

CAPITAL GAINS TAX IN RELATION TO PROPERTY

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By understanding our clients' needs and objectives, we strive to deliver cost-effective legal solutions to their business and personal matters. A vital aspect of the professional service we provide, is a commitment to developing close working relationships with our clients. This commitment enables us to consistently succeed on their behalf.

When immovable property is disposed of, the seller becomes liable for the payment of Capital Gains Tax ("CGT") on any profit made in respect of that property after 1 October 2001, which is the date on which this tax was first introduced in South Africa.

AT WHAT RATE IS CGT CALCULATED?

	2017*	2018**
Individuals and special trusts	16.4%	18%
Companies	22.4%	22.4%
Other trusts	32.8%	36%

*Up to 28 February 2017.

**As from 1 March 2017.

If a capital loss is made on disposal of the property, it may be offset against any capital gains made in that year of assessment and, if no capital gains have been made, the loss may be carried forward to subsequent years of assessment.



For individuals in the 2017 / 2018 financial year, the first R40 000 of their capital gain or loss in any year of assessment will be exempt and thus disregarded. This figure increases to R300 000 in the year in which an individual dies.

ARE NON-RESIDENTS ALSO LIABLE TO PAY CGT?

Yes. Non-residents are liable for the payment of CGT on the disposal of any immovable property owned by them in South Africa, or on the disposal of an interest of at least 20% in the share capital of a company where 80% or more of the net asset value of the company is attributable to immovable property.

■ S35(A) OF THE INCOME TAX ACT

In order to facilitate collection of CGT from non-residents, our Income Tax Act requires a buyer, who is purchasing property from a non-resident, to withhold a certain percentage of the purchase price and to pay this percentage to SARS on the date of registration of transfer. Important to note is that the legislation places an obligation on the estate agent and/or conveyancer to disclose this payment responsibility to the buyer. In practise conveyancers will obtain a mandate from a buyer in order to make the payment to SARS on the buyer's behalf.

■ WHAT MUST BE PAID?

- If the sales price exceeds R 2 million, 7,5% must be withheld if the seller is a natural person and a non-resident;

- 10% if the seller is a non-resident company or close corporation;
- 15% if the seller is a non-resident trust.

If the amount withheld exceeds the non-resident's CGT liability, the balance will be returned to the non-resident by SARS. Non-resident sellers can apply to SARS for a CGT directive, prior to the registration of the transfer, in which case payment of the amount shown on the directive is made to SARS, and not the percentages shown above.

HOW IS PROFIT CALCULATED?

A capital gain is calculated by deducting the base cost from the proceeds on disposal of the property. Disposal includes a sale, donation, exchange, vesting of the property in a beneficiary of a trust or emigration.

The following may be included in the base cost:

1. the cost of acquiring the property, including the purchase price, transfer costs, transfer duty, VAT and professional fees (eg. paid to attorneys and surveyors);
2. the cost of improvements, alterations, renovations, etc, but only where the costs and payment thereof can be proved by presentation of invoices/receipts;
3. the cost of disposing of the property, including agent's commission, advertising costs, valuation costs (including valuing the property for CGT purposes) and professional fees. Expenditure on repairs,



maintenance, insurance and rates and taxes are not deductible. It is therefore essential to maintain accurate records of the above costs. If such records are not retained, no deduction from the proceeds will be allowed when determining the capital gain.

All records must be kept for a period of 4 years from the date of submission of the income tax return for the year in which the capital gain or loss is reflected. If no return is lodged, the records must be kept for 5 years from the date of disposal of the property. If an objection or an appeal against a CGT assessment is lodged, all records must be kept for the above periods and thereafter until the assessment is finalised.

HOW IS PROFIT CALCULATED IF THE PROPERTY WAS ACQUIRED PRIOR TO 1 OCTOBER 2001?

If the property was acquired before 1 October 2001, the following methods of valuing the property at that date may be used:

1. a fair market value of the property as at 1 October 2001, ie. the price obtainable on a sale between a willing buyer and a willing seller at arm's length in an open market. The valuation must have been carried out within 3 years from the effective date (ie. before 30 September 2004), but the property must have been valued according to its condition and in terms of the prevailing economic and market conditions as at 1 October 2001. If no valuation was

obtained before 30 September 2004, this method may not be used;

2. the time-apportionment base cost, ie. the percentage of the total gain that was made after 1 October 2001;
3. where no fair market valuation was submitted and no accurate records maintained, the value as at 1 October 2001 will be deemed to be 20% of the proceeds on disposal.

HOW CAN STBB ASSIST YOU WITH YOUR RECORDKEEPING?

We offer our clients an electronic archiving facility called E-Vault. This facility provides each client with a private safety box, to which you have sole access and to which you can upload any documents of your choice. In using this facility you will eliminate the risk of losing proof of the expenses that you wish to include in your property's base cost. This modern and effective way of recordkeeping will result in a lesser CGT liability.

IF THE PROPERTY IS BEING SOLD AS A PRIMARY RESIDENCE, IS CGT APPLICABLE?

Yes. However, there is a primary residence exemption which applies only in cases where the primary residence is registered in the name of an individual or in the name of a special trust. In such a case, upon disposal of a primary residence (on the part of the land not exceeding 2 hectares), any capital gain or loss up to R2 million can



be excluded. This will not apply to properties registered in the name of a company, close corporation or trust. A person who does not ordinarily reside in South Africa cannot have a primary residence in South Africa and this exemption can therefore not apply in the event of a non-resident disposing of his/her property.

When the residence is used partially for residential and partially for business purposes, an apportionment must be done. Likewise, where the residence is occupied for a certain period, an apportionment will be required.

However, where the residence was not inhabited because it was being offered for sale, in process of erection or renovation or had accidentally been rendered uninhabitable, the exemption will apply for a period not exceeding 2 years.

If the owner is employed or trading more than 250km from his or her residence and rents it to a tenant for a period not exceeding 5 years, the exemption will apply if the owner lived in the premises for a continuous period of at least 1 year prior to and subsequent to the letting period and does not treat any other residence as his or her primary residence during that period.

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.

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