

**CONVEYANCING PRACTICE
PART 2**

4 MARCH 2020

MEMORANDUM

GENERAL NOTE AND DISCLAIMER: This memorandum serves as a guideline to candidates to prepare for the conveyancing examination. The information is provided in good faith by the Law Society of South Africa (LSSA) and the LSSA, the drafters and the examiners will not be liable for any errors or omissions.

The content of the memorandum may not reflect the most current developments. Further, there may be justifiable variations in practice which are brought out in the answers.

The purpose of questions that require drafting is to ensure that the candidate can properly draft documents to be registered. Answers that are not exactly the same as those contained in this memorandum but which are nonetheless correct, will be marked accordingly.

QUESTION 1

1.1

.... do hereby waive preference in respect of the above bond in favour of a bond about to be passed in favour of

Norma Dendile
Identity number 7312130004086

and

Jason Dendile
Identity number 780916 5006086
married in community of property to each other

for the sum of R500 000,00 (Five Hundred Thousand Rand) plus an additional sum of R100 000,00 (One Hundred Thousand Rand), so that such bond shall rank prior to my bond aforesaid.

1.2

- (i) And the Appearer acknowledged his constituents to be jointly and severally, lawfully indebted to and on behalf

NORMA DENDILE
Identity number 7312130004086

and

JASON DENDILE

Identity number 7809165006086

Married in community of property to each other
(hereinafter referred to as the Mortgagees)

In the sum of:

- a) R100 000,00 (Hundred Thousand Rand) in respect of money lent and advanced;
- b) R400 000,00 (Four Hundred Thousand Rand) in respect of the balance of the purchase price of goods sold and delivered

(ii) The Appearer q.q. hereby renouncing all benefits, from the legal exceptions *non numeratae pecuniae*, *non causa debiti*, revision of accounts, errors of calculation, no value received and *de duobus vel pluribus reis debendi*, with the meaning and effect of which exception the Appearer declared the mortgagees to be fully acquainted.

(iii) And as security for the above obligations the Appearer q.q. declared to bind specially:

1. As a FIRST mortgage:

The Farm Saltpan No. 507, Municipality and Division of Port Elizabeth

PROVINCE OF THE EASTERN CAPE

IN EXTENT: 581 (Five hundred and eighty-one) hectares

HELD by the said Zodwa Mokomo by Deed of Transfer No. T8111/2000

SUBJECT to the conditions therein contained or referred to.

2. As a THIRD mortgage:

The Farm Mountain View No. 712, Municipality and Division of Port Elizabeth PROVINCE OF THE EASTERN CAPE

IN EXTENT: 812 (Eight hundred and twelve) hectares

HELD by the said Kenneth Twala by Deed of Transfer No. T 718/2000

SUBJECT to the conditions therein contained or referred to.

QUESTION 2

2.1

Prepared by me

Conveyancer
Full names

Application in terms of Section 44 of Act 47 of 1937

I, the undersigned

Magnum Molepo
Identity number 5803055054 08 7
Married out of community of property

Do hereby apply to the Registrar of Deeds Limpopo at Polokwane in terms of Section 44 of Act 47/1937, for the endorsement of Deed of Transfer No T86321/2015 to the effect that Portion 4 of the Mopani No 64, Registration Division LS Limpopo Province held by me thereunder has been resurveyed and found to measuring 830 (eight hundred and thirty) hectares in accordance with Diagram SG No. 487/2017, which is to be substituted for the existing diagram under the provision of the said section.

Signed at _____ on _____

2.2 Existing title deed
Application in terms of Section 44 of the Deeds Registries Act as amended
Original approved by Surveyor General Diagram S.G. No. 487/2017

QUESTION 3



Prepared by me

**CONVEYANCER
LEANDRI BOTHA**

APPLICATION

LAW SOCIETY
OF SOUTH AFRICA

In terms of section 39(2) of the Administration of Estates Act 66 of 1965

I,
Tebogo Tladi

in my capacity as executor in the estate of the late Jurie Botes duly authorised hereto by virtue of letters of executorship no. 246/2017 dated 12 October 2017 issued by the Master of the High Court, Limpopo;

hereby apply, pursuant to the Administration of Estates Act 66 of 1965 section 39(2), to the Registrar of Deeds Limpopo at Polokwane for an endorsement of the terms of the will of the deceased dated 11 March 2017 or a reference thereto, to be made against Deed of Transfer T789/1996 in respect of:

ERF 123 PATRYSPARK TOWNSHIP
REGISTRATION DIVISION L.S. LIMPOPO PROVINCE

IN EXTENT: 400 (FOUR HUNDRED) SQUARE METRES

DATED at POLOKWANE this _____ day of _____ 2018.

AS WITNESSES:

1. _____
The Executor
2. _____

QUESTION 4

Prepared by me

**CONVEYANCER
LEANDRI BOTHA**

APPLICATION

In terms of section 39(3) of the Administration of Estates Act 66 of 1965

I,
Tebogo Tladi

in my capacity as executor in the estate of the late JURIE BOTES duly authorised hereto by virtue of letters of executorship 246/2017 dated 12 October 2017 issued by the Master of the High Court, Limpopo

hereby apply, pursuant to section 39(3) of the Administration of Estates Act 66 of 1965, to the Registrar of Deeds Limpopo at Polokwane to endorse a note on Deed of Transfer T789/1996 registered in the name of

JURIE BOTES
Identity Number 640211 5008 097
Married out of community of property

in respect of

ERF 123 PATRYSPARK TOWNSHIP
REGISTRATION DIVISION L.S. LIMPOPO PROVINCE IN

EXTENT: 400 (FOUR HUNDRED) SQUARE METRES

that the said property has been bequeathed subject to the provisions of the will of JURIE BOTES dated at POLOKWANE on 11 March 2017.

DATED at POLOKWANE this _____ day of _____ 2018.

AS WITNESSES:

1. _____

The Executor

2. _____

QUESTION 5

Prepared by me

CONVEYANCER
Full names

**AGREEMENT TO VARY THE TERMS OF A BOND IN TERMS OF SECTION 3(1)(s) OF THE DEEDS
REGISTRIES ACT 47 OF 1937**

We, the undersigned

FANUS SWANEPOEL
Identity Number 670905 5088 09 2

AND

GERDA SWANEPOEL
Identity Number 660509 5076 08 2
Married in community of property to each other
The Mortgagor,

and I

CHRISTO MULLER
Identity Number 560904 5048 08 2
Married out of community of property

The legal holder of bond number B829/2018

For the sum of R50 000,00 (FIFTY THOUSAND RAND) together with an additional amount of
R5000.00 (FIVE THOUSAND RAND) to cover costs

Do hereby agree that the terms of the said bond shall be varied as follows:

1. The capital sum, interest thereon and all such other sums as may be payable in terms of the said Bond shall be paid by the Mortgagor to the Mortgagee on 30 June 2026.
2. With effect from 1 July 2022 the interest payable in terms of the said Band shall be increased to the rate of twenty per centum (20%) per annum, such interest to be payable quarterly in arrear on 31st December, 31st March, 30th June and 30th September in each and every year, the first payment to be made on 30 September 2022.

EXECUTED at BLOEMFONTEIN on the _____ day of 2002.

AS WITNESSES:

- 1.
- 2.

MORTGAGOR

EXECUTED at BLOEMFONTEIN on the day of
1994.

AS WITNESSES:

- 1.
- 2.

LEGAL HOLDER

Note to examiners:
Section 15(2)(a) of Act 88 of 1984 does not apply and Gerda Swanepoel need not be a party. Form VV is prescribed.

QUESTION 6

- 1. Draft deed of transfer
- 2. Power of attorney
- 3. The title deed – CRST.
- 4. A conveyancer's certificate in terms of Section 15B(3)(a) STA
- 5. An affidavit by the developer re Section 10 STA
- 6. A clearance certificate – referring to both the unit and the EUA
- 7. Form W in triplicate
- 8. Transfer duty receipt or transfer duty exemption certificate - referring to both the unit and the EUA
- 9. Notarial cession of exclusive use
- 10. Title deed of the exclusive use area (Certificate of Real Right)

QUESTION 7

7.1

Prepared by me

CONVEYANCER
JAMES FERREIRA

DEED OF TRANSFER

Be it hereby made known:

THAT JAMES FERREIRA

appeared before me, Registrar of Deeds at BLOEMFONTEIN, he, the said Appearer, being duly authorised thereto by a Power of Attorney signed at Welkom on granted to him by

1. JAMES VILJOEN
Identity Number 650602 5072 08 6
Married in community of property to SALLY VILJOEN
2. EDWARD JONES
Identity Number 690703 5094 08 2
Married in community of property to CHARMAINE JONES
3. YVETTE DU PREEZ (formerly Smith)
Identity Number 700901 0830 08 8
Unmarried

Carrying on business in partnership as VILJOEN, AND ASSOCIATES

And the said Appearer declared that

WHEREAS the said JAMES VILJOEN is in terms of an agreement dated 5 January 2018 is retiring from the said partnership;

AND WHEREAS in terms of the aforesaid agreement his share in the hereinaftermentioned property has been taken over by the remaining partners;

NOW THEREFORE he, the said Appearer, in his capacity aforesaid, did by these presents cede and transfer to and on behalf of

1. EDWARD JONES
Identity Number 690703 5094 08 2
Married in community of property to CHARMAINE JONES
2. YVETTE DU PREEZ
Identity Number 700901 0830 08 8
Unmarried

Carrying on business in partnership as JONES & DU PREEZ Decorators
their Heirs, Executors, Administrators or Assigns in full and free property

Portion 1 of Erf 114 in the township Solwezi, district WELKOM Province Free State
IN EXTENT 1435 (ONE THOUSAND FOUR HUNDRED AND THIRTY FIVE) square metres

FIRST TRANSFERRED and still held by Deed of Transfer No. T4276/2008 with diagram S.G
No A 351/2008 annexed thereto

7.2 In terms of Section 24bis(3) the individual partners may be substituted as debtors under the bond. The bondholder will have to consent in writing to such substitution and the individual partners must apply in writing to be substituted, jointly and severally, as debtors under the bond. Further requirements as contained in Section 24bis(3) include:

1. The individual partners are to be competent to mortgage the land
2. The individual partners must renounce the exception *de duobus vel pluribus reis debendi*.

- 7.3
1. Power of Attorney to pass transfer
 2. Transfer of Duty receipt
 3. Rates Clearance Certificate
 4. Affidavit by Yvette Smith stating that she has resumed her maiden name
 5. Title Deed
 6. Draft deed of transfer
- 7.4 In terms of Section 24bis(2) the Registrar shall on written application signed by all the partners constituting the partnership, accompanied by proof of dissolution, endorse on the title deed of the land that such land vests in the individuals therein named and thereupon such persons shall be entitled to deal therewith as if they had taken formal transfer in their names of their shares in such land.

Proof of dissolution may take the form of an agreement entered into by the partners or, in the event of dissolution as a result of the death of one of the partners, by lodging a death notice.

QUESTION 8

- 8.1 The joint estate of the late JOE HARVEY and surviving spouse MAGGIE HARVEY, Identity Number 3505120012082, Unmarried

their heirs, executors, administrators and assigns.

- 8.2 JOHN HEALY
Identity Number 360720 5432 08 3
and
MAGGIE HEALY
Identity Number 350512 0012 082
Married in community of property to each other

Their heirs, executors, administrators and assigns.

- 8.3 ASHLEY WOODS
Identity Number 360720 5432 08 3
Married, which marriage is governed by the laws of England

his heirs, executors, administrators and assigns

(note: in some Deeds Registries the full names of the spouse may be reflected, without reference to her identity number).

- 8.4 CHRISTA BOTHA
Identity Number 580912 4302 08 4
Married in community of property to ALLAN BOTHA, the community of property of which marriage is excluded in respect of the hereinaftermentioned property

her heirs, executors, administrators and assigns.

QUESTION 9

9.1

Prepared by me,

CONVEYANCER
FULL NAMES

APPLICATION IN TERMS OF SECTION 17(4) OF THE DEEDS REGISTRIES ACT NO. 47 OF 1937

We the undersigned,

1. GREG WARNER
IDENTITY NUMBER:
PARTNER IN A CIVIL PARTNERSHIP OUT OF COMMUNITY OF PROPERTY
REGISTERED
IN TERMS OF THE CIVIL UNION ACT NO 17 OF 2006
and
2. DAVID MTSHALI
IDENTITY NUMBER:
PARTNER IN A CIVIL PARTNERSHIP OF COMMUNITY OF PROPERTY
REGISTERED
IN TERMS OF THE CIVIL UNION ACT NO 17 OF 2006

do hereby apply to the Registrar of Deeds at Pretoria for the endorsing of Deed of Transfer No. ST99/2003 in terms of Section 17(4) of Act 47 of 1937, whereby the following properties are held, namely:

1. A Unit consisting of-
 - (a) Section No. 132 as shown and more fully described on Sectional Plan No. SS in the scheme known as HAPPY DAYS in respect of the land and building or buildings situate at MUNICIPALITY, of which section the floor area, according to the said sectional plan is _____ () square metres in extent; and
 - (b) An undivided share in the common property in the scheme apportioned to the said section in accordance with the participation quota as endorsed on the said sectional plan

HELD BY Deed of Transfer No ST 99/2003, and

2. A Unit consisting of-
 - (a) Section No. 133 as shown and more fully described on Sectional Plan No. SS in the scheme known as HAPPY DAYS in respect of the land and building or buildings situate at MUNICIPALITY, of which section the floor area, according to the said sectional plan is _____ () square metres in extent; and
 - (b) An undivided share in the common property in the scheme apportioned to the said section in accordance with the participation quota as endorsed on the said sectional plan

HELD BY Deed of Transfer No ST 99/2003

to the effect that in the title deed our respective status are reflected as "*partners in a civil partnership out of community of property and registered in terms of the Civil Union Act No. 17 of 2006*". We confirm that we entered into a civil partnership concluded on the 3rd of July 2007 in terms of the Civil Union Act No. 17 of 2006 and that we have entered into an antenuptial contract prior to the conclusion of the said partnership, which antenuptial contract was registered in the Deeds Office, Pretoria, under Number H 1234/2007.

GREG WARNER

DAVID MTSHALI

I certify that the Deponent has acknowledged that he knows and understands the contents of this Affidavit, which was signed and sworn to before me at PRETORIA on _____ the ___ and that provisions of Regulations contained in Government Notice R.1258 of the 21st July, 1972, (as amended) have been complied with.

COMMISSIONER OF OATHS

9.2 Form I - Sectional Titles Act

(no marks must be awarded if this form was not used)

LAW SOCIETY
OF SOUTH AFRICA

Prepared by me,

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CONVEYANCER
FULL NAMES

**APPLICATION IN TERMS OF SECTION 15B (5) OF THE SECTIONAL TITLES
ACT NO. 95 OF 1986**

I the undersigned,

GREG WARNER

IDENTITY

NUMBER:

PARTNER IN A CIVIL PARTNERSHIP

OUT OF COMMUNITY OF PROPERTY AND REGISTERED IN TERMS OF THE CIVIL
UNION ACT NO. 17 OF 2006

The registered owner of one half share in and in respect of:

1. A Unit consisting of-
 - (a) Section No. 132 as shown and more fully described on Sectional Plan No. SS__ in the scheme known as HAPPY DAYS in respect of the land and building or buildings situate at _____, MUNICIPALITY, of which section the floor area, according to the said sectional plan is____() square metres in extent; and
 - (b) An undivided share in the common property in the scheme apportioned to the said section in accordance with the participation quota as endorsed on the said sectional plan

HELD BY Deed of Transfer No ST 99/2003, and

2. A Unit consisting of-
 - (a) Section No. 133 as shown and more fully described on Sectional Plan No. SS__ in the scheme known as HAPPY DAYS in respect of the land and building or buildings situate at _____, MUNICIPALITY, of which section the floor area, according to the said sectional plan is _____ () square metres in extent; and
 - (b) An undivided share in the common property in the scheme apportioned to the said section in accordance with the participation quota as endorsed on the said sectional plan

HELD BY Deed of Transfer No ST 99/2003

hereby apply for a certificate of registered sectional title in respect of my undivided
½ (one-half) share in the aforesaid units.

GREG WARNER

(no marks must be awarded if this form was not used)

Prepared by me,

(upper half of page must be blank)

CONVEYANCER
FULL NAMES

**CERTIFICATE OF REGISTERED SECTIONAL TITLE ISSUED UNDER SECTION
15B(5) OF THE SECTIONAL TITLES ACT, 1986**

I, the Registrar of Deeds at Pretoria, hereby certify that

GREG WARNER

IDENTITY NUMBER:

PARTNER IN A CIVIL PARTNERSHIP

OUT OF COMMUNITY OF PROPERTY AND REGISTERED IN TERMS OF THE CIVIL
UNION ACT NO. 17 OF 2006 is the registered owner of: -

1. One-half (1/2) share in and to a Unit consisting of-

- (a) Section No. 132 as shown and more fully described on Sectional Plan No. SS _____ in the scheme known as HAPPY DAYS in respect of the land and building or buildings situate at _____, MUNICIPALITY, of which section the floor area, according to the said sectional plan is _____ () square metres in extent; and
- (b) An undivided share in the common property in the scheme apportioned to the said section in accordance with the participation quota as endorsed on the said sectional plan

HELD BY Deed of Transfer No ST 99/2003,

and The unit is subject to or shall benefit by

- (i) the servitudes, other real rights and conditions, if any, as contained in the schedule of conditions referred to in section 11 (3) (b) and the servitudes referred to in section 28 of the Sectional Titles Act, 1986; and
- (ii) any alteration to the building or buildings or to a section or to the common property shown on the said sectional plan.

2. One-half (1/2) share in and to a Unit consisting of

- (a) Section No. 133 as shown and more fully described on Sectional Plan No. SS _____ in the scheme known as HAPPY DAYS in respect of the land and

building or buildings situate at _____, MUNICIPALITY, of which section the floor area, according to the said sectional plan is _____ () square metres in extent; and

- (b) An undivided share in the common property in the scheme apportioned to the said section in accordance with the participation quota as endorsed on the said sectional plan

HELD BY Deed of Transfer No ST 99/2003

The unit is subject to or shall benefit by-

- (i) the servitudes, other real rights and conditions, if any, as contained in the schedule of conditions referred to in section 11 (3)(b) and the servitudes referred to in section 28 of the Sectional Titles Act, 1986; and
- (ii) any alteration to the building or buildings or to a section or to the common property shown on the said sectional plan.

SIGNED AT PRETORIA on _____ 2010

REGISTRAR OF DEEDS

9.3

1 One half (1/2) share in and to A Unit consisting of-

- (a) Section No. 132 as shown and more fully described on Sectional Plan No. SS_____ in the scheme known as HAPPY DAYS in respect of the land and building or buildings situate at _____, MUNICIPALITY, of which section the floor area, according to the said sectional plan is _____ () square metres in extent; and
- (b) An undivided share in the common property in the scheme apportioned to the said section in accordance with the participation quota as endorsed on the said sectional plan.

HELD BY Certificate of Registered Sectional Title No ST 123/2010 and especially subject to a Pre-emptive Right in favour of David Mtshali (identity number and status) registered under SK 324/2010, and

2. One half (1/2) share in and to A Unit consisting of-

- (a) Section No. 133 as shown and more fully described on Sectional Plan No. SS_____ in the scheme known as HAPPY DAYS in respect of the land and building or buildings situate at _____, MUNICIPALITY, of which section the floor area, according to the said sectional plan is _____ () square metres in extent; and
- (b) An undivided share in the common property in the scheme apportioned to the said section in accordance with the participation quota as endorsed on the said sectional plan.

HELD BY Certificate of Registered Sectional Title No ST 123/2010 subject to a Pre-emptive right in favour of David Mtshali (identity number and status) registered under SK 324/2010.

QUESTION 10

Yes. He must however obtain the consent of the Master of the High Court in terms of section 80bis of the Insolvency Act 24 of 1936. The provisional trustee must make written recommendations to the Master, stating reasons for his recommendations. If the property is subject to a right of preference, the Master may not authorize the sale unless the person who has the right of preference has given his consent or he has been guaranteed against loss.

QUESTION 11

11.1 *And the said Appearer declared that*

WHEREAS in the matter wherein Jan Arm, identity number 650906 5532 08 8, unmarried, was the defendant and Best Bank Limited, Registration number 1965/012345/06 was the plaintiff, in Stellenbosch Magistrate's Court under case number 650/2006, the hereinafter mentioned property registered in the name of the said Jan Arm, was by virtue of a writ issued by the Magistrate's Court for the District of Stellenbosch dated 25 April 2007 attached by the Sheriff of the Court and sold by public auction on 9 May 2007 to the undermentioned transferee.

AND that he in his capacity....."

11.2 *And the said Appearer declared that*

WHEREAS the undermentioned property is registered in the name of Frans Claerhout, identity number 360308 5032 08 8, unmarried, as fiduciary, who has died on 26 November 2006;

AND WHEREAS the undermentioned transferee as only fideicommissary is entitled to the undermentioned property in terms of the conditions of the will of the late Susan Claerhout dated 17 February 1975;

AND that he in his capacity....."

11.3 *And the said Appearer declared that*

WHEREAS the said David Botha, identity number 520932 5932 08 7, married in community of property to Mary Botha and with the consent of his wife, did on 10 April 2007 donate the hereinafter mentioned property to his son the hereinafter mentioned transferee, subject to the usufruct as more fully set out hereunder;

AND that he in his capacity....."

QUESTION 12

Before ABC Bank Ltd can cede the bond to XYZ Bank, application will have to be made for a certified copy of Mortgage Bond B12/2018.

ABC Bank Limited can only invoke the provisions of regulation 68(1) of the Deeds Registries Act 47 of 1937 if the provisions of regulation 68(1E) are complied with.

Regulation 68(1E) provides that the necessary advertisement in the newspaper circulating in the area of jurisdiction where the property is situated must be made.

The application in terms of regulation 68(1) **can only** be made after a period of two weeks has lapsed after the date on which the advertisement was made.

The relevant Deeds Registries have issued directives pertaining to their unique procedure with regard to the application and advertisement, and same must be followed.

Sequence of transactions

- Advertise in terms of Regulation 68(1E) (Form JJJ)
- Follow the directive of the deeds registry pertaining to the bond lying open for inspection
- After two weeks apply for the certified copy of the mortgage bond
- Lodge the cession of the mortgage bond.

Documents to be lodged

Number 1 of the batch:

- Regulation 68(1) Application and affidavit together with the advertisement published in the newspaper.

Number 2 of the batch:

- Cession of the mortgage bond

Note to Examiner: Please follow the practice applicable in your deed registry.

QUESTION 13

- a) The two servitudes will be brought in via the power of attorney to pass transfer.
- b)
1. Subject to the servitude hereinafter set out imposed by the seller, as a condition of sale:
The portion is subject to a right of way, 3 metres wide, along the entire boundary lettered AB on annexed diagram S.G. No. 123/2006 in favour of the remaining extent of Erf 15 Golden Place Township.
 2. Subject to the servitude hereinafter set out imposed by the local authority in its consent to subdivision of Erf 15 Golden Place Township aforesaid:
The Portion is subject to a servitude 2 metres wide, along any two boundaries other than a street boundary in favour of the Local Authority for municipal purposes.

QUESTION 14

14.1

Prepared by me

Erinda Frantzen
CONVEYANCER

POWER OF ATTORNEY TO PASS TRANSFER

We, the undersigned

1. Paul Rush in my capacity as trustee and duly authorized thereto by virtue of letters of appointment No. 3265/2015 issued by the Master of the High Court at Pretoria on 15 November 2015 in the insolvent estate of

DONALD DUCK
IDENTITY NUMBER 721201 5631 08 7
MARRIED OUT OF COMMUNITY OF PROPERTY

and

2. DAISY DUCK
IDENTITY NUMBER 760101 0056 08 8
MARRIED OUT OF COMMUNITY OF PROPERTY

do hereby appoint Gabriel Jacobus Le Roux and/or Erinda Frantzen with power of substitution to be my lawful attorney and agent to appear before the Registrar of Deeds at Pretoria and there to declare that we did on 1 May 2016 sell for the sum of R2 500 000,00 to:

BARGAIN PROPERTIES (PTY) LTD
REGISTRATION NUMBER
2006/032145/07

the following property, namely:

ERF 123 HILLCREST TOWNSHIP
REGISTRATION DIVISION J.R., PROVINCE OF GAUTENG

IN EXTENT 4 200 (FOUR THOUSAND TWO HUNDRED) SQUARE

METRES HELD BY DEED OF TRANSFER T1234/2000

SIGNED at Pretoria on this the 11th day of May 2016.

As Witnesses:

1. _____

2. _____

Paul Rush

14.2 T: INSOLVENT ESTATE D DUCK / BARGAIN PROPERTIES

1. Draft Deed of Transfer
2. Power of Attorney to pass transfer
3. Existing title deed
4. Transfer duty receipt
5. Rates clearance certificate

BC: DUCK / LIBERAL BANK

1. Consent to cancellation
2. Mortgage Bond

B: BARGAIN PROPERTIES / NEW BANK (if the purchaser gives the property as security for a loan to pay the purchase price)

1. Draft mortgage bond
2. Power of Attorney to pass mortgage bond

14.3 TRANSFER DUTY PAYABLE ON R2 500 000,00 (date of acquisition is 1 May 2015)

The first R750 000,00 is exempt from the payment of transfer duty

Above R750 000,00 up to R1 250 000,00 X 3%	=	R 15 000,00
Above R1 250 000,00 up to R1 750 000,00 X 6%	=	R 30 000,00
Above R1 750 000,00 up to R2 250 000,00 X 8%	=	R 40 000,00
Above R2 250 000,00 up to R2 500 000,00 X 11%	=	R 27 500,00
TOTAL AMOUNT OF TRANSFER DUTY PAYABLE	=	<u>R112 500,00</u>

Note: that the transfer duty scales have in the mean-time changed.