

**Stack Townhouses for sale in Monavoni – only
R 495K R 484K R449K(negotiable), No Transfer
Duty levied!!!**



Prepare for 2010 now!!!

Beautiful stack townhouse in an up-market **Monavoni (Centurion)**, 2 beds, full bathroom, [DSTV](#) dish (installed), decoder (available on rental), garage (plenty visitors parking area, a secure complex for your kids to run and play freely), common garden, 24 hours security (*with security guards on site and at the main gate*), electric fence all around the complex, armed response with surveillance cameras. **Pets are not allowed in this complex.**

Price only R 449 000 (negotiable)

FEATURES:

- The unit is located on the ground floor and boasts a spacious open plan design living and kitchen area that will encourage entertainment.
- The living area and kitchen is modern and tiled throughout, which will leave little to maintain.

An added feature is that the entire unit is newly painted.

- The kitchen has ample built in cupboards, under counter oven and enough working surfaces for the eager cook.
- There is also enough space for all your other kitchen appliances.
- Both the bedrooms are tiled and has ample built in cupboards.
- A full bathroom services the bedrooms that consist of a bath, shower, hand basin and a toilet.

OUTSIDE:

- For the entertainer there is a covered patio that is ideal for entertaining friends and family.
- The patio overlooks a well established garden.
- There is a garage for your car's safekeeping and enough parking spaces for your guests.

SECURITY:

- The security is extremely well addressed by means of 24-hour guards at the access gate of the estate.

Routes: N14, N1, N11, R55, R101, R21.

If you are unable to take this unit, please pass this to your friends. I am sure we can agree on a referral commission...

About Centurion:

The "town" is self-contained. It has several private schools as well as good English and Afrikaans medium government schools. Several large complexes, such as the [Centurion Mall](#) (the only remaining mall in Gauteng with a real water feature) and the [Mall at Reds](#), cater for shoppers while a large new complex near Irene will open soon. Residents also have access to the local [Unitas Hospital](#) (most highly rated private hospital in the country) and [gym](#) places.

Centurion is like a little bit of Platteland in an urban area – everyone knows each other and there is a family-oriented, friendly atmosphere. Sport lovers are well catered for and [Super Sport Park](#) has hosted some of the world's most famous names in sport.

The biggest challenge facing the area is traffic congestion. There is talk of tolling [Ben Schoeman](#), as well as plans afoot to link a new highway to run west between [Johannesburg](#) and [Pretoria](#). A short part of Jean Avenue will be converted into a double lane road. The [Gautrain](#) will also have a station in Centurion and it is hoped that this will help to alleviate traffic congestion in the area.

Contact [Wonga](#) @ 0829260390 or wonga@wongantshinga.com or visit

www.wonga.wongantshinga.com

The following article, "Registration and Transfer Costs - Explained", is by Property Power (dated 20/08/2009).

(Source: <http://www.privateproperty.co.za/news/newsarticle.asp?articleid=334>)

The costs incurred by the seller are:

- Estate Agent's Commission;
- Conveyancer's Fees for cancellation of his bond over the property;
- Electrical-, Rates & Taxes/Levy- and Infestation Clearance Certificates.

Disclaimer: The amounts (or estimate amounts) detailed below are quoted according to the announcement made by the Minister of Finance in his budget speech on 11 February 2009, regarding the Transfer Duty Rates applicable from 1 March 2009, as well as according to conveyancer costs quoted from our legal advisers. These costs are only an estimated guideline for your convenience, and may vary in reality.

Deposit

The initial payment you make to secure the purchase of your property. The amount depends partially, on how much money you have available (savings) to put down. However, in recent months, the banks have changed their lending criteria and you will not be able to obtain bank finance without a Deposit of at least 20-30% of the purchase price. Remember: The bigger the Deposit, the smaller the home loan repayment.

It is payable once off, upfront, to the Transferring Attorneys, who hold the Deposit in an interest bearing trust account, until the day your bond is registered and the property is transferred into your name. The money is then paid over to the bank, (or directly to the seller if you are not taking out a home loan to purchase the property). The interest accrued on this amount while being in the trust account, is paid back to you.

Registering(Bond)Conveyancer's Fee

These fees are for the service the Registering (Bond) Attorneys provide to get your bond registered over the title deeds. The amount varies according to your home loan amount. The fee is based on tariffs recommended by the Law Society, but may differ slightly from one law firm to another.

Examples:

- On a bond of R 500 000.00 the fee is approximately R 4 000.00 excl. VAT.
- On a bond of R 2 000 000.00 the fee is approximately R 10 000.00 excl. VAT

Attorneys Fees are always subject to VAT being added. The examples exclude VAT. They are payable once off, before registration of your bond, to the Registering (Bond) Attorneys.

Postage & Petties (Bond Registration)

The Registering (Bond) Attorneys charge a levy to cover small things like posting documents to other conveyancers, the bank, the estate agent, the Deeds Office, to you, etc.

The amount is usually fixed. Each different law firm has its own rates, however the cost averages about R 550.00, excl. VAT per bond.

Attorneys Charges are always subject to VAT being added. The fee is payable once off, before registration of your bond, and payable to the Registering (Bond) Attorneys.

Deeds Office Registry Fee (Bond Registration)

This fee is charged by the Deeds Office for the legal registration of your mortgage bond. The amount is fixed according to the amount of your home loan.

Examples:

- On a bond of R 150 000.00 and below the fee is R 260.00.
- On a bond of R 1 000 000.01 - R 2 000 000.00 the fee is R 650.00.
- On a bond of R 5 000 000.01 - R 10 000 000.00 the fee is R 2 000.00.

The fees are payable once off, before registration of your bond, to the Registering (Bond) Attorneys who then pass the fee on to the Deeds Office.

3. Property Transfer Costs

Transfer Duty

A Government Tax to transfer the property from the seller's name into the buyer's name. It generally constitutes the major portion of the costs involved.

If the seller is registered as a VAT vendor, no Transfer Duty is payable. In such a case, the seller must have included VAT in the purchase price. This is usually the case when buying property in a new development – the developer is generally VAT registered.

Natural Persons

- For properties with a purchase price of up to R 500 000.00, there is NO Transfer Duty levied.
- From R 500 000.01 to R 1 000 000.00, Transfer Duty is calculated at 5% on the value above R 500 000.00 (So, you don't pay Transfer Duty on the first R 500 000.00.)
- From R 1 000 001.00 upward, Transfer Duty is calculated at 8% on the value above R 1 000 000.00, PLUS a flat rate of R 25 000.00.

Trusts, Companies & Close Corporations

- A flat rate of 8% of the purchase price is payable. Companies registered as VAT vendors may claim the Transfer Duty back at the end of its financial year, from the South African Revenue Services.
- It is payable once off, before transfer of the property, to the Transferring Attorneys who then pass it on to the South African Revenue Services (SARS)

Please Note: In terms of a recent amendment to the law, transfer duty will be levied when the buyer of property resells that property prior to taking transfer of the property. A purchaser who buys property on behalf of a nominee must nominate the nominee within 24 hours, so as to avoid paying Transfer Duty.

Transferring Conveyancer's Fee

Transferring Conveyancer's Fees are for the service the Transferring Attorneys provide to get your new home transferred from its old owner to you, and to get the property registered in your name. The amount varies according to the purchase price of the property. The fee is based on tariffs recommended by the Law Society, but may differ slightly from one law firm to another.

Examples:

- On a purchase price of R 500 000.00 the fee is approximately R 6 000.00 Excl. VAT.
- On a purchase price of R 2 000 000.00 the fee is approximately R 14 000.00 Excl. VAT

Attorneys Fees are always subject to VAT being added. The examples exclude VAT. These fees are payable once off, before transfer of the property, to the Transferring Attorneys.

Postage & Petties (Transfer)

The Transferring Attorneys charge a levy to cover small things like posting documents to other conveyancers, the bank, the estate agent, the Deeds Office, to you, etc. The amount is usually fixed. Each different law firm has its own rates, however the fees are on average about R 550.00 excl. VAT per bond. It is payable once off, before transfer of the property, to the Transferring Attorneys.

Deeds Office Registry Fee (Transfer)

This fee as charged by the Deeds Office for the Title Deed and legal transfer and registration of your new home into your name.

The amount payable is fixed according to the amount of your home loan.

Examples:

- On a bond of R 150 000.00 and below the fee is R 70.00.
- On a bond of R 1 000 000.01 - R 2 000 000.00 the fee is R 600.00.
- On a bond of R 5 000 000.01 - R 10 000 000.00 the fee is R 1 200.00.

It is payable once off, before transfer of the property, to the Transferring Attorneys who then pass it on to the Deeds Office.

4. Initial Home Loan Charges

Home Loan Initiation Fee

This fee is charged by the bank for the processing of the home loan application. This amount is usually still payable even if the home loan is rejected by the bank. You can expect to pay a base fee of about R 1 000.00 plus an ad valorem fee of +/- 0,4% of the value of the loan, up to a maximum of about R 5 500.00.

It is payable once off, on registration of your bond, and will be debited to your home loan account (added to your outstanding balance).

Valuation Fee

It was a once off fee that was paid to the bank for the assessment of the property or land you were purchasing. The bank had to confirm that there was value in the property, to the amount that you were applying for. This was phased out in June 2007.

Security Variation Fee

It was a fee that the bank used to charge each time changes were made to your home loan agreement. This was phased out in June 2007.

5. Ongoing Home Loan Charges

Administration Fee

This is charged by the bank to administer the home loan account. For bonds registered before 1 June 2007 the service fee will be between R 5.50 and R 26.00, depending on whether you have taken out the bank's homeowners insurance.

For registrations that took place after 1 June 2007 you can expect to pay anywhere between R 17.00 and R 57.00 Monthly Service Fees, depending on whether you have taken out the bank's in-house homeowners insurance.

The Service Fee will be a lesser amount if you make use of the bank's insurance. It is payable monthly and will most likely be debited to your home loan account.

Homeowner's Insurance

The bank will insist that you take out a Homeowner's Insurance Policy to cover the property and the permanent structures on it, against natural disasters like fire or storm damage. The amount payable will vary depending on the value of your property. It is payable monthly and will most likely be debited to your home loan account. The bank will generally pass the amount on to the Insurance Company.

Home Loan Protection Insurance

If you don't already have a Life Assurance Policy to cede as security, you need to take out Home Loan Protection Insurance:

- Death Only
- Disability Only
- Retrenchment Only
- Death & Disability
- Death & Retrenchment
- Disability & Retrenchment
- Death, Disability & Retrenchment

The amount depends on the outstanding balance of your home loan. It is payable monthly and will most likely be debited to your home loan account. The bank will generally pass the amount on to the Assurance Company.

Note: Depending on the home loan package, some of the costs mentioned above can be absorbed into the mortgage bond. Speak to your banker or financial adviser for more information and to double check these costs.

6. Other Initial Costs

Municipal Provision for Rates & Taxes

This charge covers all rates and taxes that need to be paid in advance by the buyer. The amount payable for rates and taxes vary from one local authority to another, in accordance with the valuation of the property. Make provision for approximately R 5 000.00 per property. It is payable once off, before transfer of the property, to the Transferring Attorneys who will pass it on to the Local Authority, OR it is

payable directly to the Local Authority.

7. Other Ongoing Costs

Occupational Interest (Occupational Rent)

Occupational Interest is payable if you take occupation of the property before the actual transfer of the property into your name has been registered. The amount of Occupational Interest due to the seller should be stipulated in the Offer to Purchase Agreement. It can either be a fixed amount (usually calculated as either the amount of the seller's bond repayment on the property or 1% of the purchase price) or an amount subject to an escalation if registration of transfer has not taken place within a certain period (this may apply when the occupational interest amount is less than the seller's bond repayments).

It is payable monthly, in advance, either to the Estate Agent or to the Registering (Bond) Attorneys or directly to the Seller.

Comments received from our clients:

Thank you for making my life in 22 Pavilion Heights wonderful.
Nnoko

Good Morning Wonga,
Thanks for the birthday discount.
Thanks.
Jefferson

Hi Wonga

I don't know that I have told you this "You are the most professional and effective person that I have dealt with" once again thank you for the professional service you offered me.
I have another friend of mine who is looking for a place around Highveld walking distance to discovery, she is looking for two beds, two bath, one living area, kitchen, one garage if possible and most importantly it must have a private garden. Can you help this friend of mine or perhaps refer me to someone who can help her. By the way she is willing to pay +- R4200.00.
Kind Regards
Lawrence