

WHO PAYS FOR WHAT IN THE SALE AND TRANSFER PROCESS?

Aug 2018

SELLER

AGENT'S COMMISSION

PENALTY BOND INTEREST

- If 3 months' written notice not given to bank to cancel seller's bond
- It equates to approximately one month's bond installment for each completed month of notice not given (or pro rata thereof)

BOND CANCELLATION FEE

(if property bonded)

- Fees range from R 4000 to R 5000; if more than one bond is cancelled, the fee increases as per the applicable sliding scale.
- Note: still applies even if the bond has a nil balance

RATES AND SERVICES

- Any arrears, current amounts owing and a 60 day advance collection amount

STBB | SMITH TABATA
BUCHANAN BOYES

LEVY AMOUNTS OWING TO BODY CORPORATE OR HOME OWNERS ASSOCIATION

CERTIFICATES

- Electrical (in order if issued under 2 years ago and no changes made to the installation)
 - Beetle (if applicable)
 - Plumbing (if applicable)
 - Gas (if applicable)
 - Electric fence installation (if applicable)
- Approximately R3000 for all 5 if no repairs necessary

CERTIFIED COPY OF TITLE DEED:

- Fees range from R 2000 upwards, depending on the amount of copies required

ANY REPAIRS AGREED TO IN THE CONTRACT

OTHER

- Financial undertakings for seller
- Bridging finance for seller
- Obtain directive from SARS (withholding tax scenario)
- Repatriation of funds
- Foreign investment abroad

PURCHASER

TRANSFER COSTS

- Transfer duty - payable to the conveyancers approximately a month before transfer
- No transfer duty payable if seller is VAT registered and the sale forms part of the seller's VATable enterprise. Purchase price will either be recorded in contract as inclusive or exclusive of VAT
- The account to purchaser may include the cost of obtaining a home owners' association consent to transfer
- Rates clearance certificate
- Levy clearance certificate (in sectional title transfers)
- Cost of rates clearance certificate
- Cost of levy clearance certificate (in sectional title transfers)

BOND COSTS (if registering a bond)

TRIPARTITE AGREEMENT (if applicable)

CONVEYANCER'S CERTIFICATE RE TITLE RESTRICTIONS

- May be required if purchaser intends subdividing or renovating

OCCUPATIONAL RENTAL

- If purchaser moves in before transfer
- Always try and provide for a figure in the Agreement of Sale, even if occupation is on transfer

PLANS

- If agreement does not oblige Seller to deliver copies of approved plans, Purchaser has to incur costs.

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Cape Town 021 406 9100 | Blouberg 021 521 4000 | Claremont 021 673 4700 | Fish Hoek 021 784 1580
Helderberg 021 850 6400 | Tyger Valley 021 943 3800 | Bedfordview 011 453 0577 | Centurion 012 001 1546
Fourways 010 001 2632 | Illovo 011 219 6200 | East London 043 721 1234

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