



Afam Rammopo Incorporated

ATTORNEYS & CONVEYANCERS

Conveyancing

Transparent Pricing for the Transfer of Property Ownership

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What is Conveyancing?

Conveyancing is the legal process of transferring ownership of immovable property from one party to another, attended to by a qualified conveyancer.

It includes preparing, examining and registering the deed of transfer and all supporting documents at the relevant Deeds Registry, in terms of the Deeds Registries Act 47 of 1937.

What Determines the Cost?

- ✓ The conveyancer's professional fee, on the LSSA tariff and scaling with the property value
- ✓ Transfer duty, paid to SARS by the purchaser on a sliding scale
- ✓ Deeds Office registration fees, gazetted by property value band
- ✓ Disbursements, detailed below

Estimated Transfer Costs — Worked Examples

ALL AMOUNTS IN ZAR · ESTIMATE ONLY

Purchase Price	Conveyancing Fee <small>LSSA tariff</small>	Transfer Duty <small>SARS</small>	Deeds Office <small>registration</small>	Estimated Total <small>excl. disbursements*</small>
R700 000	R19 915	Nil	R1 346	R21 261
R900 000	R24 155	Nil	R1 546	R25 701
R1 210 000	R30 515	Nil	R1 738	R32 253
R1 500 000	R32 635	R8 700	R1 738	R43 073
R2 000 000	R36 875	R33 786	R1 738	R72 399
R2 500 000	R43 235	R67 200	R2 408	R112 843
R3 000 000	R47 475	R107 356	R2 408	R157 239
R5 000 000	R68 675	R327 356	R2 922	R398 953

Figures cover the property transfer only and do not include bond registration costs, quoted separately. No transfer duty is payable up to R1 210 000; above that, duty scales progressively from 3% to 13%.

What the Fee Includes

- ✓ Taking instructions and perusing the deed of sale
- ✓ Drawing all powers of attorney, affidavits and ancillary documents
- ✓ Attending to transfer duty, rates and clearance certificates
- ✓ Preparation, lodgement and registration at the Deeds Office

Typical Disbursements

- ✓ FICA verification: R360 per individual, R720 per entity
- ✓ Deeds Office lodgement: R52 per document
- ✓ Deeds searches and electronic document generation
- ✓ Rates clearance figures, advanced to the municipality

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Basis of figures. Professional fees follow the LSSA recommended guideline for conventional deeds (Act 47 of 1937), effective 1 July 2026, and are negotiable, not minimum or maximum fees. No VAT applies as the firm is not VAT-registered. Transfer duty is per the SARS scale effective 1 April 2025 (unchanged for 2026/2027). Deeds Office registration fees are per Government Gazette No. 54225 effective 27 March 2026. *Totals exclude sundry disbursements (FICA, deeds searches, postage and petties), typically R1 500 to R2 500, and exclude bond registration costs, rates, levy and Deeds Office amounts, which vary per property. Figures assume a single residential property, one purchaser and a cash transaction. This document is a guide only and does not constitute a quotation.