

1 October 2017

ETIENNE BEDEKER
INCORPORATED
Attorneys • Notaries • Conveyancers



Etienne Bedeker: 083 268 0357
Annaline Retief: 082 802 3210



Transfer Costs

Purchase Price Bond Amount	Transfer Duty	Fee	Deeds Fee	Postages & Petties	Vat	Total
100,000.00	-	6,700.00	75.00	800.00	1,050.00	8,625.00
200,000.00	-	6,700.00	465.00	800.00	1,050.00	9,015.00
300,000.00	-	7,400.00	580.00	800.00	1,148.00	9,928.00
400,000.00	-	8,800.00	580.00	800.00	1,344.00	11,524.00
500,000.00	-	10,200.00	580.00	800.00	1,540.00	13,120.00
600,000.00	-	13,000.00	815.00	800.00	1,932.00	16,547.00
700,000.00	-	13,000.00	815.00	800.00	1,932.00	16,547.00
800,000.00	-	14,400.00	930.00	800.00	2,128.00	18,258.00
900,000.00	-	15,800.00	930.00	800.00	2,324.00	19,854.00
1,000,000.00	3,000.00	17,200.00	1,050.00	800.00	2,520.00	24,570.00
1,100,000.00	6,000.00	17,900.00	1,050.00	800.00	2,618.00	28,368.00
1,200,000.00	9,000.00	18,600.00	1,050.00	800.00	2,716.00	32,166.00
1,300,000.00	13,500.00	19,300.00	1,050.00	800.00	2,814.00	37,464.00
1,400,000.00	19,500.00	19,300.00	1,050.00	800.00	2,814.00	43,464.00
1,500,000.00	25,500.00	20,700.00	1,050.00	800.00	3,010.00	51,060.00
1,600,000.00	31,500.00	21,400.00	1,050.00	800.00	3,108.00	57,858.00
1,700,000.00	37,500.00	22,100.00	1,050.00	800.00	3,206.00	64,656.00
1,800,000.00	44,500.00	22,800.00	1,050.00	800.00	3,304.00	72,454.00
1,900,000.00	52,500.00	23,500.00	1,050.00	800.00	3,402.00	81,252.00
2,000,000.00	60,500.00	24,200.00	1,275.00	800.00	3,500.00	90,275.00
2,100,000.00	68,500.00	24,900.00	1,275.00	800.00	3,598.00	99,073.00
2,200,000.00	76,500.00	25,600.00	1,275.00	800.00	3,696.00	107,871.00
2,300,000.00	86,000.00	26,300.00	1,275.00	800.00	3,794.00	118,169.00
2,400,000.00	97,000.00	27,000.00	1,275.00	800.00	3,892.00	129,967.00
2,500,000.00	108,000.00	27,700.00	1,275.00	800.00	3,990.00	141,765.00
2,600,000.00	119,000.00	28,400.00	1,275.00	800.00	4,088.00	153,563.00
2,700,000.00	130,000.00	29,100.00	1,275.00	800.00	4,186.00	165,361.00
2,800,000.00	141,000.00	29,800.00	1,275.00	800.00	4,284.00	177,159.00
2,900,000.00	152,000.00	30,500.00	1,275.00	800.00	4,382.00	188,957.00
3,000,000.00	163,000.00	31,200.00	1,275.00	800.00	4,480.00	200,755.00
3,100,000.00	174,000.00	31,900.00	1,275.00	800.00	4,578.00	212,553.00
3,200,000.00	185,000.00	32,600.00	1,275.00	800.00	4,676.00	224,351.00
3,300,000.00	196,000.00	33,300.00	1,275.00	800.00	4,774.00	236,149.00
3,400,000.00	207,000.00	34,000.00	1,275.00	800.00	4,872.00	247,947.00
3,500,000.00	218,000.00	34,700.00	1,275.00	800.00	4,970.00	259,745.00
3,600,000.00	229,000.00	35,400.00	1,275.00	800.00	5,068.00	271,543.00
3,700,000.00	240,000.00	36,100.00	1,275.00	800.00	5,166.00	283,341.00
3,800,000.00	251,000.00	36,800.00	1,275.00	800.00	5,264.00	295,139.00
3,900,000.00	262,000.00	37,500.00	1,275.00	800.00	5,362.00	306,937.00
4,000,000.00	273,000.00	38,200.00	1,750.00	800.00	5,460.00	319,210.00
4,100,000.00	284,000.00	38,900.00	1,750.00	800.00	5,558.00	331,008.00
4,200,000.00	295,000.00	39,600.00	1,750.00	800.00	5,656.00	342,806.00
4,300,000.00	306,000.00	40,300.00	1,750.00	800.00	5,754.00	354,604.00
4,400,000.00	317,000.00	41,000.00	1,750.00	800.00	5,852.00	366,402.00
4,500,000.00	328,000.00	41,700.00	1,750.00	800.00	5,950.00	378,200.00
4,600,000.00	339,000.00	42,400.00	1,750.00	800.00	6,048.00	389,998.00
4,700,000.00	350,000.00	43,100.00	1,750.00	800.00	6,146.00	401,796.00
4,800,000.00	361,000.00	43,800.00	1,750.00	800.00	6,244.00	413,594.00
4,900,000.00	372,000.00	44,500.00	1,750.00	800.00	6,342.00	425,392.00
5,000,000.00	383,000.00	45,200.00	1,750.00	800.00	6,440.00	437,190.00
5,200,000.00	405,000.00	45,900.00	1,750.00	800.00	6,538.00	459,988.00
5,400,000.00	427,000.00	46,600.00	1,750.00	800.00	6,636.00	482,786.00
5,600,000.00	449,000.00	47,300.00	1,750.00	800.00	6,734.00	505,584.00
5,800,000.00	471,000.00	48,000.00	1,750.00	800.00	6,832.00	528,382.00
6,000,000.00	493,000.00	48,700.00	2,100.00	800.00	6,930.00	551,530.00
6,500,000.00	548,000.00	50,450.00	2,100.00	800.00	7,175.00	608,525.00
7,000,000.00	603,000.00	52,200.00	2,100.00	800.00	7,420.00	665,520.00
7,500,000.00	658,000.00	53,950.00	2,100.00	800.00	7,665.00	722,515.00
8,000,000.00	713,000.00	55,700.00	2,455.00	800.00	7,910.00	779,865.00
8,500,000.00	768,000.00	57,450.00	2,455.00	800.00	8,155.00	836,860.00
9,000,000.00	823,000.00	59,200.00	2,455.00	800.00	8,400.00	893,855.00
9,500,000.00	878,000.00	60,950.00	2,455.00	800.00	8,645.00	950,850.00
10,000,000.00	933,000.00	62,700.00	2,455.00	800.00	8,890.00	1,007,845.00

Bond Costs

Fee	Deeds Fee	Postages & Petties	Vat	Total
6,700.00	360.00	800.00	1,050.00	8,910.00
6,700.00	400.00	800.00	1,050.00	8,950.00
7,400.00	580.00	800.00	1,148.00	9,928.00
8,800.00	580.00	800.00	1,344.00	11,524.00
10,200.00	580.00	800.00	1,540.00	13,120.00
11,600.00	810.00	800.00	1,736.00	14,946.00
13,000.00	810.00	800.00	1,932.00	16,542.00
14,400.00	935.00	800.00	2,128.00	18,263.00
15,800.00	935.00	800.00	2,324.00	19,859.00
17,200.00	1,050.00	800.00	2,520.00	21,570.00
17,900.00	1,050.00	800.00	2,618.00	22,368.00
18,600.00	1,050.00	800.00	2,716.00	23,166.00
19,300.00	1,050.00	800.00	2,814.00	23,964.00
20,000.00	1,050.00	800.00	2,912.00	24,762.00
20,700.00	1,050.00	800.00	3,010.00	25,560.00
21,400.00	1,050.00	800.00	3,108.00	26,358.00
22,100.00	1,050.00	800.00	3,206.00	27,156.00
22,800.00	1,050.00	800.00	3,304.00	27,954.00
23,500.00	1,050.00	800.00	3,402.00	28,752.00
24,200.00	1,456.00	800.00	3,500.00	29,956.00
24,900.00	1,456.00	800.00	3,598.00	30,754.00
25,600.00	1,456.00	800.00	3,696.00	31,552.00
26,300.00	1,456.00	800.00	3,794.00	32,350.00
27,000.00	1,456.00	800.00	3,892.00	33,148.00
27,700.00	1,456.00	800.00	3,990.00	33,946.00
28,400.00	1,456.00	800.00	4,088.00	34,744.00
29,100.00	1,456.00	800.00	4,186.00	35,542.00
29,800.00	1,456.00	800.00	4,284.00	36,340.00
30,500.00	1,456.00	800.00	4,382.00	37,138.00
31,200.00	1,456.00	800.00	4,480.00	37,936.00
31,900.00	1,456.00	800.00	4,578.00	38,734.00
32,600.00	1,456.00	800.00	4,676.00	39,532.00
33,300.00	1,456.00	800.00	4,774.00	40,330.00
34,000.00	1,456.00	800.00	4,872.00	41,128.00
34,700.00	1,456.00	800.00	4,970.00	41,926.00
36,100.00	1,456.00	800.00	5,166.00	43,522.00
36,800.00	1,456.00	800.00	5,264.00	44,320.00
37,500.00	1,456.00	800.00	5,362.00	45,118.00
38,200.00	1,765.00	800.00	5,460.00	46,225.00
38,900.00	1,765.00	800.00	5,558.00	47,023.00
39,600.00	1,765.00	800.00	5,656.00	47,821.00
40,300.00	1,765.00	800.00	5,754.00	48,619.00
41,000.00	1,765.00	800.00	5,852.00	49,417.00
41,700.00	1,765.00	800.00	5,950.00	50,215.00
42,400.00	1,765.00	800.00	6,048.00	51,013.00
43,100.00	1,765.00	800.00	6,146.00	51,811.00
43,800.00	1,765.00	800.00	6,244.00	52,609.00
44,500.00	1,765.00	800.00	6,342.00	53,407.00
45,200.00	1,765.00	800.00	6,440.00	54,205.00
45,900.00	1,765.00	800.00	6,538.00	55,003.00
46,600.00	1,765.00	800.00	6,636.00	55,801.00
47,300.00	1,765.00	800.00	6,734.00	56,599.00
48,000.00	1,765.00	800.00	6,832.00	57,397.00
48,700.00	2,100.00	800.00	6,930.00	58,530.00
50,450.00	2,100.00	800.00	7,175.00	60,525.00
52,550.00	2,100.00	800.00	7,469.00	62,919.00
53,950.00	2,100.00	800.00	7,665.00	64,515.00
55,700.00	2,455.00	800.00	7,910.00	66,865.00
57,450.00	2,455.00	800.00	8,155.00	68,860.00
59,200.00	2,455.00	800.00	8,400.00	70,855.00
60,950.00	2,455.00	800.00	8,645.00	72,850.00
62,700.00	2,455.00	800.00	8,890.00	74,845.00



**“OUR VISION IS TO PROVIDE A FLAWLESS PROPERTY REGISTRATION PROCESS
WE PUT OUR CLIENTS FIRST AND PROVIDE PROFESSIONAL & ACCURATE
SERVICE IN THE FASTEST POSSIBLE TIME”**

Etienne Bedeker Incorporated is a leading property law firm in Gauteng, founded in 1996.
We are a highly dynamic firm with vast experience in the property industry.

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OUR MISSION:

- To go the extra mile for our clients
- To have a positive attitude and passion for service
- To give the best advice
- To know our product and the market
- To do the work in the fastest possible time

IMPORTANT DOCUMENTATION:

Documentation to be submitted to Attorneys by the seller:

1. Copy of Identity Document
2. Proof of residential address (not older than three months)
3. Proof of income tax number
4. Latest Rates Account over property sold
5. Latest Electricity account over property sold
6. Latest Home Loan bank statement

Documentation to be submitted to Attorneys by the purchaser:

1. Copy of Identity Document
2. Proof of residential address (not older than 3 months)
3. Proof of income Tax Number

The Transfer of property cannot take place without following:

1. Electrical compliance certificate
2. Electrical fence certificate (if applicable)
3. Gas certificate (if applicable)

WHY USE US:

1. We are conveniently situated near Menlyn, just off the N1 highway.
2. We are well-known for our rapid turn-around solutions.
3. Our conveyancing secretaries have vast experience in all fields of conveyancing.
4. We provide our agents and clients with weekly reports on the progress of their transaction(s).
5. Our conveyancers are available 7 days a week for any legal assistance that you may require.
6. We serve on bank panels.
7. We strive to meet the expectations of our clients and agents by ensuring all transactions runs smoothly and without delay.



The seller must give his bank 3 months' notice if he wants to sell his property, to prevent penalty interest