



## **2015 BUDGET SPEECH**

### **CHANGES TO TRANSFER DUTY**

#### MAIN TAX PROPOSALS:

The rates and brackets for transfer duties on the sale of property will be adjusted to provide relief to middle-income households. The new rates eliminate transfer duty on properties below R750 000, while the rate on properties above R2.2 million will increase.

[http://www.treasury.gov.za/documents/national\\_budget/2015/speech/speech.pdf](http://www.treasury.gov.za/documents/national_budget/2015/speech/speech.pdf)

### **READ ABOUT THE BUDGET**

<http://m.news24.com/fin24/Budget/Millionaires-to-lose-out-on-one-fancy-dinner-per-year-20150225>

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## **ARE YOU THINKING OF BUYING? SOME POINTS TO REMEMBER (PART 1):**

- Have a walk around the outside to see what the general maintenance is like, and if the house

been well cared for. Is the swimming pool clean, is the garden neat, does the front gate open properly? These are all telltale signs if the house has been well maintained.

- Start with the roof. The steeper the pitch, the less trouble you are likely to have with it. Flat roofs will give far more trouble and in most instances will have a shorter life span. Roofs with parapets are more likely to give damp problems than roofs where eaves cover the walls.
- Concealed gutters are a definite no, but even exposed gutters need to be checked for leaks and sagging.
- Try and spot the hot water cylinder overflow. If it's dripping heavily, know that there are problems that are going to need attending sooner than later.
- Check to see if the doors and windows appear to be sealing properly, and that there are no gaps between the frames and surrounding walls. It is easy to spot if the timber has been well maintained, if it looks tired and grey, you are in for some serious sanding and painting.
- Check the walls for cracks, especially look for signs that cracks have been filled and painted over.
- Look for large trees with extensive root systems especially if they are located next to walls, as they can cause long-term problems. Check to see if boundary walls are starting to tilt slightly, a sure sign that those roots are having an effect.

**See next month's newsletter for more advice when purchasing a property.**

*Source: Weekend Argus - 21 Feb 2015*

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## **EVER INCREASING DEMAND FOR RENTAL PROPERTIES**

Rental properties are delivering excellent returns for landlords. There is a continuous and ever increasing demand for rentals in all categories, and we've experienced an average increase of 60% on rental returns year on year.

If you wish to let your property for either short term or long term please contact Marion Taylor Properties

[marion.taylor@marion-taylor.com](mailto:marion.taylor@marion-taylor.com)

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## **SHORT TERM RENTAL – ULTIMATE LUXURY**

### **GLEN BEACH BUNGALOW**

**SLEEPS 12 PEOPLE | R10,000 PER NIGHT**



<http://www.marion-taylor.com/results/holiday/letting/camps-bay/camps-bay/villa/22/>

## **PROPERTY TRANSFERS:**

For your interest, we provide transfer stats for the same period for 2014 & 2015 below.

### **CAMPS BAY - JAN 2015**

1	COMRIE ROAD	R12 500 000
2		
6	GENEVA DRIVE	R15 500 000
2		
2	VAN KAMP	R9 250 000
8	INGLESIDE ROAD	R6 750 000
1		
5	BLAIR ROAD	R29 000 000
1		
1		
2	SS THE CRYSTAL (260/2010)	R5 928 000
3		
4	HELY HUTCHINSON	R6 100 000
1		
8	SUSAN AVENUE	R9 355 000
3		
A	DUNKELD VILLAGE	R4 600 000
2		
0	VAN KAMP	R22 000 000

### **CAMPS BAY - JAN 2014**

4		
7	CAMPS BAY DRIVE	R12 000 000
8	SS OCEANA (456/2003)	R2 340 000

1  
0  
6 SS THE CRYSTAL (260/2010) R2 275 000

#### **CLIFTON - JAN 2015**

No transfers

#### **CLIFTON - JAN 2014**

6 SS VILLA D'AZUR (149/1989) R10 400 000  
7 SS WHITE CLIFFS (31/1991) R1 500 000  
2  
0  
4 SS EVENTIDE (515/2006) R26 700 000

#### **BANTRY BAY - JAN 2015**

8 EDGEWATER ROAD R5 350 000  
3  
0  
6 SS THE BANTRY BAY (247/2013) R6 350 000  
1  
8 SS NOTTINGHAM COURT (325/1993) R1 130 000

#### **BANTRY BAY - JAN 2014**

No transfers

#### **WATERFRONT - JAN 2015**

No transfers

#### **WATERFRONT - JAN 2014**

7 SS JULIETTE (732/2005) R2 375 000  
1  
0  
4 SS PEMBROKE (805/2007) R4 575 000

*Source: Lightstone*

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## **NEWS:**

### **MINISTER CLEARS UP FOREIGN LAND-OWNERSHIP PROPOSAL**

The Minister used the opportunity to clarify the announcement made by President Jacob Zuma that the ownership of land by foreign nationals would be limited.

<http://www.sanews.gov.za/south-africa/electricity-war-room-focused-keeping-lights>

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### **DURBAN IN THE RUNNING TO HOST 2022 COMMONWEALTH GAMES**

The Canadian city of Edmonton has withdrawn its bid to host the 2022 Commonwealth Games over economic concerns in the wake of a drop in worldwide oil prices, officials said.

<http://www.sagoodnews.co.za/categories/63-south-africa-in-the-world/6650-durban-in-the-running-to-h-2022-commonwealth-games.html>

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### **CONSTANTIA FRESH WINE & FOOD EXTRAVAGANZA**

The sixth annual festival presents food and wine, exhibitions, live music and performances, and an antique and collectibles market.

<http://www.whatsonincapetown.com/post/constantia-fresh-wine-food-extravaganza/>

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### **CAMPS BAY WATCH CITIZEN POLICING**

A safer community is everyone's responsibility.

<http://www.campsbaywatch.org/en>

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### **CONTACT US**

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[www.marion-taylor.com](http://www.marion-taylor.com)**

