



Buying / Selling immovable property

Typical costs associated
with buying and selling
immovable property



Who pays for what?

the **BUYER** is liable for

1. Transfer fees (payable to the Transfer Attorneys)
2. Transfer duty (tax payable to SARS) or VAT
3. Bond registration fees (payable to the Bond Attorneys)
4. Home Owners Association Consent fee *
5. Body Corporate levy clearance fee *
6. The costs of complying with special bond conditions *
7. Occupational interest pending transfer *
8. Special Levies imposed by a Body Corporate before transfer if payable in instalments, then the Buyer inherits the balance on a pro rata basis as from date of transfer

* If applicable

the **SELLER** is liable for

1. Agent's commission
2. All appropriate and necessary certificates of compliance, e.g. Electrical Certificate
3. Bond cancellation fees *
4. Advanced rates Clearance figures
5. Levies up to date of transfer
6. Special Levies imposed by a Body Corporate before transfer: -
 - 6.1 if payable in a lumpsum, or
 - 6.2 if payable in instalments then the Seller pays up until date of transfer.
7. 90-day penalty interest if a bond must be cancelled
8. Capital Gains Tax *
9. Home Owners Consent *

* If applicable