

Estimated Monthly Municipal Fees and Possible Levy for a vacant stand - book year July 2023 - June 2024	Old Britannia Bay	Old Britannia Bay
Development name	OBB	OBB
InfoProp Web Listing Number	RL10722	RL10722
Erf number	1114	1114
Asking Price	R 780 000	R 780 000
Erf Size (sqm)	594	594
Municipal Rates per Month	R 199.69	R 199.69
Water Availability	R 156.00	R 156.00
Central Sewerage Availability Fee	R -	R -
Vacuum Tank Availability Fee	R 280.00	R 280.00
Refuse Removal Availability Fee	R 91.50	R 91.50
VAT on above (RATES is VAT exempt)	R 79.13	R 79.13
Projected Municipal Bill per Month	R 806.31	R 806.31
Levy if applicable	R -	R -
Total Monthly cost including Levy	R 806.31	R 806.31
Analysis of Total cost to acquire the property:	CASH	BOND
Offer Price	R 780 000	R 780 000
Deposit (normally due within 5 SA business days)	R 78 000	R 78 000
Bond (if applicable) normally 60% on vacant land		R 468 000
Bond registration fees (estimated)		R 20 000
Transfer fees at offer price	R 27 000	R 27 000
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 729 000	R 281 000
Projected total acquisition cost	R 807 000	R 827 000
Total cash required:	R 807 000	R 359 000
Cashflow:		
Deposit (normally due within 5 business days)	R 78 000	R 78 000
Registration and bond fees before registration	R 27 000	R 47 000
Municipal and Estate Levies and HOA Consent Fee	R -	R -
Balance of purchase price before registration	R 702 000	R 234 000
Thus CASH portion needed for Purchase	R 807 000	R 359 000
Financial Institution provides the bond amount	R -	R 468 000
Sum Total	R 807 000	R 827 000