,875
450 000	6 900	490	1 035	450	-	8,875	-	8,875
455 000	7 500	490	1 119	450	-	9,559	-	9,559
460 000	7 500	490	1 119	450	-	9,559	-	9,559
465 000	7 500	490	1 119	450	-	9,559	-	9,559
470 000	7 500	490	1 119	450	-	9,559	-	9,559

Transfer Costs Table

The table below gives the transfer fee, vat and transfer duty payable for Natural Persons, Companies and other Legal Persons.

Purchase Price / Property Value	Fee	Posts / Petties	14% VAT	Deeds Office	Natural Persons		Companies of Other Legal Persons	
					Transfer Duty	Total	Transfer Duty	Total
475 000	7 500	490	1 119	450	-	9,559	-	9,559
480 000	7 500	490	1 119	450	-	9,559	-	9,559
485 000	7 500	490	1 119	450	-	9,559	-	9,559
490 000	7 500	490	1 119	450	-	9,559	-	9,559
495 000	7 500	490	1 119	450	-	9,559	-	9,559
500 000	7 500	490	1 119	450	-	9,559	-	9,559
505 000	8 500	490	1 259	550	-	10,799	-	10,799
510 000	8 500	490	1 259	550	-	10,799	-	10,799
515 000	8 500	490	1 259	550	-	10,799	-	10,799
520 000	8 500	490	1 259	550	-	10,799	-	10,799
525 000	8 500	490	1 259	550	-	10,799	-	10,799
530 000	8 500	490	1 259	550	-	10,799	-	10,799
535 000	8 500	490	1 259	550	-	10,799	-	10,799
540 000	8 500	490	1 259	550	-	10,799	-	10,799
545 000	8 500	490	1 259	550	-	10,799	-	10,799
550 000	8 500	490	1 259	550	-	10,799	-	10,799
555 000	8 500	490	1 259	550	-	10,799	-	10,799

Purchase Price / Property Value	Fee	Posts / Petties	14% VAT	Deeds Office	Natural Persons		Companies of Other Legal Persons	
					Transfer Duty	Total	Transfer Duty	Total
560 000	8 500	490	1 259	550	-	10,799	-	10,799
565 000	8 500	490	1 259	550	-	10,799	-	10,799
570 000	8 500	490	1 259	550	-	10,799	-	10,799
575 000	8 500	490	1 259	550	-	10,799	-	10,799
580 000	8 500	490	1 259	550	-	10,799	-	10,799
585 000	8 500	490	1 259	550	-	10,799	-	10,799
590 000	8 500	490	1 259	550	-	10,799	-	10,799
600 000	8 500	490	1 259	550	-	10,799	-	10,799
605 000	9 500	490	1 399	550	150	12,089	150	12,089
610 000	9 500	490	1 399	550	300	12,239	300	12,239
615 000	9 500	490	1 399	550	450	12,389	450	12,389
620 000	9 500	490	1 399	550	600	12,539	600	12,539
625 000	9 500	490	1 399	550	750	12,689	750	12,689
630 000	9 500	490	1 399	550	900	12,839	900	12,839
635 000	9 500	490	1 399	550	1,050	12,989	1,050	12,989
640 000	9 500	490	1 399	550	1,200	13,139	1,200	13,139
645 000	9 500	490	1 399	550	1,350	13,289	1,350	13,289
650 000	9 500	490	1 399	550	1,500	13,439	1,500	13,439

Transfer Costs Table

The table below gives the transfer fee, vat and transfer duty payable for Natural Persons, Companies and other Legal Persons.

Purchase Price / Property Value	Fee	Posts / Petties	14% VAT	Deeds Office	Natural Persons		Companies of Other Legal Persons	
					Transfer Duty	Total	Transfer Duty	Total
655 000	9 500	490	1 399	550	1,650	13,589	1,650	13,589
660 000	9 500	490	1 399	550	1,800	13,739	1,800	13,739
665 000	9 500	490	1 399	550	1,950	13,889	1,950	13,889
670 000	9 500	490	1 399	550	2,100	14,039	2,100	14,039
675 000	9 500	490	1 399	550	2,250	14,189	2,250	14,189
680 000	9 500	490	1 399	550	2,400	14,339	2,400	14,339
685 000	9 500	490	1 399	550	2,550	14,489	2,550	14,489
690 000	9 500	490	1 399	550	2,700	14,639	2,700	14,639
695 000	9 500	490	1 399	550	2,850	14,789	2,850	14,789
700 000	9 500	490	1 399	550	3,000	14,939	3,000	14,939
705 000	10 500	490	1 539	550	3,150	16,229	3,150	16,229
710 000	10 500	490	1 539	550	3,300	16,379	3,300	16,379
715 000	10 500	490	1 539	550	3,450	16,529	3,450	16,529
720 000	10 500	490	1 539	550	3,600	16,679	3,600	16,679
725 000	10 500	490	1 539	550	3,750	16,829	3,750	16,829
730 000	10 500	490	1 539	550	3,900	16,979	3,900	16,979
735 000	10 500	490	1 539	550	4,050	17,129	4,050	17,129

Purchase Price / Property Value	Fee	Posts / Petties	14% VAT	Deeds Office	Natural Persons		Companies of Other Legal Persons	
					Transfer Duty	Total	Transfer Duty	Total
740 000	10 500	490	1 539	550	4,200	17,279	4,200	17,279
745 000	10 500	490	1 539	550	4,350	17,429	4,350	17,429
750 000	10 500	490	1 539	550	4,500	17,579	4,500	17,579
755 000	10 500	490	1 539	550	4,650	17,729	4,650	17,729
760 000	10 500	490	1 539	550	4,800	17,879	4,800	17,879
765 000	10 500	490	1 539	550	4,950	18,029	4,950	18,029
770 000	10 500	490	1 539	550	5,100	18,179	5,100	18,179
775 000	10 500	490	1 539	550	5,250	18,329	5,250	18,329
780 000	10 500	490	1 539	550	5,400	18,479	5,400	18,479
785 000	10 500	490	1 539	550	5,550	18,629	5,550	18,629
790 000	10 500	490	1 539	550	5,700	18,779	5,700	18,779
795 000	10 500	490	1 539	550	5,850	18,929	5,850	18,929
800 000	10 500	490	1 539	550	6,000	19,079	6,000	19,079
805 000	11 500	490	1 679	550	6,150	20,369	6,150	20,369
810 000	11 500	490	1 679	550	6,300	20,519	6,300	20,519
815 000	11 500	490	1 679	550	6,450	20,669	6,450	20,669
820 000	11 500	490	1 679	550	6,600	20,819	6,600	20,819
825 000	11 500	490	1 679	550	6,750	20,969	6,750	20,969
830 000	11 500	490	1 679	550	6,900	21,119	6,900	21,119

Transfer Costs Table

The table below gives the transfer fee, vat and transfer duty payable for Natural Persons, Companies and other Legal Persons.

Purchase Price / Property Value	Fee	Posts / Petties	14% VAT	Deeds Office	Natural Persons		Companies of Other Legal Persons	
					Transfer Duty	Total	Transfer Duty	Total
835 000	11 500	490	1 679	550	7,050	21,269	7,050	21,269
840 000	11 500	490	1 679	550	7,200	21,419	7,200	21,419
845 000	11 500	490	1 679	550	7,350	21,569	7,350	21,569
850 000	11 500	490	1 679	550	7,500	21,719	7,500	21,719
855 000	11 500	490	1 679	550	7,650	21,869	7,650	21,869
860 000	11 500	490	1 679	550	7,800	22,019	7,800	22,019
865 000	11 500	490	1 679	550	7,950	22,169	7,950	22,169
870 000	11 500	490	1 679	550	8,100	22,319	8,100	22,319
875 000	11 500	490	1 679	550	8,250	22,469	8,250	22,469
880 000	11 500	490	1 679	550	8,400	22,619	8,400	22,619
885 000	11 500	490	1 679	550	8,550	22,769	8,550	22,769
890 000	11 500	490	1 679	550	8,700	22,919	8,700	22,919
895 000	11 500	490	1 679	550	8,850	23,069	8,850	23,069
900 000	11 500	490	1 679	550	9,000	23,219	9,000	23,219
905 000	12 500	490	1 819	550	9,150	24,509	9,150	24,509
910 000	12 500	490	1 819	550	9,300	24,659	9,300	24,659
915 000	12 500	490	1 819	550	9,450	24,809	9,450	24,809

Purchase Price / Property Value	Fee	Posts / Petties	14% VAT	Deeds Office	Natural Persons		Companies of Other Legal Persons	
					Transfer Duty	Total	Transfer Duty	Total
920 000	12 500	490	1 819	550	9,600	24,959	9,600	24,959
925 000	12 500	490	1 819	550	9,750	25,109	9,750	25,109
930 000	12 500	490	1 819	550	9,900	25,259	9,900	25,259
935 000	12 500	490	1 819	550	10,050	25,409	10,050	25,409
940 000	12 500	490	1 819	550	10,200	25,559	10,200	25,559
945 000	12 500	490	1 819	550	10,350	25,709	10,350	25,709
950 000	12 500	490	1 819	550	10,500	25,859	10,500	25,859
955 000	12 500	490	1 819	550	10,650	26,009	10,650	26,009
960 000	12 500	490	1 819	550	10,800	26,159	10,800	26,159
965 000	12 500	490	1 819	550	10,950	26,309	10,950	26,309
970 000	12 500	490	1 819	550	11,100	26,459	11,100	26,459
975 000	12 500	490	1 819	550	11,250	26,609	11,250	26,609
980 000	12 500	490	1 819	550	11,400	26,759	11,400	26,759
985 000	12 500	490	1 819	550	11,550	26,909	11,550	26,909
990 000	12 500	490	1 819	550	11,700	27,059	11,700	27,059
995 000	12 500	490	1 819	550	11,850	27,209	11,850	27,209
1 000 000	12 500	490	1 819	550	12,000	27,359	12,000	27,359
1 050 000	13 000	490	1 889	650	14,500	30,529	14,500	30,529
1 100 000	13 000	490	1 889	650	17,000	33,029	17,000	33,029

Transfer Costs Table

The table below gives the transfer fee, vat and transfer duty payable for Natural Persons, Companies and other Legal Persons.

Purchase Price / Property Value	Fee	Posts / Petties	14% VAT	Deeds Office	Natural Persons		Companies of Other Legal Persons	
					Transfer Duty	Total	Transfer Duty	Total
1 150 000	13 500	490	1 959	650	19,500	36,099	19,500	36,099
1 200 000	13 500	490	1 959	650	22,000	38,599	22,000	38,599
1 250 000	14 000	490	2 029	650	24,500	41,669	24,500	41,669
1 300 000	14 000	490	2 029	650	27,000	44,169	27,000	44,169
1 350 000	14 500	490	2 099	650	29,500	47,239	29,500	47,239
1 400 000	14 500	490	2 099	650	32,000	49,739	32,000	49,739
1 450 000	15 000	490	2 169	650	34,500	52,809	34,500	52,809
1 500 000	15 000	490	2 169	650	37,000	55,309	37,000	55,309
1 550 000	15 500	490	2 239	650	41,000	59,879	41,000	59,879
1 600 000	15 500	490	2 239	650	45,000	63,879	45,000	63,879
1 650 000	16 000	490	2 309	650	49,000	68,449	49,000	68,449
1 700 000	16 000	490	2 309	650	53,000	72,449	53,000	72,449
1 750 000	16 500	490	2 379	650	57,000	77,019	57,000	77,019
1 800 000	16 500	490	2 379	650	61,000	81,019	61,000	81,019
1 850 000	17 000	490	2 449	650	65,000	85,589	65,000	85,589
1 900 000	17 000	490	2 449	650	69,000	89,589	69,000	89,589
1 950 000	17 500	490	2 519	650	73,000	94,159	73,000	94,159

Purchase Price / Property Value	Fee	Posts / Petties	14% VAT	Deeds Office	Natural Persons		Companies of Other Legal Persons	
					Transfer Duty	Total	Transfer Duty	Total
2 000 000	17 500	490	2 519	650	77,000	98,159	77,000	98,159
2 100 000	18 000	490	2 589	850	85,000	106,929	85,000	106,929
2 200 000	18 500	490	2 659	850	93,000	115,499	93,000	115,499
2 300 000	19 000	490	2 729	850	101,000	124,069	101,000	124,069
2 400 000	19 500	490	2 799	850	109,000	132,639	109,000	132,639
2 500 000	20 000	490	2 869	850	117,000	141,209	117,000	141,209
2 600 000	20 500	490	2 939	850	125,000	149,779	125,000	149,779
2 700 000	21 000	490	3 009	850	133,000	158,349	133,000	158,349
2 800 000	21 500	490	3 079	850	141,000	166,919	141,000	166,919
2 900 000	22 000	490	3 149	850	149,000	175,489	149,000	175,489
3 000 000	22 500	490	3 219	850	157,000	184,059	157,000	184,059
3 100 000	23 000	490	3 289	1 050	165,000	192,829	165,000	192,829
3 200 000	23 500	490	3 359	1 050	173,000	201,399	173,000	201,399
3 300 000	24 000	490	3 429	1 050	181,000	209,969	181,000	209,969
3 400 000	24 500	490	3 499	1 050	189,000	218,539	189,000	218,539
3 500 000	25 000	490	3 569	1 050	197,000	227,109	197,000	227,109
3 600 000	25 500	490	3 639	1 050	205,000	235,679	205,000	235,679
3 700 000	26 000	490	3 709	1 050	213,000	244,249	213,000	244,249
3 800 000	26 500	490	3 779	1 050	221,000	252,819	221,000	252,819

Transfer Costs Table

The table below gives the transfer fee, vat and transfer duty payable for Natural Persons, Companies and other Legal Persons.

Purchase Price / Property Value	Fee	Posts / Petties	14% VAT	Deeds Office	Natural Persons		Companies of Other Legal Persons	
					Transfer Duty	Total	Transfer Duty	Total
3 900 000	27 000	490	3 849	1 050	229,000	261,389	229,000	261,389
4 000 000	27 500	490	3 919	1 050	237,000	269,939	237,000	269,939
4 100 000	28 000	490	3 989	1 050	245,000	278,529	245,000	278,529
4 200 000	28 500	490	4 059	1 050	253,000	287,099	253,000	287,099
4 300 000	29 000	490	4 129	1 050	261,000	295,669	261,000	295,669
4 400 000	29 500	490	4 199	1 050	269,000	304,239	269,000	304,239
4 500 000	30 000	490	4 269	1 050	277,000	312,809	277,000	312,809
4 600 000	30 500	490	4 339	1 050	285,000	321,379	285,000	321,379
4 700 000	31 000	490	4 409	1 050	293,000	329,949	293,000	329,949
4 800 000	31 500	490	4 479	1 050	301,000	338,519	301,000	338,519
4 900 000	32 000	490	4 549	1 050	309,000	347,089	309,000	347,089
5 000 000	32 500	490	4 619	1 050	317,000	355,659	317,000	355,659
5 100 000	33 750	490	4 689	1 250	325,000	364,144	325,000	364,144
5 200 000	33 000	490	4 689	1 250	333,000	372,429	333,000	372,429
5 300 000	33 250	490	4 724	1 250	341,000	380,714	341,000	380,714
5 400 000	33 500	490	4 759	1 250	349,000	388,999	349,000	388,999
5 500 000	33 750	490	4 794	1 250	357,000	397,284	357,000	397,284

Purchase Price / Property Value	Fee	Posts / Petties	14% VAT	Deeds Office	Natural Persons		Companies of Other Legal Persons	
					Transfer Duty	Total	Transfer Duty	Total
5 600 000	34 000	490	4 829	1 250	365,000	405,569	365,000	405,569
5 700 000	34 250	490	4 864	1 250	373,000	413,854	373,000	413,854
5 800 000	34 500	490	4 899	1 250	381,000	422,139	381,000	422,139
5 900 000	34 750	490	4 934	1 250	389,000	430,424	389,000	430,424
6 000 000	35 000	490	4 969	1 250	397,000	438,709	397,000	438,709
6 100 000	35 250	490	5 004	1 250	405,000	446,994	405,000	446,994
6 200 000	35 500	490	5 039	1 250	413,000	455,279	413,000	455,279
6 300 000	35 750	490	5 074	1 250	421,000	463,564	421,000	463,564
6 400 000	36 000	490	5 109	1 250	429,000	471,849	429,000	471,849
6 500 000	36 250	490	5 144	1 250	437,000	480,134	437,000	480,134
6 600 000	36 500	490	5 179	1 250	445,000	488,419	445,000	488,419
6 700 000	36 750	490	5 214	1 250	453,000	496,704	453,000	496,704
6 800 000	37 000	490	5 249	1 250	461,000	504,989	461,000	504,989
6 900 000	37 250	490	5 284	1 250	469,000	513,274	469,000	513,274
7 000 000	37 500	490	5 319	1 250	477,000	521,559	477,000	521,559
7 100 000	37 750	490	5 354	1 250	485,000	529,844	485,000	529,844
7 200 000	38 000	490	5 389	1 250	493,000	538,129	493,000	538,129
7 300 000	38 250	490	5 424	1 250	501,000	546,414	501,000	546,414
7 400 000	38 500	490	5 459	1 250	509,000	554,699	509,000	554,699

Transfer Costs Table

The table below gives the transfer fee, vat and transfer duty payable for Natural Persons, Companies and other Legal Persons.

Purchase Price / Property Value	Fee	Posts / Petties	14% VAT	Deeds Office	Natural Persons		Companies of Other Legal Persons	
					Transfer Duty	Total	Transfer Duty	Total
7 500 000	38 750	490	5 494	1 250	517,000	562,984	517,000	562,984
7 600 000	39 000	490	5 529	1 250	525,000	571,269	525,000	571,269
7 700 000	39 250	490	5 564	1 250	533,000	579,554	533,000	579,554
7 800 000	39 500	490	5 599	1 250	541,000	587,839	541,000	587,839
7 900 000	39 750	490	5 634	1 250	549,000	596,124	549,000	596,124
8 000 000	40 000	490	5 669	1 250	557,000	604,409	557,000	604,409
8 100 000	40 250	490	5 704	1 250	565,000	612,694	565,000	612,694
8 200 000	40 500	490	5 739	1 250	573,000	620,979	573,000	620,979
8 300 000	40 750	490	5 774	1 250	581,000	629,264	581,000	629,264
8 400 000	41 000	490	5 809	1 250	589,000	637,549	589,000	637,549
8 500 000	41 250	490	5 844	1 250	597,000	645,834	597,000	645,834
8 600 000	41 500	490	5 879	1 250	605,000	654,119	605,000	654,119
8 700 000	41 750	490	5 914	1 250	613,000	662,404	613,000	662,404
8 800 000	42 000	490	5 949	1 250	621,000	670,689	621,000	670,689
8 900 000	42 250	490	5 984	1 250	629,000	678,974	629,000	678,974
9 000 000	42 500	490	6 019	1 250	637,000	687,259	637,000	687,259
9 100 000	42 750	490	6 054	1 250	645,000	695,544	645,000	695,544

Purchase Price / Property Value	Fee	Posts / Petties	14% VAT	Deeds Office	Natural Persons		Companies of Other Legal Persons	
					Transfer Duty	Total	Transfer Duty	Total
9 200 000	43 000	490	6 089	1 250	653,000	703,829	653,000	703,829
9 300 000	43 250	490	6 124	1 250	661,000	712,114	661,000	712,114
9 400 000	43 500	490	6 159	1 250	669,000	720,399	669,000	720,399
9 500 000	43 750	490	6 194	1 250	677,000	728,684	677,000	728,684
9 600 000	44 000	490	6 229	1 250	685,000	736,969	685,000	736,969
9 700 000	44 250	490	6 264	1 250	693,000	745,254	693,000	745,254
9 800 000	44 500	490	6 299	1 250	701,000	753,539	701,000	753,539
9 900 000	44 750	490	6 334	1 250	709,000	761,824	709,000	761,824
10 000 000	45 000	490	6 369	1 250	717,000	770,109	717,000	770,109
10 100 000	45 250	490	6 404	1 250	725,000	778,394	725,000	778,394
10 200 000	45 500	490	6 439	1 250	733,000	786,679	733,000	786,679
10 300 000	45 750	490	6 474	1 250	741,000	794,964	741,000	794,964
10 400 000	46 000	490	6 509	1 250	749,000	803,249	749,000	803,249
10 500 000	46 250	490	6 544	1 250	757,000	811,534	757,000	811,534
10 600 000	46 500	490	6 579	1 250	765,000	819,819	765,000	819,819
10 700 000	46 750	490	6 614	1 250	773,000	828,104	773,000	828,104
10 800 000	47 000	490	6 649	1 250	781,000	836,389	781,000	836,389
10 900 000	47 250	490	6 684	1 250	789,000	844,674	789,000	844,674
11 000 000	47 500	490	6 719	1 250	797,000	852,959	797,000	852,959

Transfer Costs Table

The table below gives the transfer fee, vat and transfer duty payable for Natural Persons, Companies and other Legal Persons.

Purchase Price / Property Value	Fee	Posts / Petties	14% VAT	Deeds Office	Natural Persons		Companies of Other Legal Persons	
					Transfer Duty	Total	Transfer Duty	Total
11 100 000	47 750	490	6 754	1 250	805,000	861,244	805,000	861,244
11 200 000	48 000	490	6 789	1 250	813,000	869,529	813,000	869,529
11 300 000	48 250	490	6 824	1 250	821,000	877,814	821,000	877,814
11 400 000	48 500	490	6 859	1 250	829,000	886,099	829,000	886,099
11 500 000	48 750	490	6 894	1 250	837,000	894,384	837,000	894,384
11 600 000	49 000	490	6 929	1 250	845,000	902,669	845,000	902,669
11 700 000	49 250	490	6 964	1 250	853,000	910,954	853,000	910,954
11 800 000	49 500	490	6 999	1 250	861,000	919,239	861,000	919,239
11 900 000	49 750	490	7 034	1 250	869,000	927,524	869,000	927,524
12 000 000	50 000	490	7 069	1 250	877,000	935,809	877,000	935,809
12 100 000	50 250	490	7 104	1 250	885,000	944,094	885,000	944,094
12 200 000	50 500	490	7 139	1 250	893,000	952,379	893,000	952,379
12 300 000	50 750	490	7 174	1 250	901,000	960,664	901,000	960,664
12 400 000	51 000	490	7 209	1 250	909,000	968,949	909,000	968,949
12 500 000	51 250	490	7 244	1 250	917,000	977,234	917,000	977,234
12 600 000	51 500	490	7 279	1 250	925,000	985,519	925,000	985,519
12 700 000	51 750	490	7 314	1 250	933,000	993,804	933,000	993,804

Purchase Price / Property Value	Fee	Posts / Petties	14% VAT	Deeds Office	Natural Persons		Companies of Other Legal Persons	
					Transfer Duty	Total	Transfer Duty	Total
12 800 000	52 000	490	7 349	1 250	941,000	1,002,089	941,000	1,002,089
12 900 000	52 250	490	7 384	1 250	949,000	1,010,374	949,000	1,010,374
13 000 000	52 500	490	7 419	1 250	957,000	1,018,659	957,000	1,018,659
13 100 000	52 750	490	7 454	1 250	965,000	1,026,944	965,000	1,026,944
13 200 000	53 000	490	7 489	1 250	973,000	1,035,229	973,000	1,035,229
13 300 000	53 250	490	7 524	1 250	981,000	1,043,514	981,000	1,043,514
13 400 000	53 500	490	7 559	1 250	989,000	1,051,799	989,000	1,051,799
13 500 000	53 750	490	7 594	1 250	997,000	1,060,084	997,000	1,060,084
13 600 000	54 000	490	7 629	1 250	1,005,000	1,068,369	1,005,000	1,068,369
13 700 000	54 250	490	7 664	1 250	1,013,000	1,076,654	1,013,000	1,076,654
13 800 000	54 500	490	7 699	1 250	1,021,000	1,084,939	1,021,000	1,084,939
13 900 000	54 750	490	7 734	1 250	1,029,000	1,093,224	1,029,000	1,093,224
14 000 000	55 000	490	7 769	1 250	1,037,000	1,101,509	1,037,000	1,101,509
14 100 000	55 250	490	7 804	1 250	1,045,000	1,109,794	1,045,000	1,109,794
14 200 000	55 500	490	7 839	1 250	1,053,000	1,118,079	1,053,000	1,118,079
14 300 000	55 750	490	7 874	1 250	1,061,000	1,126,364	1,061,000	1,126,364
14 400 000	56 000	490	7 909	1 250	1,069,000	1,134,649	1,069,000	1,134,649
14 500 000	56 250	490	7 944	1 250	1,077,000	1,142,934	1,077,000	1,142,934
14 600 000	56 500	490	7 979	1 250	1,085,000	1,151,219	1,085,000	1,151,219

Transfer and Bond Costs Table

The table below gives the transfer fee, vat and transfer duty payable for Natural Persons, Companies and other Legal Persons.

Purchase Price / Property Value	Fee	Posts / Petties	14% VAT	Deeds Office	Natural Persons		Companies of Other Legal Persons	
					Transfer Duty	Total	Transfer Duty	Total
					14 700 000	56 750	490	8 014
14 800 000	57 000	490	8 049	1 250	1,101,000	1,101,000	1,167,789	1,167,789
14 900 000	57 250	490	8 084	1 250	1,109,000	1,109,000	1,176,074	1,176,074
15 000 000	57 500	490	8 119	1 250	1,117,000	1,117,000	1,184,359	1,184,359
15 500 000	58,750	490	8,294	1 250	1,157,000	1,157,000	1,225,784	1,225,784
16 000 000	60 000	490	8 469	1 250	1,197,000	1,197,000	1,267,209	1,267,209
16 500 000	61 250	490	8 644	1 250	1,237,000	1,237,000	1,308,634	1,308,634
17 000 000	62 500	490	8 819	1 250	1,277,000	1,277,000	1,350,059	1,350,059
17 500 000	63 750	490	8 994	1 250	1,317,000	1,317,000	1,391,484	1,391,484
18 000 000	65 000	490	9 169	1 250	1,357,000	1,357,000	1,432,909	1,432,909
18 500 000	66 250	490	9 344	1 250	1,397,000	1,397,000	1,474,334	1,474,334
19 000 000	67 500	490	9 519	1 250	1,437,000	1,437,000	1,515,759	1,515,759
19 500 000	68 750	490	9 694	1 250	1,477,000	1,477,000	1,557,184	1,557,184
20 000 000	70 000	490	9 869	1 250	1,517,000	1,517,000	1,598,609	1,598,609
30 000 000	95 000	490	13 369	1 250	2,317,000	2,317,000	2,427,109	2,427,109
40 000 000	120 000	490	16 869	1 250	3,117,000	3,117,000	3,255,609	3,255,609
50 000 000	145 000		20 369		3,917,000	3,917,000	4,084,109	4,084,109

BOND COSTS TABLE

The table below provides the fee payable on the Capital Sum to register a mortgage bond.

CAPITAL SUM	FEE	POSTS / PETTIES	14% VAT	DEEDS OFFICE	TOTAL
10 000	2 500	490	419	310	3 719
50 000	2 500	490	419	310	3 719
100 000	2 500	490	419	310	3 719
105 000	2 600	490	433	310	3 833
125 000	2 600	490	433	310	3 833
130 000	2 700	490	447	310	3 947
150 000	2 700	490	447	350	3 987
155 000	2 900	490	475	350	4 215
175 000	2 900	490	475	350	4 215
180 000	3 000	490	489	350	4 329
200 000	3 000	490	489	350	4 329
205 000	3 300	490	531	350	4 671
250 000	3 300	490	531	350	4 671
255 000	3 700	490	587	350	5 127
300 000	3 700	490	587	450	5 227
320 000	4 100	490	643	450	5 683
350 000	4 100	490	643	450	5 683
355 000	4 600	490	713	450	6 253
400 000	4 600	490	713	450	6 253
405 000	5 000	490	769	450	6 709
450 000	5 000	490	769	450	6 709
455 000	5 400	490	825	450	7 165
500 000	5 400	490	825	550	7 265
505 000	6 200	490	937	550	8 177
600 000	6 200	490	937	550	8 177
605 000	7 000	490	1 049	550	9 089
700 000	7 000	490	1 049	550	9 089
705 000	7 800	490	1 161	550	10 001
800 000	7 800	490	1 161	550	10 001
805 000	8 600	490	1 273	550	10 913
900 000	8 600	490	1 273	550	10 913
905 000	9 400	490	1 385	550	11 825
1 000 000	9 400	490	1 385	700	11 975

Bond Costs Table

CAPITAL SUM	FEE	POSTS / PETTIES	14% VAT	DEEDS OFFICE	TOTAL
1 050 000	9 800	490	1 441	700	12 431
1 100 000	9 800	490	1 441	700	12 431
1 150 000	10 200	490	1 497	700	12 887
1 200 000	10 200	490	1 497	700	12 887
1 250 000	10 600	490	1 553	700	13 343
1 300 000	10 600	490	1 553	700	13 343
1 350 000	11 000	490	1 609	700	13 799
1 400 000	11 000	490	1 609	700	13 799
1 450 000	11 400	490	1 665	700	14 255
1 500 000	11 400	490	1 665	700	14 255
1 550 000	11 800	490	1 721	700	14 711
1 600 000	11 800	490	1 721	700	14 711
1 650 000	12 200	490	1 777	700	15 167
1 700 000	12 200	490	1 777	700	15 167
1 750 000	12 600	490	1 833	700	15 623
1 800 000	12 600	490	1 833	700	15 623
1 850 000	13 000	490	1 889	700	16 079
1 900 000	13 000	490	1 889	700	16 079
1 950 000	13 400	490	1 945	700	16 535
2 000 000	13 400	490	1 945	1 050	16 885
2 100 000	13 800	490	2 001	1 050	17 341
2 200 000	14 200	490	2 057	1 050	17 797
2 300 000	14 600	490	2 113	1 050	18 253
2 400 000	15 000	490	2 169	1 050	18 709
2 500 000	15 400	490	2 225	1 050	19 165
2 600 000	15 800	490	2 281	1 050	19 621
2 700 000	16 200	490	2 337	1 050	20 077
2 800 000	16 600	490	2 393	1 050	20 533
2 900 000	17 000	490	2 449	1 050	20 989
3 000 000	17 400	490	2 505	1 050	21 445
3 100 000	17 800	490	2 561	1 050	21 901
3 200 000	18 200	490	2 617	1 050	22 357
3 300 000	18 600	490	2 673	1 050	22 813
3 400 000	19 000	490	2 729	1 050	23 269
3 500 000	19 400	490	2 785	1 050	23 725
3 600 000	19 800	490	2 841	1 050	24 181

CAPITAL SUM	FEE	POSTS / PETTIES	14% VAT	DEEDS OFFICE	TOTAL
3 700 000	20 200	490	2 897	1 050	24 637
3 800 000	20 600	490	2 953	1 050	25 093
3 900 000	21 000	490	3 009	1 050	25 549
4 000 000	21 400	490	3 065	1 050	26 005
4 100 000	21 800	490	3 121	1 050	26 461
4 200 000	22 200	490	3 177	1 050	26 917
4 300 000	22 600	490	3 233	1 050	27 373
4 400 000	23 000	490	3 289	1 050	27 829
4 500 000	23 400	490	3 345	1 050	28 285
4 600 000	23 800	490	3 401	1 050	28 741
4 700 000	24 200	490	3 457	1 050	29 197
4 800 000	24 600	490	3 513	1 050	29 653
4 900 000	25 000	490	3 569	1 050	31 109
5 000 000	25 400	490	3 625	2 050	31 565
5 100 000	25 600	490	3 653	2 050	31 793
5 200 000	25 800	490	3 681	2 050	32 021
5 300 000	26 000	490	3 709	2 050	32 249
5 400 000	26 200	490	3 737	2 050	32 477
5 500 000	26 400	490	3 765	2 050	32 705
5 600 000	26 600	490	3 793	2 050	32 933
5 700 000	26 800	490	3 821	2 050	33 161
5 800 000	27 000	490	3 849	2 050	33 389
5 900 000	27 200	490	3 877	2 050	33 617
6 000 000	27 400	490	3 905	2 050	33 845
6 100 000	27 600	490	3 933	2 050	34 073
6 200 000	27 800	490	3 961	2 050	34 301
6 300 000	28 000	490	3 989	2 050	34 529
6 400 000	28 200	490	4 017	2 050	34 757
6 500 000	28 400	490	4 045	2 050	34 985
6 600 000	28 600	490	4 073	2 050	35 213
6 700 000	28 800	490	4 101	2 050	35 441
6 800 000	29 000	490	4 129	2 050	35 669
6 900 000	29 200	490	4 157	2 050	35 897
7 000 000	29 400	490	4 185	2 050	36 125
7 100 000	29 600	490	4 213	2 050	36 353
7 200 000	29 800	490	4 241	2 050	36 581

Bond Costs Table

CAPITAL SUM	FEE	POSTS / PETTIES	14% VAT	DEEDS OFFICE	TOTAL
7 300 000	30 000	490	4 269	2 050	36 809
7 400 000	30 200	490	4 297	2 050	37 037
7 500 000	30 400	490	4 325	2 050	37 265
7 600 000	30 600	490	4 353	2 050	37 493
7 700 000	30 800	490	4 381	2 050	37 721
7 800 000	31 000	490	4 409	2 050	37 949
7 900 000	31 200	490	4 437	2 050	38 177
8 000 000	31 400	490	4 465	2 050	38 405
8 100 000	31 600	490	4 493	2 050	38 633
8 200 000	31 800	490	4 521	2 050	38 861
8 300 000	32 000	490	4 549	2 050	39 089
8 400 000	32 200	490	4 577	2 050	39 317
8 500 000	32 400	490	4 605	2 050	39 545
8 600 000	32 600	490	4 633	2 050	39 773
8 700 000	32 800	490	4 661	2 050	40 001
8 800 000	33 000	490	4 689	2 050	40 229
8 900 000	33 200	490	4 717	2 050	40 457
9 000 000	33 400	490	4 745	2 050	40 685
9 100 000	33 600	490	4 773	2 050	40 913
9 200 000	33 800	490	4 801	2 050	41 141
9 300 000	34 000	490	4 829	2 050	41 369
9 400 000	34 200	490	4 857	2 050	41 597
9 500 000	34 400	490	4 885	2 050	41 825
9 600 000	34 600	490	4 913	2 050	42 053
9 700 000	34 800	490	4 941	2 050	42 281
9 800 000	35 000	490	4 969	2 050	42 509
9 900 000	35 200	490	4 997	2 050	42 737
10 000 000	35 400	490	5 025	2 050	42 965
10 100 000	35 600	490	5 053	2 050	43 193
10 200 000	35 800	490	5 081	2 050	43 421
10 300 000	36 000	490	5 109	2 050	43 649
10 400 000	36 200	490	5 137	2 050	43 877
10 500 000	36 400	490	5 165	2 050	44 105
10 600 000	36 600	490	5 193	2 050	44 333
10 700 000	36 800	490	5 221	2 050	44 561
10 800 000	37 000	490	5 249	2 050	44 789

CAPITAL SUM	FEE	POSTS / PETTIES	14% VAT	DEEDS OFFICE	TOTAL
10 900 000	37 200	490	5 277	2 050	45 017
11 000 000	37 400	490	5 305	2 050	45 245
11 100 000	37 600	490	5 333	2 050	45 473
11 200 000	37 800	490	5 361	2 050	45 701
11 300 000	38 000	490	5 389	2 050	45 929
11 400 000	38 200	490	5 417	2 050	46 157
11 500 000	38 400	490	5 445	2 050	46 385
11 600 000	38 600	490	5 473	2 050	46 613
11 700 000	38 800	490	5 501	2 050	46 841
11 800 000	39 000	490	5 529	2 050	47 069
11 900 000	39 200	490	5 557	2 050	47 297
12 000 000	39 400	490	5 585	2 050	47 525
12 100 000	39 600	490	5 613	2 050	47 753
12 200 000	39 800	490	5 641	2 050	47 981
12 300 000	40 000	490	5 669	2 050	48 209
12 400 000	40 200	490	5 697	2 050	48 437
12 500 000	40 400	490	5 725	2 050	48 665
12 600 000	40 600	490	5 753	2 050	48 893
12 700 000	40 800	490	5 781	2 050	49 121
12 800 000	41 000	490	5 809	2 050	49 349
12 900 000	41 200	490	5 837	2 050	49 577
13 000 000	41 400	490	5 865	2 050	49 805
13 100 000	41 600	490	5 893	2 050	50 033
13 200 000	41 800	490	5 921	2 050	50 261
13 300 000	42 000	490	5 949	2 050	50 489
13 400 000	42 200	490	5 977	2 050	50 717
13 500 000	42 400	490	6 005	2 050	50 945
13 600 000	42 600	490	6 033	2 050	51 173
13 700 000	42 800	490	6 061	2 050	51 401
13 800 000	43 000	490	6 089	2 050	51 629
13 900 000	43 200	490	6 117	2 050	51 857
14 000 000	43 400	490	6 145	2 050	52 085
14 100 000	43 600	490	6 173	2 050	52 313
14 200 000	43 800	490	6 201	2 050	52 541
14 300 000	44 000	490	6 229	2 050	52 769
14 400 000	44 200	490	6 257	2 050	52 997

CAPITAL SUM	FEE	POSTS / PETTIES	14% VAT	DEEDS OFFICE	TOTAL
14 500 000	44 400	490	6 285	2 050	53 225
14 600 000	44 600	490	6 313	2 050	53 453
14 700 000	44 800	490	6 341	2 050	53 681
14 800 000	45 000	490	6 369	2 050	53 909
14 900 000	45 200	490	6 397	2 050	54 137
15 000 000	45 400	490	6 425	2 050	54 365
16 000 000	47 400	490	6 705	2 050	56 645
16 500 000	48 400	490	6 845	2 050	57 785
17 000 000	49 400	490	6 985	2 050	58 925
17 500 000	50 400	490	7 125	2 050	60 065
18 000 000	51 400	490	7 265	2 050	61 205
18 500 000	52 400	490	7 405	2 050	62 345
19 000 000	53 400	490	7 545	2 050	63 485
19 500 000	54 400	490	7 685	2 050	64 625
20 000 000	55 400	490	7 825	2 050	65 765

TRANSFER PROCEDURE

Once an Offer to Purchase is duly signed by all parties it is handed to Conveyancing Attorneys, appointed by the seller, who then proceed with the formal process of conveying ownership of the property from the seller to the purchaser. At the end of this process the attorneys ensure that the Title Deeds for the property are delivered to the purchaser. The process involves a number of simultaneous steps all of which are managed by the Conveyancing Attorneys:

RECEIPT OF COPY OF SALE AGREEMENT AND INSTRUCTIONS TO PROCESS TRANSFER OF OWNERSHIP:

The Conveyancer will be guided by the contents of the Sale Agreement concluded between the purchaser and the seller as recorded in the agreement. The Conveyancer will contact the purchaser and seller, call for the suspensive conditions to be fulfilled and call for a deposit where applicable.

SEARCH OF DEEDS OFFICE RECORDS:

The Conveyancer will conduct a search of the records of the relevant Deeds Office to determine the property details, records of ownership and any mortgage bonds which might be registered against the property.

EXISTING BOND ON THE PROPERTY:

If the seller caused a bond to be registered over the property in the past the bond will serve as a block to any efforts to transfer ownership of the property. The Conveyancer is therefore obliged to contact the bondholder for co-operation in the process and will address a letter to the bondholder advising it of the fact that the property has been sold and calling upon it to forward the seller's title deed to the Conveyancer [the bank holds the title deed as part of its security]. The Conveyancer will simultaneously ask the bondholder to advise him of the amount required to pay off the existing bond on registration of transfer and request the bondholder to instruct its own attorneys to prepare the appropriate documentation required by the Deeds Office to have the bond cancelled at time of registration of transfer of the property to the purchaser. As most banks are unable to trace the file in which the title deed and bond are retained without an account number, it is important that the particulars of the bond account number be reflected in the information section of the Sale Agreement. Most banks require a certain minimum period of notice [+ 3 months] for the cancellation of any bonds held by them failing which they are entitled to charge a penalty. Sufficient time should therefore be allowed for this notice period.

PERMISSION FROM MUNICIPALITY:

It is not permitted in law for any property to be transferred without the written permission of the municipality. This permission will only be given by the municipality if all money owing to it has been paid. The Conveyancer will therefore write to the municipality and will request from it a

statement of all money due to it. This statement [besides taking longer and longer to obtain] seldom bears any resemblance to the monthly statement which the seller has been receiving and is invariably a potential source of debate. The statement will include particulars of all arrears in respect of rates and services, the balance of rates for (in certain municipalities) the rest of the current financial year and furthermore an estimate for approximately 3 months in advance of the average services bill. Although it is often a bitter pill to swallow it is invariably in the best interests of the transaction for the seller to pay the bill and argue later. This will at least enable the transfer process to proceed to finality without unnecessary delays. Part of the amount paid [the rates for the period from transfer to the end of the financial year of the municipality - normally 1 July to 30 June] will be for the account of the purchaser who will be required to pay his share to the Conveyancer on request.

PREPARATION OF PRELIMINARY DOCUMENTS:

On receipt of the Deeds Office particulars and subject to all suspensive conditions having being fulfilled, the Conveyancer will proceed to prepare documentation which is required for Deeds Office and South African Revenue Service purposes to be signed by the seller and the purchaser. It is therefore self explanatory that if either of the parties is going to be away during the relevant period the transfer will be delayed unless adequate arrangements are made for signature before their departure.

SIGNATURE AND COSTS:

On signature of the preliminary documents, the Conveyancer will ask the purchaser to settle the transfer costs account. The account which the Conveyancer will present will include the

Conveyancer's own fee plus Vat thereon, the transfer duty [if applicable – transfer duty is the sales tax applicable to property sales] and the fee charged by the Deeds Office for processing the transaction. It is important that the purchaser settle these costs at least 6 weeks before the scheduled date of transfer as the Conveyancer is required to pay the transfer duty due on the transaction to the South African Revenue Service before the Deeds Office can be approached for the registration of the transfer. Transfer duty is payable [at varying rates] on all sales where the property is not part of a VAT registered enterprise and where the purchase price is more than R600 000.00, as per the tariff contained herein.

BUYER'S BOND:

If the purchaser is relying on a bond to pay for the property then the bank granting the bond will appoint attorneys of their choosing to prepare the standard bond documentation required by the bank. These attorneys will liaise with the Conveyancer to obtain the information which they require to enable them to prepare their bond documents. The bond attorneys will make independent arrangements with the purchaser for signature of their documents and will present their own bill for their services to the purchaser. It is very important that the purchaser understand clearly the conditions set by the bank as part and parcel of the bond as failure to comply with the conditions could cause the bond to become useless and thereby expose the purchaser to last minute financial embarrassment.

FINAL PHASE:

When everybody is ready (i.e. the bond attorneys documents are signed, the bond cancellation attorneys consent to cancellation is in their possession and duly signed by the bondholder, the transfer duty receipt and rates clearance have been received), the Conveyancer will contact all the other attorneys involved and arrange simultaneous “lodgement” at the Deeds Office. On the pre-arranged date all the attorneys simultaneously hand their folders of papers into the Deeds Office. These papers are then collated by the Deeds Office and allocated to a specific Deeds Office Examiner. The Examiner inspects all the documents, and if found to be in order, approves the documents for registration. This procedure in the Deeds Office takes approximately ten days. If any difficulties are discovered in any of the papers, the documents are “rejected”. If the documents are approved for registration the Conveyancer, after ensuring that all the finances for the transaction have either been paid or alternatively secured, will arrange with all the attorneys concerned for actual registration to take place. At the moment of registration ownership passes from the seller to the buyer. On that day the seller receives his purchase price and the transaction is complete.

HOW LONG DOES IT TAKE?

It is very difficult to estimate precisely how long a transfer takes from the time that the Conveyancer receives his instructions. If one is forced to make an estimate, then one can assume that if all the parties involved in the transaction, perform their function timeously, that the entire transaction could be completed within a period of three months from the time of receipt of the initial Sale Agreement.

CONSEQUENCES OF REGISTRATION OF TRANSFER:

Once transfer of ownership of the property is recorded in the Deeds Registry, the purchaser has full rights of ownership and can deal with the property as he sees fit subject only to such restrictions as might appear within the title deed to the property or the restrictions of the municipal zoning scheme. Zoning schemes constitute a set of rules and regulations which regulate the use of any property within a particular area for the mutual benefit of all.

CAPITAL GAINS TAX ON A PRIMARY RESIDENCE

Capital Gains tax came into effect in South Africa on the 1 October 2001. Does it have any impact on you as an individual? Let's first look at a definition for capital gain: it is the profit you make when you sell a possession. A capital loss will take place should you sell the possession for less than what it had cost you.

Capital Gains tax (CGT) forms part of the tax systems of most countries in the world. The happening that triggers any CGT event—as the transaction is called—is the disposal of an asset. Unless such a disposal occurs, no gain or loss arises.

Once your taxable capital gain has been determined, it is included in the taxable income for that year of assessment in terms of section 26A of the Income tax Act. If you sustain an assessed capital loss for the year, that loss cannot be set-off against your taxable income, but it is carried forward to subsequent years, for set off against any future taxable capital gains.

In South Africa individuals as well as companies, close corporations and trust are subject to CGT. It includes any capital sales you make in or outside South Africa. Non-residents who sell property or at least 20% of the share capital of a company where 80% or more of the net asset value of the company is attributable to immovable property in South Africa are also liable to pay CGT.

Certain assets have been excluded from CGT, you therefore do not have to pay CGT on the profit when you sell them; for now we are only going to look at your primary residence.

The first R1.5 million profit you make if you sell your primary residence is excluded from CGT. Individuals are also exempt from CGT on the first R20 000 of capital gains per year, and this figure increases to R200 000.00 in the year in which an individual dies. The South African Revenue Service has a sophisticated computer system, which interfaces with systems in the Deeds Registry, Motor Vehicle Registry, JSE and financial institutions, so you cannot hide that capital gain!

LET'S EXPLAIN THE TERM PRIMARY RESIDENCE:

1. The house must be individually owned (in your name), not by a trust, close corporation or company.
2. The owner, or spouse of the owner, must reside in the house and use it as an ordinary residence. If part of the house is used for business, there will be a pro-rata inclusion for CGT calculations. Where more than one person holds an interest in a primary residence (eg: spouses married to each other out of community of property), the exclusion will be in proportion to the interest held by each party in the residence.

WHEN WILL CAPITAL GAINS TAX BE PAYABLE ON THE SALE OF A PRIVATE RESIDENCE?

1. After deduction of the first R1,5 million profit, the balance will be subject to tax, BUT only on primary residences with a gross value that exceeds R 2 million. In other words a property that qualifies as a "primary residence" that has a gross value of R 2 million or less is exempt from the payment of CGT and there after the first R 1.5 million of "profit" is further exempt from CGT.
2. Where the property is larger than 2 hectares—the first 2 hectares will be exempt and the balance will be subject to CGT.
3. The part of the house that was used for business purposes.

THE CALCULATION OF CAPITAL GAINS TAX ON A PRIMARY RESIDENCE.

We said that a capital gain is the profit you make on selling your house. The selling price is deducted from the base cost. The base cost is calculated by taking the price you paid for the property and adding to that: costs for buying and selling the property and extensions to the property (not maintenance.) Costs you can include are: transfer costs, advertising, vat and estate agency commission.

CGT must be paid in the year you sell the property. For individuals, it is calculated by adding 25% of the capital gain to your income for the year and taxed at the individual's marginal rate of income tax. The present maximum marginal rate of income tax for individuals is 40% and therefore individuals will pay a maximum of 10% of the capital gain.

If a property is owned by a company, a close corporation or an ordinary Trust, 50% of the capital gain must be included in their taxable income. The income tax rate for a company or close corporation is 28% and these entities will therefore pay 14% of the capital gain in CGT, while Trusts, whose income tax rate is 40%, will pay 20% of the capital gain.

CGT is only payable from the 1 October 2001. You can use the following methods to calculate CGT:

1. The fair market value of the property as at 1 Oct 2001, called the valuation date. The valuation must have been carried out before the 30 September 2004 and the property valued according to its condition and in terms of prevailing market and economic conditions as at 1 October 2001. This would then constitute the base cost and be deducted from the eventual selling price of the property to determine the profit for the purposes of the CGT calculation.
2. Where no fair market valuation was obtained and submitted and no accurate records maintained, the value as at 1 October 2001 (base cost) will be deemed to be 20% of the proceeds when sold.

3. The time-apportionment base cost, ie. The percentage of the total gain that was made after the 1 October 2001, by apportioning the amount of time the property was owned between the period before 1 October 2001 and the period thereafter until the sale.

If you have a second, or more properties, be it for holiday or investment purposes, you will be liable for CGT when selling the property.

Before the implementation of CGT we were only taxed on income earned from assets, now we are also taxed on the profits should we sell the asset. The rationale was to broaden the tax base as companies and wealthy individuals could build up a large capital base that was never taxed.

Like it or not, Capital Gains Tax is here to stay.

PAUL NORMAN CRESSWELL CLARK

Paul was born in Cape Town, educated at Diocesan College (Bishops) and completed a B.Soc.Sci LLB at the University of Cape Town. He married his wife Tracy in 1992, and after he completed his national service and had a “gap” year overseas, Paul commenced his articles with the well known cape law firm Buchanan Boyes & Klossers. In January 1995 he joined the firm as an attorney and conveyancer.

Paul was with STBB/Smith Tabata Buchanan Boyes (as they are now known) for 16 years, the last 10 of which as a director and the last 5 of which as an executive director responsible for the retail conveyancing division of the firm across all regions and all branches. Paul resigned on 31 January 2009 after just being appointed the firm’s marketing and compliance director. The main reason for his resignation was to fulfil a lifelong ambition to start his own legal services practise with like minded thinking professionals.

TRACY-LEE PHILANDER

Tracy-Lee was born in Cape Town and attended St. Augustines Primary RCC & Immaculata Senior Secondary School RCC. She studied and completed her LLB degree at the University of the Western Cape and then joined a Major Financial Institution as a manager in the Attorney Liaison Division. Here she managed the Retail Mortgage Bond Attorney Panel which included managing mortgage bond registration turnaround times, allocation of attorney instructions and attending to risk & compliance.

Subsequently, Tracy-Lee joined C&A Friedlander Inc. Attorneys in 2007 and completed her two-year article programme. In her first year as a candidate attorney, she served as an executive member of the Cape Town Candidate Attorneys Association (CTCAA) and in her second year she was chairperson of the CTCAA. Tracy was admitted as a conveyancer and attorney in February 2009 and practised as a attorney and conveyancer until July 2009.

On 1 August 2009 she joined Paul Clark Attorneys, specializing in conveyancing, wills and administration of deceased estates.



RAPHAEL DE LA HARPE

Raphael de la Harpe is a practising attorney of the High Court of South Africa and a non-practising solicitor of the High Court of England and Wales. He previously practised as an attorney at Read Hope Phillips Thomas & Cadman in Johannesburg focusing on corporate and renewable energy law.

Raphael qualified with a BA LLB in 2002 and a High Diploma in Tax Law in 2004, from the University of Cape Town and was admitted in August 2005 after completing his articles at Gelb Simon Shapiro & Partners. He thereafter specialised in corporate and commercial law and maritime law at Terence Matzdorff Attorneys (now part of Knowles Husain Lindsay Inc) before moving to Smith Tabata Buchanan Boyes Inc to practice in the Commercial and Corporate Law Department and worked with Paul Clark from time to time.

He specialises in corporate law, tax and renewable energy and has advised major international renewable energy developers on their solar and wind projects in South Africa.



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JANUARY

M	T	W	T	F	S	S
					1	
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MARCH

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MAY

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JULY

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SEPTEMBER

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NOVEMBER

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26	27	28	29	30		

FEBRUARY

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27	28	29				

APRIL

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23	24	25	26	27	28	29
30						

JUNE

M	T	W	T	F	S	S
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30

AUGUST

M	T	W	T	F	S	S
	1	2	3	4	5	
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30	31		

OCTOBER

M	T	W	T	F	S	S
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31				

DECEMBER

M	T	W	T	F	S	S
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30
31						