

Conveyancing Process & Cost Guideline

Valid from 1 July 2026



**Tate Nolan
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Property Law • Notaries • Estate Planning

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DURBAN NORTH
58 St. Andrews Drive
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4051
031 5631874

PIETERMARITZBURG
177 Pietermaritz Street
Pietermaritzburg
3201
033 345 6846

HILLCREST (Satellite Office)
47 Shongweni Rd
Hillcrest
3650
083 646 1244



TRANSFER COSTS						BOND COSTS			
Purchase Price	Transfer Attorney Fee	VAT at 15%	Deeds Office	Transfer Duty (SARS)	Total	Bond Attorney Fee	VAT at 15%	Deeds office	Total
R 500 000	R 15 675	R 2 351	R 956		R 18 982	R 15 675	R 2 351	R 956	R 18 982
R 550 000	R 17 795	R 2 669	R 956		R 21 420	R 17 795	R 2 669	R 956	R 21 420
R 560 000	R 17 795	R 2 669	R 956		R 21 420	R 17 795	R 2 669	R 956	R 21 420
R 570 000	R 17 795	R 2 669	R 956		R 21 420	R 17 795	R 2 669	R 956	R 21 420
R 580 000	R 17 795	R 2 669	R 956		R 21 420	R 17 795	R 2 669	R 956	R 21 420
R 590 000	R 17 795	R 2 669	R 956		R 21 420	R 17 795	R 2 669	R 956	R 21 420
R 600 000	R 17 795	R 2 669	R 956		R 21 420	R 17 795	R 2 669	R 956	R 21 420
R 650 000	R 19 915	R 2 987	R 1 346		R 24 248	R 19 915	R 2 987	R 1 346	R 24 248
R 700 000	R 19 915	R 2 987	R 1 346		R 24 248	R 19 915	R 2 987	R 1 346	R 24 248
R 750 000	R 22 035	R 3 305	R 1 346		R 26 686	R 22 035	R 3 305	R 1 346	R 26 686
R 800 000	R 22 035	R 3 305	R 1 346		R 26 686	R 22 035	R 3 305	R 1 346	R 26 686
R 850 000	R 24 155	R 3 623	R 1 546		R 29 324	R 24 155	R 3 623	R 1 546	R 29 324
R 900 000	R 24 155	R 3 623	R 1 546		R 29 324	R 24 155	R 3 623	R 1 546	R 29 324
R 950 000	R 26 275	R 3 941	R 1 546		R 31 762	R 26 275	R 3 941	R 1 546	R 31 762
R 1 000 000	R 26 275	R 3 941	R 1 546		R 31 762	R 26 275	R 3 941	R 1 546	R 31 762
R 1 050 000	R 28 395	R 4 259	R 1 738		R 34 392	R 28 395	R 4 259	R 1 738	R 34 392
R 1 100 000	R 28 395	R 4 259	R 1 738		R 34 392	R 28 395	R 4 259	R 1 738	R 34 392
R 1 150 000	R 28 395	R 4 259	R 1 738		R 34 392	R 28 395	R 4 259	R 1 738	R 34 392
R 1 200 000	R 28 395	R 4 259	R 1 738		R 34 392	R 28 395	R 4 259	R 1 738	R 34 392
R 1 250 000	R 30 515	R 4 577	R 1 738	R 1 200	R 38 030	R 30 515	R 4 577	R 1 738	R 36 830
R 1 300 000	R 30 515	R 4 577	R 1 738	R 2 700	R 39 530	R 30 515	R 4 577	R 1 738	R 36 830
R 1 350 000	R 30 515	R 4 577	R 1 738	R 4 200	R 41 030	R 30 515	R 4 577	R 1 738	R 36 830
R 1 400 000	R 30 515	R 4 577	R 1 738	R 5 700	R 42 530	R 30 515	R 4 577	R 1 738	R 36 830
R 1 450 000	R 32 635	R 4 895	R 1 738	R 7 200	R 46 468	R 32 635	R 4 895	R 1 738	R 39 268
R 1 500 000	R 32 635	R 4 895	R 1 738	R 8 700	R 47 968	R 32 635	R 4 895	R 1 738	R 39 268
R 1 550 000	R 32 635	R 4 895	R 1 738	R 10 200	R 49 468	R 32 635	R 4 895	R 1 738	R 39 268
R 1 600 000	R 32 635	R 4 895	R 1 738	R 11 700	R 50 968	R 32 635	R 4 895	R 1 738	R 39 268
R 1 650 000	R 34 755	R 5 213	R 1 738	R 13 200	R 54 906	R 34 755	R 5 213	R 1 738	R 41 706
R 1 700 000	R 34 755	R 5 213	R 1 738	R 15 786	R 57 492	R 34 755	R 5 213	R 1 738	R 41 706
R 1 750 000	R 34 755	R 5 213	R 1 738	R 18 786	R 60 492	R 34 755	R 5 213	R 1 738	R 41 706
R 1 800 000	R 34 755	R 5 213	R 1 738	R 21 786	R 63 492	R 34 755	R 5 213	R 1 738	R 41 706
R 1 850 000	R 36 875	R 5 531	R 1 738	R 24 786	R 68 930	R 36 875	R 5 531	R 1 738	R 44 144
R 1 900 000	R 36 875	R 5 531	R 1 738	R 27 786	R 71 930	R 36 875	R 5 531	R 1 738	R 44 144
R 1 950 000	R 36 875	R 5 531	R 1 738	R 30 786	R 74 930	R 36 875	R 5 531	R 1 738	R 44 144
R 2 000 000	R 36 875	R 5 531	R 1 738	R 33 786	R 77 930	R 36 875	R 5 531	R 1 738	R 44 144
R 2 050 000	R 38 995	R 5 849	R 2 408	R 36 786	R 84 038	R 38 995	R 5 849	R 2 408	R 47 252
R 2 100 000	R 38 995	R 5 849	R 2 408	R 39 786	R 87 038	R 38 995	R 5 849	R 2 408	R 47 252
R 2 150 000	R 38 995	R 5 849	R 2 408	R 42 786	R 90 038	R 38 995	R 5 849	R 2 408	R 47 252
R 2 200 000	R 38 995	R 5 849	R 2 408	R 45 786	R 93 038	R 38 995	R 5 849	R 2 408	R 47 252
R 2 250 000	R 41 115	R 6 167	R 2 408	R 48 786	R 98 476	R 41 115	R 6 167	R 2 408	R 49 690
R 2 300 000	R 41 115	R 6 167	R 2 408	R 51 786	R 101 476	R 41 115	R 6 167	R 2 408	R 49 690
R 2 400 000	R 41 115	R 6 167	R 2 408	R 59 200	R 108 890	R 41 115	R 6 167	R 2 408	R 49 690
R 2 500 000	R 43 235	R 6 485	R 2 408	R 67 200	R 119 328	R 43 235	R 6 485	R 2 408	R 52 128
R 2 600 000	R 43 235	R 6 485	R 2 408	R 75 200	R 127 328	R 43 235	R 6 485	R 2 408	R 52 128
R 2 700 000	R 45 355	R 6 803	R 2 408	R 83 200	R 137 766	R 45 355	R 6 803	R 2 408	R 54 566
R 2 800 000	R 45 355	R 6 803	R 2 408	R 91 200	R 145 766	R 45 355	R 6 803	R 2 408	R 54 566
R 2 900 000	R 47 475	R 7 121	R 2 408	R 99 200	R 156 204	R 47 475	R 7 121	R 2 408	R 57 004
R 3 000 000	R 47 475	R 7 121	R 2 408	R 107 356	R 164 360	R 47 475	R 7 121	R 2 408	R 57 004
R 3 100 000	R 49 595	R 7 439	R 2 408	R 118 356	R 177 798	R 49 595	R 7 439	R 2 408	R 59 442
R 3 200 000	R 49 595	R 7 439	R 2 408	R 129 356	R 188 798	R 49 595	R 7 439	R 2 408	R 59 442
R 3 300 000	R 51 715	R 7 757	R 2 408	R 140 356	R 202 236	R 51 715	R 7 757	R 2 408	R 61 880
R 3 400 000	R 51 715	R 7 757	R 2 408	R 151 356	R 213 236	R 51 715	R 7 757	R 2 408	R 61 880
R 3 500 000	R 53 835	R 8 075	R 2 408	R 162 356	R 226 674	R 53 835	R 8 075	R 2 408	R 64 318
R 3 600 000	R 53 835	R 8 075	R 2 408	R 173 356	R 237 674	R 53 835	R 8 075	R 2 408	R 64 318
R 3 700 000	R 55 955	R 8 393	R 2 408	R 184 356	R 251 112	R 55 955	R 8 393	R 2 408	R 66 756
R 3 800 000	R 55 955	R 8 393	R 2 408	R 195 356	R 262 112	R 55 955	R 8 393	R 2 408	R 66 756
R 3 900 000	R 58 075	R 8 711	R 2 408	R 206 356	R 275 550	R 58 075	R 8 711	R 2 408	R 69 194



TRANSFER COSTS						BOND COSTS			
Purchase Price	Transfer Attorney Fee	VAT at 15%	Deeds Office	Transfer Duty (SARS)	Total	Bond Attorney Fee	VAT at 15%	Deeds office	Total
R 4 000 000	R 58 075	R 8 711	R 2 408	R 217 356	R 286 550	R 58 075	R 8 711	R 2 408	R 69 194
R 4 100 000	R 60 195	R 9 029	R 2 922	R 228 356	R 300 502	R 60 195	R 9 029	R 2 922	R 72 146
R 4 200 000	R 60 195	R 9 029	R 2 922	R 239 356	R 311 502	R 60 195	R 9 029	R 2 922	R 72 146
R 4 300 000	R 62 315	R 9 347	R 2 922	R 250 356	R 324 940	R 62 315	R 9 347	R 2 922	R 74 584
R 4 400 000	R 62 315	R 9 347	R 2 922	R 261 356	R 335 940	R 62 315	R 9 347	R 2 922	R 74 584
R 4 500 000	R 64 435	R 9 665	R 2 922	R 272 356	R 349 378	R 64 435	R 9 665	R 2 922	R 77 022
R 4 600 000	R 64 435	R 9 665	R 2 922	R 283 356	R 360 378	R 64 435	R 9 665	R 2 922	R 77 022
R 4 700 000	R 66 555	R 9 983	R 2 922	R 294 356	R 373 816	R 66 555	R 9 983	R 2 922	R 79 460
R 4 800 000	R 66 555	R 9 983	R 2 922	R 305 356	R 384 816	R 66 555	R 9 983	R 2 922	R 79 460
R 4 900 000	R 68 675	R 10 301	R 2 922	R 316 356	R 398 254	R 68 675	R 10 301	R 2 922	R 81 898
R 5 000 000	R 68 675	R 10 301	R 2 922	R 327 356	R 409 254	R 68 675	R 10 301	R 2 922	R 81 898
R 5 500 000	R 74 015	R 11 102	R 2 922	R 382 356	R 470 395	R 74 015	R 11 102	R 2 922	R 88 039
R 6 000 000	R 74 015	R 11 102	R 2 922	R 437 356	R 525 395	R 74 015	R 11 102	R 2 922	R 88 039
R 6 500 000	R 79 355	R 11 903	R 3 480	R 492 356	R 587 094	R 79 355	R 11 903	R 3 480	R 94 738
R 7 000 000	R 79 355	R 11 903	R 3 480	R 547 356	R 642 094	R 79 355	R 11 903	R 3 480	R 94 738
R 7 500 000	R 84 695	R 12 704	R 3 480	R 602 356	R 703 235	R 84 695	R 12 704	R 3 480	R 100 879
R 8 000 000	R 84 695	R 12 704	R 3 480	R 657 356	R 758 235	R 84 695	R 12 704	R 3 480	R 100 879
R 8 500 000	R 90 035	R 13 505	R 4 068	R 712 356	R 819 964	R 90 035	R 13 505	R 4 068	R 107 608
R 9 000 000	R 90 035	R 13 505	R 4 068	R 767 356	R 874 964	R 90 035	R 13 505	R 4 068	R 107 608
R 9 500 000	R 95 375	R 14 306	R 4 068	R 822 356	R 936 105	R 95 375	R 14 306	R 4 068	R 113 749
R 10 000 000	R 95 375	R 14 306	R 4 068	R 877 356	R 991 105	R 95 375	R 14 306	R 4 068	R 113 749
R 10 500 000	R 100 715	R 15 107	R 4 884	R 932 356	R 1 053 062	R 100 715	R 15 107	R 4 884	R 120 706
R 11 000 000	R 100 715	R 15 107	R 4 884	R 987 356	R 1 108 062	R 100 715	R 15 107	R 4 884	R 120 706
R 11 500 000	R 106 055	R 15 908	R 4 884	R 1 042 356	R 1 169 203	R 106 055	R 15 908	R 4 884	R 126 847
R 12 000 000	R 106 055	R 15 908	R 4 884	R 1 097 356	R 1 224 203	R 106 055	R 15 908	R 4 884	R 126 847
R 12 500 000	R 111 395	R 16 709	R 4 884	R 1 152 356	R 1 285 344	R 111 395	R 16 709	R 4 884	R 132 988
R 13 000 000	R 111 395	R 16 709	R 4 884	R 1 207 356	R 1 340 344	R 111 395	R 16 709	R 4 884	R 132 988
R 13 500 000	R 116 735	R 17 510	R 4 884	R 1 266 156	R 1 405 285	R 116 735	R 17 510	R 4 884	R 139 129
R 14 000 000	R 116 735	R 17 510	R 4 884	R 1 331 156	R 1 470 285	R 116 735	R 17 510	R 4 884	R 139 129
R 14 500 000	R 122 075	R 18 311	R 4 884	R 1 396 156	R 1 541 426	R 122 075	R 18 311	R 4 884	R 145 270
R 15 000 000	R 122 075	R 18 311	R 4 884	R 1 461 156	R 1 606 426	R 122 075	R 18 311	R 4 884	R 145 270

ADDITIONAL TRANSFER COSTS - Purchaser		ADDITIONAL BOND COSTS - Purchaser	
Rates Clearance Certificate	R 1 050,00	Bank Initiation fees - Differs with each Bank	R 6 040,00
Postage and Petties	R 980,00	(Approximate charge)	
Levy Clearance (Sectional Title)	R 2 300,00	Insurance Certificate (Sectional Title)	R 1 200,00
Electronic Document Fee	R 1 150,00	Body Corporate Financial Statements	R 550,00
FICA Compliance	R 1 000,00	Electronic Deeds Office Search	R 600,00
Electronic Deeds Office Search	R 600,00	Postage and Petties	R 980,00
Deeds Office Lodgement Fee	R 55,00	Electronic Document Fee	R 1 900,00
Share of rates and levies		Tracking & KYC	R 300,00

ADDITIONAL TRANSFER COSTS - Seller		ADDITIONAL INFORMATION	
Agents commission		The transfer cost and bond costs are paid by the purchaser. Please consult the fees guide in this brochure or visit our website. Make sure that you are aware of the transfer, bond and related costs. Have these funds available on request	
Bond Cancellation	R 6 500,00		
Electrical Certificate	R 950,00		
Borer Inspection	R 950,00		
Gas Certificate	R 950,00		
Electric fence Certificate	R 950,00	To open your new water and electricity accounts, you will need a copy of the sale agreement, your ID document and the deposit for the Municipality	
Postage and Petties	R 980,00		
FICA Compliance Fee	R 1 000,00		
Any repairs necessary for above certificates			
Share of rates and Levies			

Please note: THESE FIGURES ARE A GUIDELINE ONLY. THE COSTS WILL BE ACCURATELY CALCULATED ONCE THE CONVEYANCING PROCESS COMMENCES.

1 JULY 2026