



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 |
| 1 210 000 | 28 530 | 2 000 | 4 580 | 1 646 | 0 | 36 756 | 26 545 | 2 000 | 4 282 | 1 646 | 34 473 |
| 1 300 000 | 28 530 | 2 000 | 4 580 | 1 646 | 2 700 | 39 456 | 28 530 | 2 000 | 4 580 | 1 646 | 36 756 |
| 1 400 000 | 28 530 | 2 000 | 4 580 | 1 646 | 5 700 | 42 456 | 28 530 | 2 000 | 4 580 | 1 646 | 36 756 |
| 1 500 000 | 30 515 | 2 000 | 4 877 | 1 646 | 8 700 | 47 738 | 30 515 | 2 000 | 4 877 | 1 646 | 39 038 |
| 1 600 000 | 30 515 | 2 000 | 4 877 | 1 646 | 11 700 | 50 738 | 30 515 | 2 000 | 4 877 | 1 646 | 39 038 |
| 1 663 800 | 32 500 | 2 000 | 5 175 | 1 646 | 13 614 | 54 935 | 32 500 | 2 000 | 5 175 | 1 646 | 41 321 |
| 1 800 000 | 32 500 | 2 000 | 5 175 | 1 646 | 21 786 | 63 107 | 32 500 | 2 000 | 5 175 | 1 646 | 41 321 |
| 1 900 000 | 34 485 | 2 000 | 5 473 | 1 646 | 27 786 | 71 390 | 34 485 | 2 000 | 5 473 | 1 646 | 43 604 |
| 2 000 000 | 34 485 | 2 000 | 5 473 | 1 646 | 33 786 | 77 390 | 34 485 | 2 000 | 5 473 | 1 646 | 43 604 |
| 2 100 000 | 36 470 | 2 000 | 5 771 | 2 281 | 39 786 | 86 308 | 36 470 | 2 000 | 5 771 | 2 281 | 46 522 |
| 2 200 000 | 36 470 | 2 000 | 5 771 | 2 281 | 45 786 | 92 308 | 36 470 | 2 000 | 5 771 | 2 281 | 46 522 |
| 2 329 300 | 38 455 | 2 000 | 6 068 | 2 281 | 53 544 | 102 348 | 38 455 | 2 000 | 6 068 | 2 281 | 48 804 |
| 2 400 000 | 38 455 | 2 000 | 6 068 | 2 281 | 59 200 | 108 004 | 38 455 | 2 000 | 6 068 | 2 281 | 48 804 |
| 2 500 000 | 40 440 | 2 000 | 6 366 | 2 281 | 67 200 | 118 287 | 40 440 | 2 000 | 6 366 | 2 281 | 51 087 |
| 2 550 000 | 40 440 | 2 000 | 6 366 | 2 281 | 71 200 | 122 287 | 40 440 | 2 000 | 6 366 | 2 281 | 51 087 |
| 2 600 000 | 40 440 | 2 000 | 6 366 | 2 281 | 75 200 | 126 287 | 40 440 | 2 000 | 6 366 | 2 281 | 51 087 |
| 2 700 000 | 42 425 | 2 000 | 6 664 | 2 281 | 83 200 | 136 570 | 42 425 | 2 000 | 6 664 | 2 281 | 53 370 |
| 2 800 000 | 42 425 | 2 000 | 6 664 | 2 281 | 91 200 | 144 570 | 42 425 | 2 000 | 6 664 | 2 281 | 53 370 |
| 2 900 000 | 44 410 | 2 000 | 6 962 | 2 281 | 99 200 | 154 853 | 44 410 | 2 000 | 6 962 | 2 281 | 55 653 |
| 2 994 800 | 44 410 | 2 000 | 6 962 | 2 281 | 106 784 | 162 437 | 44 410 | 2 000 | 6 962 | 2 281 | 55 653 |
| 3 100 000 | 46 395 | 2 000 | 7 259 | 2 281 | 118 356 | 176 291 | 46 395 | 2 000 | 7 259 | 2 281 | 57 935 |
| 3 200 000 | 46 395 | 2 000 | 7 259 | 2 281 | 129 356 | 187 291 | 46 395 | 2 000 | 7 259 | 2 281 | 57 935 |
| 3 300 000 | 48 380 | 2 000 | 7 557 | 2 281 | 140 356 | 200 574 | 48 380 | 2 000 | 7 557 | 2 281 | 60 218 |
| 3 400 000 | 48 380 | 2 000 | 7 557 | 2 281 | 151 356 | 211 574 | 48 380 | 2 000 | 7 557 | 2 281 | 60 218 |
| 3 500 000 | 50 365 | 2 000 | 7 855 | 2 281 | 162 356 | 224 857 | 50 365 | 2 000 | 7 855 | 2 281 | 62 501 |
| 3 600 000 | 50 365 | 2 000 | 7 855 | 2 281 | 173 356 | 235 857 | 50 365 | 2 000 | 7 855 | 2 281 | 62 501 |
| 3 700 000 | 52 350 | 2 000 | 8 153 | 2 281 | 184 356 | 249 140 | 52 350 | 2 000 | 8 153 | 2 281 | 64 784 |
| 3 800 000 | 52 350 | 2 000 | 8 153 | 2 281 | 195 356 | 260 140 | 52 350 | 2 000 | 8 153 | 2 281 | 64 784 |
| 3 900 000 | 54 335 | 2 000 | 8 450 | 2 281 | 206 356 | 273 422 | 54 335 | 2 000 | 8 450 | 2 281 | 67 066 |
| 4 000 000 | 54 335 | 2 000 | 8 450 | 2 281 | 217 356 | 284 422 | 54 335 | 2 000 | 8 450 | 2 281 | 67 066 |
| 4 100 000 | 56 320 | 2 000 | 8 748 | 2 767 | 228 356 | 298 191 | 56 320 | 2 000 | 8 748 | 2 767 | 69 835 |
| 4 200 000 | 56 320 | 2 000 | 8 748 | 2 767 | 239 356 | 309 191 | 56 320 | 2 000 | 8 748 | 2 767 | 69 835 |
| 4 300 000 | 58 305 | 2 000 | 9 046 | 2 767 | 250 356 | 322 474 | 58 305 | 2 000 | 9 046 | 2 767 | 72 118 |
| 4 400 000 | 58 305 | 2 000 | 9 046 | 2 767 | 261 356 | 333 474 | 58 305 | 2 000 | 9 046 | 2 767 | 72 118 |
| 4 500 000 | 60 290 | 2 000 | 9 344 | 2 767 | 272 356 | 346 757 | 60 290 | 2 000 | 9 344 | 2 767 | 74 401 |
| 4 600 000 | 60 290 | 2 000 | 9 344 | 2 767 | 283 356 | 357 757 | 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 | 294 356 | 371 039 | 62 275 | 2 000 | 9 641 | 2 767 | 76 683 |
| 4 800 000 | 62 275 | 2 000 | 9 641 | 2 767 | 305 356 | 382 039 | 62 275 | 2 000 | 9 641 | 2 767 | 76 683 |
| 4 900 000 | 64 260 | 2 000 | 9 939 | 2 767 | 316 356 | 395 322 | 64 260 | 2 000 | 9 939 | 2 767 | 78 966 |
| 5 000 000 | 64 260 | 2 000 | 9 939 | 2 767 | 327 356 | 406 322 | 64 260 | 2 000 | 9 939 | 2 767 | 78 966 |
| 5 100 000 | 69 260 | 2 000 | 10 689 | 2 767 | 338 356 | 423 072 | 69 260 | 2 000 | 10 689 | 2 767 | 84 716 |
| 5 200 000 | 69 260 | 2 000 | 10 689 | 2 767 | 349 356 | 434 072 | 69 260 | 2 000 | 10 689 | 2 767 | 84 716 |
| 5 300 000 | 69 260 | 2 000 | 10 689 | 2 767 | 360 356 | 445 072 | 69 260 | 2 000 | 10 689 | 2 767 | 84 716 |
| 5 400 000 | 69 260 | 2 000 | 10 689 | 2 767 | 371 356 | 456 072 | 69 260 | 2 000 | 10 689 | 2 767 | 84 716 |
| 5 500 000 | 69 260 | 2 000 | 10 689 | 2 767 | 382 356 | 467 072 | 69 260 | 2 000 | 10 689 | 2 767 | 84 716 |
| 5 600 000 | 69 260 | 2 000 | 10 689 | 2 767 | 393 356 | 478 072 | 69 260 | 2 000 | 10 689 | 2 767 | 84 716 |
| 5 700 000 | 69 260 | 2 000 | 10 689 | 2 767 | 404 356 | 489 072 | 69 260 | 2 000 | 10 689 | 2 767 | 84 716 |
| 5 800 000 | 69 260 | 2 000 | 10 689 | 2 767 | 415 356 | 500 072 | 69 260 | 2 000 | 10 689 | 2 767 | 84 716 |
| 5 900 000 | 69 260 | 2 000 | 10 689 | 2 767 | 426 356 | 511 072 | 69 260 | 2 000 | 10 689 | 2 767 | 84 716 |
| 6 000 000 | 69 260 | 2 000 | 10 689 | 2 767 | 437 356 | 522 072 | 69 260 | 2 000 | 10 689 | 2 767 | 84 716 |
| 6 100 000 | 74 260 | 2 000 | 11 439 | 3 296 | 448 356 | 539 351 | 74 260 | 2 000 | 11 439 | 3 296 | 90 995 |
| 6 200 000 | 74 260 | 2 000 | 11 439 | 3 296 | 459 356 | 550 351 | 74 260 | 2 000 | 11 439 | 3 296 | 90 995 |
| 6 300 000 | 74 260 | 2 000 | 11 439 | 3 296 | 470 356 | 561 351 | 74 260 | 2 000 | 11 439 | 3 296 | 90 995 |
| 6 400 000 | 74 260 | 2 000 | 11 439 | 3 296 | 481 356 | 572 351 | 74 260 | 2 000 | 11 439 | 3 296 | 90 995 |
| 6 500 000 | 74 260 | 2 000 | 11 439 | 3 296 | 492 356 | 583 351 | 74 260 | 2 000 | 11 439 | 3 296 | 90 995 |
| 6 600 000 | 74 260 | 2 000 | 11 439 | 3 296 | 503 356 | 594 351 | 74 260 | 2 000 | 11 439 | 3 296 | 90 995 |
| 6 700 000 | 74 260 | 2 000 | 11 439 | 3 296 | 514 356 | 605 351 | 74 260 | 2 000 | 11 439 | 3 296 | 90 995 |
| 6 800 000 | 74 260 | 2 000 | 11 439 | 3 296 | 525 356 | 616 351 | 74 260 | 2 000 | 11 439 | 3 296 | 90 995 |
| 6 900 000 | 74 260 | 2 000 | 11 439 | 3 296 | 536 356 | 627 351 | 74 260 | 2 000 | 11 439 | 3 296 | 90 995 |
| 7 000 000 | 74 260 | 2 000 | 11 439 | 3 296 | 547 356 | 638 351 | 74 260 | 2 000 | 11 439 | 3 296 | 90 995 |
| 7 100 000 | 79 260 | 2 000 | 12 189 | 3 296 | 558 356 | 655 101 | 79 260 | 2 000 | 12 189 | 3 296 | 96 745 |
| 7 200 000 | 79 260 | 2 000 | 12 189 | 3 296 | 569 356 | 666 101 | 79 260 | 2 000 | 12 189 | 3 296 | 96 745 |
| 7 300 000 | 79 260 | 2 000 | 12 189 | 3 296 | 580 356 | 677 101 | 79 260 | 2 000 | 12 189 | 3 296 | 96 745 |
| 7 400 000 | 79 260 | 2 000 | 12 189 | 3 296 | 591 356 | 688 101 | 79 260 | 2 000 | 12 189 | 3 296 | 96 745 |
| 7 500 000 | 79 260 | 2 000 | 12 189 | 3 296 | 602 356 | 699 101 | 79 260 | 2 000 | 12 189 | 3 296 | 96 745 |
| 7 600 000 | 79 260 | 2 000 | 12 189 | 3 296 | 613 356 | 710 101 | 79 260 | 2 000 | 12 189 | 3 296 | 96 745 |
| 7 700 000 | 79 260 | 2 000 | 12 189 | 3 296 | 624 356 | 721 101 | 79 260 | 2 000 | 12 189 | 3 296 | 96 745 |
| 7 800 000 | 79 260 | 2 000 | 12 189 | 3 296 | 635 356 | 732 101 | 79 260 | 2 000 | 12 189 | 3 296 | 96 745 |
| 7 900 000 | 79 260 | 2 000 | 12 189 | 3 296 | 646 356 | 743 101 | 79 260 | 2 000 | 12 189 | 3 296 | 96 745 |
| 8 000 000 | 79 260 | 2 000 | 12 189 | 3 296 | 657 356 | 754 101 | 79 260 | 2 000 | 12 189 | 3 296 | 96 745 |
| 8 100 000 | 84 260 | 2 000 | 12 939 | 3 853 | 668 356 | 771 408 | 84 260 | 2 000 | 12 939 | 3 853 | 103 052 |
| 8 200 000 | 84 260 | 2 000 | 12 939 | 3 853 | 679 356 | 782 408 | 84 260 | 2 000 | 12 939 | 3 853 | 103 052 |
| 8 300 000 | 84 260 | 2 000 | 12 939 | 3 853 | 690 356 | 793 408 | 84 260 | 2 000 | 12 939 | 3 853 | 103 052 |
| 8 400 000 | 84 260 | 2 000 | 12 939 | 3 853 | 701 356 | 804 408 | 84 260 | 2 000 | 12 939 | 3 853 | 103 052 |
| 8 500 000 | 84 260 | 2 000 | 12 939 | 3 853 | 712 356 | 815 408 | 84 260 | 2 000 | 12 939 | 3 853 | 103 052 |
| 8 600 000 | 84 260 | 2 000 | 12 939 | 3 853 | 723 356 | 826 408 | 84 260 | 2 000 | 12 939 | 3 853 | 103 052 |
| 8 700 000 | 84 260 | 2 000 | 12 939 | 3 853 | 734 356 | 837 408 | 84 260 | 2 000 | 12 939 | 3 853 | 103 052 |
| 8 800 000 | 84 260 | 2 000 | 12 939 | 3 853 | 745 356 | 848 408 | 84 260 | 2 000 | 12 939 | 3 853 | 103 052 |
| 8 900 000 | 84 260 | 2 000 | 12 939 | 3 853 | 756 356 | 859 408 | 84 260 | 2 000 | 12 939 | 3 853 | 103 052 |
| 9 000 000 | 84 260 | 2 000 | 12 939 | 3 853 | 767 356 | 870 408 | 84 260 | 2 000 | 12 939 | 3 853 | 103 052 |
| 9 100 000 | 89 260 | 2 000 | 13 689 | 3 853 | 778 356 | 887 158 | 89 260 | 2 000 | 13 689 | 3 853 | 108 802 |
| 9 200 000 | 89 260 | 2 000 | 13 689 | 3 853 | 789 356 | 898 158 | 89 260 | 2 000 | 13 689 | 3 853 | 108 802 |
| 9 300 000 | 89 260 | 2 000 | 13 689 | 3 853 | 800 356 | 909 158 | 89 260 | 2 000 | 13 689 | 3 853 | 108 802 |
| 9 400 000 | 89 260 | 2 000 | 13 689 | 3 853 | 811 356 | 920 158 | 89 260 | 2 000 | 13 689 | 3 853 | 108 802 |
| 9 500 000 | 89 260 | 2 000 | 13 689 | 3 853 | 822 356 | 931 158 | 89 260 | 2 000 | 13 689 | 3 853 | 108 802 |
| 9 600 000 | 89 260 | 2 000 | 13 689 | 3 853 | 833 356 | 942 158 | 89 260 | 2 000 | 13 689 | 3 853 | 108 802 |
| 9 700 000 | 89 260 | 2 000 | 13 689 | 3 853 | 844 356 | 953 158 | 89 260 | 2 000 | 13 689 | 3 853 | 108 802 |
| 9 800 000 | 89 260 | 2 000 | 13 689 | 3 853 | 855 356 | 964 158 | 89 260 | 2 000 | 13 689 | 3 853 | 108 802 |
| 9 900 000 | 89 260 | 2 000 | 13 689 | 3 853 | 866 356 | 975 158 | 89 260 | 2 000 | 13 689 | 3 853 | 108 802 |
| 10 000 000 | 89 260 | 2 000 | 13 689 | 3 853 | 877 356 | 986 158 | 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