



DYKES VAN HEERDEN  
ATTORNEYS AND CONVEYANCERS

# DYKES VAN HEERDEN

Attorneys, Conveyancers & Notaries

EFFECTIVE 1 APRIL 2025

## TRANSFER COSTS

## BOND COSTS

| Purchase Price / Bond Amount | Attorney Fee | Postage & Petties | VAT   | Deeds Office Fee | Transfer Duty | Total   | Attorney Fee | Postage & Petties | VAT   | Deeds Office Fee | Total  |
|------------------------------|--------------|-------------------|-------|------------------|---------------|---------|--------------|-------------------|-------|------------------|--------|
| 60 000                       | 6 435        | 2 000             | 1 265 | 50               | 0             | 9 750   | 6 435        | 2 000             | 1 265 | 561              | 10 261 |
| 70 000                       | 6 435        | 2 000             | 1 265 | 50               | 0             | 9 750   | 6 435        | 2 000             | 1 265 | 561              | 10 261 |
| 80 000                       | 6 435        | 2 000             | 1 265 | 50               | 0             | 9 750   | 6 435        | 2 000             | 1 265 | 561              | 10 261 |
| 90 000                       | 6 435        | 2 000             | 1 265 | 50               | 0             | 9 750   | 6 435        | 2 000             | 1 265 | 561              | 10 261 |
| 100 000                      | 6 435        | 2 000             | 1 265 | 50               | 0             | 9 750   | 6 435        | 2 000             | 1 265 | 561              | 10 261 |
| 150 000                      | 7 460        | 2 000             | 1 419 | 114              | 0             | 10 993  | 7 460        | 2 000             | 1 419 | 561              | 11 440 |
| 200 000                      | 8 485        | 2 000             | 1 573 | 114              | 0             | 12 172  | 8 485        | 2 000             | 1 573 | 727              | 12 785 |
| 250 000                      | 9 510        | 2 000             | 1 727 | 727              | 0             | 13 964  | 9 510        | 2 000             | 1 727 | 727              | 13 964 |
| 300 000                      | 10 535       | 2 000             | 1 880 | 727              | 0             | 15 142  | 10 535       | 2 000             | 1 880 | 727              | 15 142 |
| 350 000                      | 11 560       | 2 000             | 2 034 | 906              | 0             | 16 500  | 11 560       | 2 000             | 2 034 | 906              | 16 500 |
| 400 000                      | 12 585       | 2 000             | 2 188 | 906              | 0             | 17 679  | 12 585       | 2 000             | 2 188 | 906              | 17 679 |
| 450 000                      | 13 610       | 2 000             | 2 342 | 906              | 0             | 18 858  | 13 610       | 2 000             | 2 342 | 906              | 18 858 |
| 500 000                      | 14 635       | 2 000             | 2 495 | 906              | 0             | 20 036  | 14 635       | 2 000             | 2 495 | 906              | 20 036 |
| 550 000                      | 16 620       | 2 000             | 2 793 | 906              | 0             | 22 319  | 16 620       | 2 000             | 2 793 | 906              | 22 319 |
| 600 000                      | 16 620       | 2 000             | 2 793 | 906              | 0             | 22 319  | 16 620       | 2 000             | 2 793 | 906              | 22 319 |
| 650 000                      | 18 605       | 2 000             | 3 091 | 1 275            | 0             | 24 971  | 18 605       | 2 000             | 3 091 | 1 275            | 24 971 |
| 700 000                      | 18 605       | 2 000             | 3 091 | 1 275            | 0             | 24 971  | 18 605       | 2 000             | 3 091 | 1 275            | 24 971 |
| 750 000                      | 20 590       | 2 000             | 3 389 | 1 275            | 0             | 27 254  | 20 590       | 2 000             | 3 389 | 1 275            | 27 254 |
| 800 000                      | 20 590       | 2 000             | 3 389 | 1 275            | 0             | 27 254  | 20 590       | 2 000             | 3 389 | 1 275            | 27 254 |
| 850 000                      | 22 575       | 2 000             | 3 686 | 1 464            | 0             | 29 725  | 22 575       | 2 000             | 3 686 | 1 464            | 29 725 |
| 900 000                      | 22 575       | 2 000             | 3 686 | 1 464            | 0             | 29 725  | 22 575       | 2 000             | 3 686 | 1 464            | 29 725 |
| 1 000 000                    | 24 560       | 2 000             | 3 984 | 1 464            | 0             | 32 008  | 24 560       | 2 000             | 3 984 | 1 464            | 32 008 |
| 1 100 000                    | 26 545       | 2 000             | 4 282 | 1 646            | 0             | 34 473  | 26 545       | 2 000             | 4 282 | 1 646            | 34 473 |
| 1 200 000                    | 26 545       | 2 000             | 4 282 | 1 646            | 3 000         | 37 473  | 26 545       | 2 000             | 4 282 | 1 646            | 34 473 |
| 1 300 000                    | 28 530       | 2 000             | 4 580 | 1 646            | 6 000         | 42 756  | 28 530       | 2 000             | 4 580 | 1 646            | 36 756 |
| 1 400 000                    | 28 530       | 2 000             | 4 580 | 1 646            | 9 000         | 45 756  | 28 530       | 2 000             | 4 580 | 1 646            | 36 756 |
| 1 500 000                    | 30 515       | 2 000             | 4 877 | 1 646            | 12 000        | 51 038  | 30 515       | 2 000             | 4 877 | 1 646            | 39 038 |
| 1 600 000                    | 30 515       | 2 000             | 4 877 | 1 646            | 17 625        | 56 663  | 30 515       | 2 000             | 4 877 | 1 646            | 39 038 |
| 1 700 000                    | 32 500       | 2 000             | 5 175 | 1 646            | 23 625        | 64 946  | 32 500       | 2 000             | 5 175 | 1 646            | 41 321 |
| 1 800 000                    | 32 500       | 2 000             | 5 175 | 1 646            | 29 625        | 70 946  | 32 500       | 2 000             | 5 175 | 1 646            | 41 321 |
| 1 900 000                    | 34 485       | 2 000             | 5 473 | 1 646            | 35 625        | 79 229  | 34 485       | 2 000             | 5 473 | 1 646            | 43 604 |
| 2 000 000                    | 34 485       | 2 000             | 5 473 | 1 646            | 41 625        | 85 229  | 34 485       | 2 000             | 5 473 | 1 646            | 43 604 |
| 2 100 000                    | 36 470       | 2 000             | 5 771 | 2 281            | 47 625        | 94 147  | 36 470       | 2 000             | 5 771 | 2 281            | 46 522 |
| 2 200 000                    | 36 470       | 2 000             | 5 771 | 2 281            | 55 275        | 101 797 | 36 470       | 2 000             | 5 771 | 2 281            | 46 522 |
| 2 300 000                    | 38 455       | 2 000             | 6 068 | 2 281            | 63 275        | 112 079 | 38 455       | 2 000             | 6 068 | 2 281            | 48 804 |
| 2 400 000                    | 38 455       | 2 000             | 6 068 | 2 281            | 71 275        | 120 079 | 38 455       | 2 000             | 6 068 | 2 281            | 48 804 |
| 2 500 000                    | 40 440       | 2 000             | 6 366 | 2 281            | 79 275        | 130 362 | 40 440       | 2 000             | 6 366 | 2 281            | 51 087 |
| 2 550 000                    | 40 440       | 2 000             | 6 366 | 2 281            | 83 275        | 134 362 | 40 440       | 2 000             | 6 366 | 2 281            | 51 087 |
| 2 600 000                    | 40 440       | 2 000             | 6 366 | 2 281            | 87 275        | 138 362 | 40 440       | 2 000             | 6 366 | 2 281            | 51 087 |
| 2 700 000                    | 42 425       | 2 000             | 6 664 | 2 281            | 95 275        | 148 645 | 42 425       | 2 000             | 6 664 | 2 281            | 53 370 |
| 2 800 000                    | 42 425       | 2 000             | 6 664 | 2 281            | 105 600       | 158 970 | 42 425       | 2 000             | 6 664 | 2 281            | 53 370 |
| 2 900 000                    | 44 410       | 2 000             | 6 962 | 2 281            | 116 600       | 172 253 | 44 410       | 2 000             | 6 962 | 2 281            | 55 653 |
| 3 000 000                    | 44 410       | 2 000             | 6 962 | 2 281            | 127 600       | 183 253 | 44 410       | 2 000             | 6 962 | 2 281            | 55 653 |
| 3 100 000                    | 46 395       | 2 000             | 7 259 | 2 281            | 138 600       | 196 535 | 46 395       | 2 000             | 7 259 | 2 281            | 57 935 |
| 3 200 000                    | 46 395       | 2 000             | 7 259 | 2 281            | 149 600       | 207 535 | 46 395       | 2 000             | 7 259 | 2 281            | 57 935 |
| 3 300 000                    | 48 380       | 2 000             | 7 557 | 2 281            | 160 600       | 220 818 | 48 380       | 2 000             | 7 557 | 2 281            | 60 218 |
| 3 400 000                    | 48 380       | 2 000             | 7 557 | 2 281            | 171 600       | 231 818 | 48 380       | 2 000             | 7 557 | 2 281            | 60 218 |
| 3 500 000                    | 50 365       | 2 000             | 7 855 | 2 281            | 182 600       | 245 101 | 50 365       | 2 000             | 7 855 | 2 281            | 62 501 |
| 3 600 000                    | 50 365       | 2 000             | 7 855 | 2 281            | 193 600       | 256 101 | 50 365       | 2 000             | 7 855 | 2 281            | 62 501 |
| 3 700 000                    | 52 350       | 2 000             | 8 153 | 2 281            | 204 600       | 269 384 | 52 350       | 2 000             | 8 153 | 2 281            | 64 784 |
| 3 800 000                    | 52 350       | 2 000             | 8 153 | 2 281            | 215 600       | 280 384 | 52 350       | 2 000             | 8 153 | 2 281            | 64 784 |
| 3 900 000                    | 54 335       | 2 000             | 8 450 | 2 281            | 226 600       | 293 666 | 54 335       | 2 000             | 8 450 | 2 281            | 67 066 |
| 4 000 000                    | 54 335       | 2 000             | 8 450 | 2 281            | 237 600       | 304 666 | 54 335       | 2 000             | 8 450 | 2 281            | 67 066 |
| 4 100 000                    | 56 320       | 2 000             | 8 748 | 2 767            | 248 600       | 318 435 | 56 320       | 2 000             | 8 748 | 2 767            | 69 835 |
| 4 200 000                    | 56 320       | 2 000             | 8 748 | 2 767            | 259 600       | 329 435 | 56 320       | 2 000             | 8 748 | 2 767            | 69 835 |
| 4 300 000                    | 58 305       | 2 000             | 9 046 | 2 767            | 270 600       | 342 718 | 58 305       | 2 000             | 9 046 | 2 767            | 72 118 |
| 4 400 000                    | 58 305       | 2 000             | 9 046 | 2 767            | 281 600       | 353 718 | 58 305       | 2 000             | 9 046 | 2 767            | 72 118 |
| 4 500 000                    | 60 290       | 2 000             | 9 344 | 2 767            | 292 600       | 367 001 | 60 290       | 2 000             | 9 344 | 2 767            | 74 401 |
| 4 600 000                    | 60 290       | 2 000             | 9 344 | 2 767            | 303 600       | 378 001 | 60 290       | 2 000             | 9 344 | 2 767            | 74 401 |

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| TRANSFER COSTS               |              |                   |        |                  |               |           | BOND COSTS   |                   |        |                  |         |
|------------------------------|--------------|-------------------|--------|------------------|---------------|-----------|--------------|-------------------|--------|------------------|---------|
| Purchase Price / Bond Amount | Attorney Fee | Postage & Petties | VAT    | Deeds Office Fee | Transfer Duty | Total     | Attorney Fee | Postage & Petties | VAT    | Deeds Office Fee | Total   |
| 4 700 000                    | 62 275       | 2 000             | 9 641  | 2 767            | 314 600       | 391 283   | 62 275       | 2 000             | 9 641  | 2 767            | 76 683  |
| 4 800 000                    | 62 275       | 2 000             | 9 641  | 2 767            | 325 600       | 402 283   | 62 275       | 2 000             | 9 641  | 2 767            | 76 683  |
| 4 900 000                    | 64 260       | 2 000             | 9 939  | 2 767            | 336 600       | 415 566   | 64 260       | 2 000             | 9 939  | 2 767            | 78 966  |
| 5 000 000                    | 64 260       | 2 000             | 9 939  | 2 767            | 347 600       | 426 566   | 64 260       | 2 000             | 9 939  | 2 767            | 78 966  |
| 5 100 000                    | 69 260       | 2 000             | 10 689 | 2 767            | 358 600       | 443 316   | 69 260       | 2 000             | 10 689 | 2 767            | 84 716  |
| 5 200 000                    | 69 260       | 2 000             | 10 689 | 2 767            | 369 600       | 454 316   | 69 260       | 2 000             | 10 689 | 2 767            | 84 716  |
| 5 300 000                    | 69 260       | 2 000             | 10 689 | 2 767            | 380 600       | 465 316   | 69 260       | 2 000             | 10 689 | 2 767            | 84 716  |
| 5 400 000                    | 69 260       | 2 000             | 10 689 | 2 767            | 391 600       | 476 316   | 69 260       | 2 000             | 10 689 | 2 767            | 84 716  |
| 5 500 000                    | 69 260       | 2 000             | 10 689 | 2 767            | 402 600       | 487 316   | 69 260       | 2 000             | 10 689 | 2 767            | 84 716  |
| 5 600 000                    | 69 260       | 2 000             | 10 689 | 2 767            | 413 600       | 498 316   | 69 260       | 2 000             | 10 689 | 2 767            | 84 716  |
| 5 700 000                    | 69 260       | 2 000             | 10 689 | 2 767            | 424 600       | 509 316   | 69 260       | 2 000             | 10 689 | 2 767            | 84 716  |
| 5 800 000                    | 69 260       | 2 000             | 10 689 | 2 767            | 435 600       | 520 316   | 69 260       | 2 000             | 10 689 | 2 767            | 84 716  |
| 5 900 000                    | 69 260       | 2 000             | 10 689 | 2 767            | 446 600       | 531 316   | 69 260       | 2 000             | 10 689 | 2 767            | 84 716  |
| 6 000 000                    | 69 260       | 2 000             | 10 689 | 2 767            | 457 600       | 542 316   | 69 260       | 2 000             | 10 689 | 2 767            | 84 716  |
| 6 100 000                    | 74 260       | 2 000             | 11 439 | 3 296            | 468 600       | 559 595   | 74 260       | 2 000             | 11 439 | 3 296            | 90 995  |
| 6 200 000                    | 74 260       | 2 000             | 11 439 | 3 296            | 479 600       | 570 595   | 74 260       | 2 000             | 11 439 | 3 296            | 90 995  |
| 6 300 000                    | 74 260       | 2 000             | 11 439 | 3 296            | 490 600       | 581 595   | 74 260       | 2 000             | 11 439 | 3 296            | 90 995  |
| 6 400 000                    | 74 260       | 2 000             | 11 439 | 3 296            | 501 600       | 592 595   | 74 260       | 2 000             | 11 439 | 3 296            | 90 995  |
| 6 500 000                    | 74 260       | 2 000             | 11 439 | 3 296            | 512 600       | 603 595   | 74 260       | 2 000             | 11 439 | 3 296            | 90 995  |
| 6 600 000                    | 74 260       | 2 000             | 11 439 | 3 296            | 523 600       | 614 595   | 74 260       | 2 000             | 11 439 | 3 296            | 90 995  |
| 6 700 000                    | 74 260       | 2 000             | 11 439 | 3 296            | 534 600       | 625 595   | 74 260       | 2 000             | 11 439 | 3 296            | 90 995  |
| 6 800 000                    | 74 260       | 2 000             | 11 439 | 3 296            | 545 600       | 636 595   | 74 260       | 2 000             | 11 439 | 3 296            | 90 995  |
| 6 900 000                    | 74 260       | 2 000             | 11 439 | 3 296            | 556 600       | 647 595   | 74 260       | 2 000             | 11 439 | 3 296            | 90 995  |
| 7 000 000                    | 74 260       | 2 000             | 11 439 | 3 296            | 567 600       | 658 595   | 74 260       | 2 000             | 11 439 | 3 296            | 90 995  |
| 7 100 000                    | 79 260       | 2 000             | 12 189 | 3 296            | 578 600       | 675 345   | 79 260       | 2 000             | 12 189 | 3 296            | 96 745  |
| 7 200 000                    | 79 260       | 2 000             | 12 189 | 3 296            | 589 600       | 686 345   | 79 260       | 2 000             | 12 189 | 3 296            | 96 745  |
| 7 300 000                    | 79 260       | 2 000             | 12 189 | 3 296            | 600 600       | 697 345   | 79 260       | 2 000             | 12 189 | 3 296            | 96 745  |
| 7 400 000                    | 79 260       | 2 000             | 12 189 | 3 296            | 611 600       | 708 345   | 79 260       | 2 000             | 12 189 | 3 296            | 96 745  |
| 7 500 000                    | 79 260       | 2 000             | 12 189 | 3 296            | 622 600       | 719 345   | 79 260       | 2 000             | 12 189 | 3 296            | 96 745  |
| 7 600 000                    | 79 260       | 2 000             | 12 189 | 3 296            | 633 600       | 730 345   | 79 260       | 2 000             | 12 189 | 3 296            | 96 745  |
| 7 700 000                    | 79 260       | 2 000             | 12 189 | 3 296            | 644 600       | 741 345   | 79 260       | 2 000             | 12 189 | 3 296            | 96 745  |
| 7 800 000                    | 79 260       | 2 000             | 12 189 | 3 296            | 655 600       | 752 345   | 79 260       | 2 000             | 12 189 | 3 296            | 96 745  |
| 7 900 000                    | 79 260       | 2 000             | 12 189 | 3 296            | 666 600       | 763 345   | 79 260       | 2 000             | 12 189 | 3 296            | 96 745  |
| 8 000 000                    | 79 260       | 2 000             | 12 189 | 3 296            | 677 600       | 774 345   | 79 260       | 2 000             | 12 189 | 3 296            | 96 745  |
| 8 100 000                    | 84 260       | 2 000             | 12 939 | 3 853            | 688 600       | 791 652   | 84 260       | 2 000             | 12 939 | 3 853            | 103 052 |
| 8 200 000                    | 84 260       | 2 000             | 12 939 | 3 853            | 699 600       | 802 652   | 84 260       | 2 000             | 12 939 | 3 853            | 103 052 |
| 8 300 000                    | 84 260       | 2 000             | 12 939 | 3 853            | 710 600       | 813 652   | 84 260       | 2 000             | 12 939 | 3 853            | 103 052 |
| 8 400 000                    | 84 260       | 2 000             | 12 939 | 3 853            | 721 600       | 824 652   | 84 260       | 2 000             | 12 939 | 3 853            | 103 052 |
| 8 500 000                    | 84 260       | 2 000             | 12 939 | 3 853            | 732 600       | 835 652   | 84 260       | 2 000             | 12 939 | 3 853            | 103 052 |
| 8 600 000                    | 84 260       | 2 000             | 12 939 | 3 853            | 743 600       | 846 652   | 84 260       | 2 000             | 12 939 | 3 853            | 103 052 |
| 8 700 000                    | 84 260       | 2 000             | 12 939 | 3 853            | 754 600       | 857 652   | 84 260       | 2 000             | 12 939 | 3 853            | 103 052 |
| 8 800 000                    | 84 260       | 2 000             | 12 939 | 3 853            | 765 600       | 868 652   | 84 260       | 2 000             | 12 939 | 3 853            | 103 052 |
| 8 900 000                    | 84 260       | 2 000             | 12 939 | 3 853            | 776 600       | 879 652   | 84 260       | 2 000             | 12 939 | 3 853            | 103 052 |
| 9 000 000                    | 84 260       | 2 000             | 12 939 | 3 853            | 787 600       | 890 652   | 84 260       | 2 000             | 12 939 | 3 853            | 103 052 |
| 9 100 000                    | 89 260       | 2 000             | 13 689 | 3 853            | 798 600       | 907 402   | 89 260       | 2 000             | 13 689 | 3 853            | 108 802 |
| 9 200 000                    | 89 260       | 2 000             | 13 689 | 3 853            | 809 600       | 918 402   | 89 260       | 2 000             | 13 689 | 3 853            | 108 802 |
| 9 300 000                    | 89 260       | 2 000             | 13 689 | 3 853            | 820 600       | 929 402   | 89 260       | 2 000             | 13 689 | 3 853            | 108 802 |
| 9 400 000                    | 89 260       | 2 000             | 13 689 | 3 853            | 831 600       | 940 402   | 89 260       | 2 000             | 13 689 | 3 853            | 108 802 |
| 9 500 000                    | 89 260       | 2 000             | 13 689 | 3 853            | 842 600       | 951 402   | 89 260       | 2 000             | 13 689 | 3 853            | 108 802 |
| 9 600 000                    | 89 260       | 2 000             | 13 689 | 3 853            | 853 600       | 962 402   | 89 260       | 2 000             | 13 689 | 3 853            | 108 802 |
| 9 700 000                    | 89 260       | 2 000             | 13 689 | 3 853            | 864 600       | 973 402   | 89 260       | 2 000             | 13 689 | 3 853            | 108 802 |
| 9 800 000                    | 89 260       | 2 000             | 13 689 | 3 853            | 875 600       | 984 402   | 89 260       | 2 000             | 13 689 | 3 853            | 108 802 |
| 9 900 000                    | 89 260       | 2 000             | 13 689 | 3 853            | 886 600       | 995 402   | 89 260       | 2 000             | 13 689 | 3 853            | 108 802 |
| 10 000 000                   | 89 260       | 2 000             | 13 689 | 3 853            | 897 600       | 1 006 402 | 89 260       | 2 000             | 13 689 | 3 853            | 108 802 |

**PROVISION MUST BE MADE FOR THE FOLLOWING AMOUNTS:-**

- \* Bank's admin and initiation fees of R6 037.00
- \* Levies for up to 12 months (normally 3 months)
- \* Transfer of an Exclusive Use Area in the sum of approximately R2 000 per Exclusive Use Area
- \* Insurance Certificate for Sectional Title transfers in the sum of approx R750
- \* A charge which varies from attorney to attorney for Electronic Instructions Fee, FICA fee, Deeds Office Searches etc. in the sum of between R1 500 - R2 500
- \* Please note with Sectional Title that there are additional charges for extra Units and Exclusive Use Areas
- \* Additional lodgement fee payable to the deeds office in respect of each transfer, mortgage bond, cancellation or consent lodged: R50.00

**FIRMS IN THE DYKES VAN HEERDEN GROUP OF COMPANIES:**

DYKES VAN HEERDEN INC Tel: 011 279 5000 (JHB)  
 DYKES VAN HEERDEN (CAPE) INC Tel: 0861 110 210

DYKES VAN HEERDEN (KZN) INC Tel: (031) 903 1851 (KZN)  
 DYKES VAN HEERDEN SLABBERT HOPKINS INC. TEL 0861 110 210