

Estimated Monthly Municipal Fees and Possible Levy for a vacant stand - book year July 2023 - June 2024	Blueberry Heights	Blueberry Heights
Development name	BBH	BBH
InfoProp Web Listing Number	RL8411	RL8411
Erf number	8497	8497
Asking Price	R 399 000	R 399 000
Erf Size (sqm)	505	505
Municipal Rates per Month	R 176.05	R 176.05
Water Availability	R 156.00	R 156.00
Central Sewerage Availability Fee	R 247.58	R 247.58
Vacuum Tank Availability Fee	R -	R -
Refuse Removal Availability Fee	R 91.50	R 91.50
VAT on above (RATES is VAT exempt)	R 74.26	R 74.26
Projected Municipal Bill per Month	R 745.40	R 745.40
Levy if applicable	R -	R -
Total Monthly cost including Levy	R 745.40	R 745.40
Analysis of Total cost to acquire the property:	CASH	BOND
Offer Price	R 399 000	R 399 000
Deposit (normally due within 5 SA business days)	R 39 900	R 39 900
Bond (if applicable) normally 60% on vacant land		R 239 400
Bond registration fees (estimated)		R 13 800
Transfer fees at offer price	R 17 900	R 17 900
3 months pro-rata municipal services (Sellers only)		
2/3 months pro-rata Estate Levy	R -	R -
HOA Consent Fee	R -	R -
Cash Balance not covered by Bond and Deposit	R 377 000	R 151 400
Projected total acquisition cost	R 416 900	R 430 700
Total cash required:	R 416 900	R 191 300
Cashflow:		
Deposit (normally due within 5 business days)	R 39 900	R 39 900
Registration and bond fees before registration	R 17 900	R 31 700
Municipal and Estate Levies and HOA Consent Fee	R -	R -
Balance of purchase price before registration	R 359 100	R 119 700
Thus CASH portion needed for Purchase	R 416 900	R 191 300
Financial Institution provides the bond amount	R -	R 239 400
Sum Total	R 416 900	R 430 700