

MAY 2018

NEWSLETTER

CONVEYANCING FEE INCREASE

Kindly note that the recommended fees for transfers and bond registrations, as issued by the Law Society, will increase by approximately 5% on all new instructions received as from 1 June 2018. (Note : This is the conveyancing fee and not transfer duty which is paid to SARS)

The new fees will be as follows:

Value of Property or Bond	Recommended Guideline
R100 000	R4 800
Over R100 000 up to and including R500 000	R4 800 plus R735 per 50 000 or part thereof above that
Over R500 000 up to and including R1 000 000	R10 680 for the first R500 000 plus R1 470 per R100 000 or part thereof above that
Over R1 000 000 up to and including R5 000 000	R18 030 for the first R1 000 000 plus R735 per R100 000 or part thereof above that
Over R5 000 000	R47 430 for the first R5 000 000 plus R370 per R100 000 or part thereof above that

Source: Miltons Matsemela: The Conveyancers. May 2018.

<http://live.1.evlink.net/public/messages/view-online/B4miXxP2bnjAVZrM/L7bXAJ7F1biVY9lf/eea2d4a13885c640>

PROPERTIES OF THE MONTH

FOR SALE: ZAR 12 000 000.00

WEB REF: RL770 | <https://www.marion-taylor.com/results/residential/for-sale/atlantic-seaboard/camps-bay/house/769/>



ONE OF A KIND PROPERTY WITHIN WALKING DISTANCE TO THE BEACH

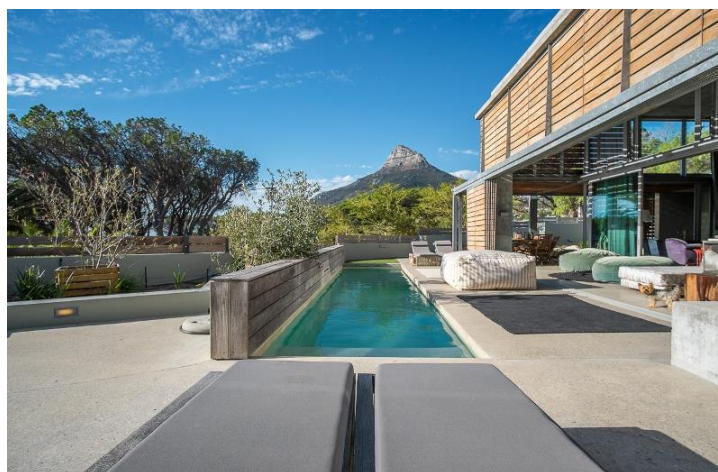
Charming, immaculately maintained family home situated on the seaside of a quiet road. Move in now or build a trophy home on this magnificent site. Wonderful and large child-friendly garden, three bedrooms 2 bathrooms. Secure covered parking.

FOR MORE INFO

<https://www.marion-taylor.com/results/residential/for-sale/atlantic-seaboard/camps-bay/house/769/>

FOR SALE: ZAR 25 995 000.00

WEB REF: RL738 | <https://www.marion-taylor.com/results/residential/for-sale/atlantic-seaboard/camps-bay/house/737/>



BREATHTAKING PRIVATE DESIGNER NORTH-FACING HOME BOASTING THE ULTIMATE IN SOPHISTICATED & LUXURIOUS LIVING.

Double volume ceilings, off-shutter concrete, polished concrete floors and Oak combine to

create this exceptional, contemporary Villa. The floor-to-ceiling windows and sliding doors give a feeling of spaciousness and comfort with a seamless flow from indoors to out; maximising the breath-taking views that are to be enjoyed from every angle of this house. All bedrooms and living areas are wonderfully spacious and enjoy the very finest in fixtures and fittings. This dream property boasts the most magnificent entertainer's kitchen and open plan living areas with 2 closed combustion fireplaces, all spanning out onto multiple outdoor living spaces, a sheltered terrace and pool deck. The house enjoys a 10 meter lap pool and low maintenance garden. All 4 large en-suite bedrooms open onto terraces or a private deck. A self-contained sauna, gym, yoga studio, office, wine cellar, laundry and separate scullery complete this residence. Direct access from the 42 square meter secure double garage plus secure off-street parking for 2 cars. An added bonus: This "green" house has solar geysers and a Water Rhapsody rain harvesting system installed with 2 water tanks that service the house. 2 self-contained housekeeper's suites. Brilliant security throughout with lockable shutters, sophisticated alarm system and 24 hour surveillance cameras. All bedrooms have air conditioning, as well as the office, gym and yoga studio.

With neighbours on only two side of the house this north-facing property is ideally positioned, enjoying total privacy and not overlooked by any of it's neighbours. A rare opportunity to own such a unique property in Camps Bay!

FOR MORE INFO

<https://www.marion-taylor.com/results/residential/for-sale/atlantic-seaboard/camps-bay/house/737/>

FOR SALE: ZAR 12 000 000.00

WEB REF: RL754 | <https://www.marion-taylor.com/results/residential/for-sale/atlantic-seaboard/camps-bay/apartment/753/>



HIGHLY SOUGHT-AFTER, A RARE OPPORTUNITY. SECURE VIEWS.

A piece of paradise in the beautiful and sheltered Balie Bay. Situated on the seaside of the road and a short walk to the Camps Bay beachfront and restaurant strip, this 197 square meter apartment offers expansive and elevated views overlooking the bay and Atlantic Ocean. Spark your imagination and tweak the senses, a place that dreams are made of! Enjoy relaxing on the large deck, in the private garden or in your very own swimming pool.

Entertainer's dream, seldom available outdoor space in this special location. Cape Town's most unspoiled beaches are a stones' throw away. Spacious living areas all lead to the large balcony. Enjoy a roaring fire while watching the storms roll in over the ocean in winter. Two bedrooms, two bathrooms. Separate study.

Exclusive and private garden and swimming pool. The entertainment area at the swimming pool includes a spacious terrace, kitchen, bathroom with toilet and shower. One 22sqm garage, one parking bay and good security. This is Camps Bay at its best. Offering an easy walk to beach location yet far enough away from the crowds and traffic. Small sectional title development of two units.

FOR MORE INFO

<https://www.marion-taylor.com/results/residential/for-sale/atlantic-seaboard/camps-bay/apartment/753/>

PROPERTY OF THE MONTH

LONG TERM RENTAL- ZAR 65 000.00 PER MONTH

WEB REF: RL751| <https://www.marion-taylor.com/results/residential/to-let/atlantic-seaboard/bakoven/villa/750/>



5 BEDROOM VILLA TO LET IN BAKOVEN

Luxurious & Private Villa with Easy Access to Beta and Bakoven Beaches

Situated in the exclusive enclave of Bakoven, this modern, furnished five bedroom home is one of a handful of its type. Let the family spread out onto the many terraces, pool and garden or beach while you retreat to the sun-filled main bedroom with its private terrace. The only sound you will hear is the lapping of the waves.

The spacious lounge with fireplace, dining room, study and open plan kitchen (with separate laundry) span out onto the pool, garden and covered terrace. This property offers a single garage and off-street parking for an additional vehicle. The house is pet friendly.

Available mid June for a long term rental. The monthly rental includes DSTV, Fibre Internet and excellent security with a guard stationed next to the house. The property is serviced by well-point water.

A stones throw from Camps Bay's trendy strip and an easy walk to the shops, restaurants and night life. This sophisticated suburb has something for everyone!

FOR MORE INFO

<https://www.marion-taylor.com/results/residential/to-let/atlantic-seaboard/bakoven/villa/750/>

LONG TERM RENTAL- ZAR 35 000.00 PER MONTH

WEB REF: RL759| <https://www.marion-taylor.com/results/residential/to-let/atlantic-seaboard/camps-bay/apartment/758/>



3 BEDROOM APARTMENT TO LET IN CAMPS BAY

Modern 3 bedroom, 2.5 bathroom duplex with spacious terrace. Available furnished from 01 June for a long-term lease.

This light-filled, 136 sqm apartment enjoys magnificent and unobstructed Ocean and Lion's Head views from the open-plan living areas, large terrace and main bedroom. The lounge, dining room and kitchen spill out onto the outdoor living areas.

Exceptional finishes throughout, two secure parking bays. Located in a well-run and secure complex. Apartments in this block rarely become available!

FOR MORE INFO

<https://www.marion-taylor.com/results/residential/to-let/atlantic-seaboard/camps-bay/apartment/758/>

LONG TERM RENTAL- ZAR 38 000.00 PER MONTH

WEB REF: RL765| <https://www.marion-taylor.com/results/residential/to-let/atlantic-seaboard/camps-bay/house/764/>



3 BEDROOM HOUSE TO LET IN CAMPS BAY

Lovely free-standing 3 bedroom detached house - completely private and secure, situated in a quiet area in Camps Bay, walking distance to best beaches and restaurants. A fully fitted kitchen and dining room area on top floor with double volume ceilings and spacious open plan living room, dining room and kitchen area.

Three large en-suite bedrooms on ground floor, large pool and views of mountain, beaches and sea from the patio. Two car garage, close to all amenities, schools, transport, restaurants, beaches and sea.

Available for short term or long term rental.

FOR MORE INFO

<https://www.marion-taylor.com/results/residential/to-let/atlantic-seaboard/camps-bay/house/764/>

LONG TERM RENTAL- ZAR 14 500.00 PER MONTH

WEB REF: RL755| <https://www.marion-taylor.com/results/residential/to-let/atlantic-seaboard/camps-bay/apartment/754/>



1 BEDROOM APARTMENT TO LET IN CAMPS BAY

Beautifully Renovated Apartment in Camps Bay With Secure Parking Bay

This tastefully furnished and modern apartment boasts comfortable and spacious open-plan living areas, with beautiful ocean and mountain views from the balcony. The bedroom is en-suite and the apartment also has a safe. The renovated kitchen is fitted with brand new appliances. Good security and one secure parking bay.

The apartment is available from the 15th of July 2018 for short term or long term.

An easy 2 minute walk to the closest MyCiti bus stop. Close to Camps Bay's famous beach, fine dining restaurants and conveniently located near to the Friendly Grocer and Hussar Grill Steak Restaurant.

Wifi, Netflix and housekeeper available at an extra charge.

FOR MORE INFO

<https://www.marion-taylor.com/results/residential/to-let/atlantic-seaboard/camps-bay/apartment/754/>

PROPERTY OF THE MONTH

SHORT TERM RENTAL- FROM ZAR 5000.00 PER NIGHT

WEB REF: HL59| <https://www.marion-taylor.com/results/holiday/letting/atlantic-seaboard/camps-bay/villa/59/>



3 BEDROOM SELF CATERING VILLA IN CAMPS BAY

Come to Cape Town and make this newly built, modern Villa your home from home for the duration of your stay. With sweeping, unobstructed views over Camps Bay Beach, Lions Head and the Twelve Apostles, this house has the best views that Camps Bay has to offer! The house offers 2 lounges (one TV room and one formal lounge with a gas fireplace), 4 en-suite bedrooms, seamless indoor/outdoor living, pool and braai area. Dual air-conditioning and heating units in all bedrooms, and underfloor heating in the bathrooms. Good security and integrated music system. Book now and make this a holiday never to be forgotten!

April - October 2018: R5000.00 per day
November 2018 - March 2019: R15 000.00 per day

FOR MORE INFO

<https://www.marion-taylor.com/results/holiday/letting/atlantic-seaboard/camps-bay/villa/59/>

SHORT TERM RENTAL – FROM ZAR 8000.00 PER NIGHT

WEB REF: HL58 | <https://www.marion-taylor.com/results/holiday/letting/atlantic-seaboard/clifton/house/58/>



4 BEDROOM SELF CATERING HOUSE IN CLIFTON

Perfectly appointed 4 bedroom home, stunning deck and garden area with uninterrupted sea views. Clifton is a sought-after, upmarket area known for its sheltered beach attracting a chic up-market crowd.

A unique feature of Clifton Sunsets is its location: Situated on Kloof Road, overlooking the world famous Clifton Beaches and within walking distance to Camps Bay beachfront, this is truly a picture perfect self-catering holiday rental for couples, singles or families. As you enter the property, you are welcomed by a well-spaced dining and lounge area leading onto a patio with breathtaking Sea Views, outdoors dining area and swimming pool. The open plan kitchen is fully equipped with everything you could possibly need. Two pools on the property, as well as a functioning spa for you to book your appointment for indulgence.

There are 3 bedrooms in the main property and an additional bedroom located on the top level with its own separate entrance.

This property is ideal for those looking for an authentic beach getaway.

Clifton is a sought-after, upmarket area known for its sheltered beach attracting a chic up-market crowd.

FOR MORE INFO

<https://www.marion-taylor.com/results/holiday/letting/atlantic-seaboard/clifton/house/58/>

SHORT TERM RENTAL- FROM ZAR 9000.00 PER NIGHT

WEB REF: HL60 | <https://www.marion-taylor.com/results/holiday/letting/atlantic-seaboard/camps-bay/villa/60/>



5 BEDROOM VILLA TO LET IN CAMPS BAY

Magnificently located on the shores of the Atlantic Ocean with views of Twelve Apostles mountain range and Table Mountain and walking distance to best beaches in Cape Town. This Villa is a luxury 5 bedroom house, with two lounges, a dining area, spanning balcony/terrace, swimming pool and entertainment area with large flat-screen TV, DSTV (full bouquet) unlimited Internet - Wi-Fi access.

The newly renovated, self-catering kitchen is fully equipped. There is a double lock up garage and two off-street parking bays and excellent security. Only 90 meters to the exclusive Bakoven Beach.

Accommodation is on a self-catering basis perfectly suited to international and local tourists, families and corporate groups.

FOR MORE INFO

<https://www.marion-taylor.com/results/holiday/letting/atlantic-seaboard/camps-bay/villa/60/>

PROPERTY TRANSFERS:

For your interest, we provide transfer stats for the same period in 2017 & 2018 below.

CAMPS BAY / BAKOVEN APRIL 2017

62	GENEVA DRIVE	14,000,000.00
12A	QUEBEC ROAD	16,000,000.00
31	CENTRAL DRIVE	12,500,000.00
101	SS ROCK APARTMENTS (228/2016)	19,494,000.00
2	SS 26 CENTRAL DRIVE (176/2017)	5,500,000.00
7	SS INFINITY AT BAKOVEN (19/2017)	22,000,000.00
9	SS INFINITY AT BAKOVEN (19/2017)	15,390,000.00
7	SS INFINITY AT BAKOVEN (19/2017)	17,000,000.00
4	SS INFINITY AT BAKOVEN (19/2017)	9,120,000.00

1	SS HOUGHTON VILLAS (37/2017)	12,250,000.00
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CAMPS BAY/ BAKOVEN APRIL 2018

7	RONTREE AVENUE	9,800,000.00
8	RONTREE AVENUE	9,600,000.00
6	STERN CLOSE	12,350,000.00
17	MEDBURN ROAD	33,000,000.00
65	CAMPS BAY DRIVE	6,000,000.00
7	PRIMA AVENUE	12,800,000.00
14	THE MEADOWS ROAD	21,900,000.00
2	SS STRATHMORE VIEWS 282 (439/2002)	10,500,000.00

CLIFTON APRIL 2017

2	SS 284 KLOOF ROAD (328/2006)	25,000,000.00
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CLIFTON APRIL 2018

4	ARCADIA STEPS STREET	27,000,000.00
401	SS CLIFTON TERRACES (54/2018)	25,000,000.00
302	SS CLIFTON TERRACES (54/2018)	29,000,000.00
34	SS VALHALLA (479/1993)	25,000,000.00

BANTRY BAY APRIL 2017

31A	RAVINE ROAD	21,500,000.00
12	BANTRY STEPS STREET	22,004,000.00
4	BROMPTON AVENUE	7,850,000.00
45	SS BANTRY PLACE (562/1998)	14,400,000.00
23	SS THE PRESIDENT HOTEL (141/1998)	3,500,000.00
5	SS THE PRESIDENT (474/1993)	16,000,000.00
10	SS BANTRY PLACE (562/1998)	10,850,000.00
9	SS TWELVE ON V (139/2017)	38,200,000.00
8	SS TWELVE ON V (139/2017)	17,200,000.00
7	SS TWELVE ON V (139/2017)	16,975,000.00
6	SS TWELVE ON V (139/2017)	7,850,000.00
5	SS TWELVE ON V (139/2017)	7,450,000.00
4	SS TWELVE ON V (139/2017)	7,450,000.00
3	SS TWELVE ON V (139/2017)	8,950,000.00
2	SS TWELVE ON V (139/2017)	8,725,000.00
1	SS TWELVE ON V (139/2017)	8,500,000.00

BANTRY BAY APRIL 2018

15	SS NEVADA (127/1986)	6,000,000.00
22	SS CONWAY COURT (74/1980)	11,600,000.00
19	SS ST MORITZ (187/1982)	3,800,000.00
45	SS PRINCE EDWARD MANSIONS (61/1980)	3,200,000.00

WATERFRONT APRIL 2017

301	SS PARERGON (353/2002)	30,780,000.00
101	SS NO. 2 SILO (342/2013)	6,995,000.00
310	SS KYLEMORE (409/2008)	19,500,000.00

WATERFRONT APRIL 2018

2	SS PARERGON (353/2002)	17,543,859.00
201	SS CARRADALE (20/2002)	11,995,000.00
904	SS NO.3 SILO (324/2017)	26,500,000.00

**Transfer stats sourced from Lightstone
E&OE**

PROPERTY OF THE MONTH
SELF CATERING HOLIDAY ACCOMMODATION
CAMPS BAY

“KETTLE’S HOUSE”

FOUR POSTER INDULGENCE, SUPER VIEWS



<http://www.kettleshouse.com/accommodation.html>

LUXURIOUS UNDERSTATED ELEGANCE, SUPER VIEWS, SPACIOUS



<http://www.kettleshouse.com/accommodation.html>

SUNDOWNER PRIVACY AND LUXURY, PRIVATE BALCONY



<http://www.kettleshouse.com/accommodation.html>

COOL AND QUIET LUXURY, PRIVATE BALCONY, SEA VIEWS FROM THE BALCONY



<http://www.kettleshouse.com/accommodation.html>

SUPER LUXURY, SUPER SPACE, SUPER VIEWS, PRIVATE BALCONY



<http://www.kettleshouse.com/accommodation.html>

LUXURIOUS AND TRANQUIL



<http://www.kettleshouse.com/accommodation.html>

NEWS:

PRESIDENT BARACK OBAMA TO DELIVER THE 16TH NELSON MANDELA ANNUAL LECTURE

The Nelson Mandela Foundation and The Obama Foundation announced that President Barack Obama will deliver the 16th Nelson Mandela Annual Lecture in Johannesburg in July. To honour the centennial of Madiba's birth the lecture's theme will be "Renewing the Mandela Legacy and Promoting Active Citizenship in a Changing World". The Nelson Mandela Annual Lecture will focus on creating conditions for bridging divides, working across ideological lines, and resisting oppression and inequality.

<https://www.sagoodnews.co.za/president-barack-obama-to-deliver-the-16th-nelson-mandela-annual-lecture/>

THE BEST BOOKS OF 2018 (SO FAR)

We may live in challenging times, and there's no better escape than through a good book. From new novels from beloved writers to compelling non-fiction examinations of our modern world, 2018 has already delivered some excellent reads.

<https://www.esquire.com/entertainment/books/g14465218/best-books-of-2018/>

WESTERN CAPE DAM LEVELS ON THE RISE

The Western Cape Government has said the average dam levels for the province has improved from last week's 16.6% to 19% on Monday. MEC for Local Government, Environmental Affairs and Development Planning, Anton Bredell, said it 'heartening' to see dam levels increasing.

<http://www.capetownetc.com/water-crisis/western-cape-dam-levels-rise/>

WHAT'S HOT:

EXHIBITIONS – NORVAL FOUNDATION

Major retrospectives of the work of both Sydney Kumalo and Ezrom Legae will be shown alongside an exhibition of their friend and colleague Edoardo Villa. The Kumalo and Legae retrospectives, the first to be undertaken by any institution globally, draw together a considerable body of work: a series of bronzes and drawings chronicling their innovative artistic practices.

<http://www.norvalfoundation.org/exhibitions/>

FRANSCHHOEK WINTER WINES

Participating wineries include Topiary, Black Elephant Vintners, Holden Manz, La Bri, Rickety Bridge, Haute Cabrière and Anthonij Rupert Wyne, and more. Food made by the chefs at Terra

del Capo complement the wines. Salsiccia Sausages with braised Cannellini Beans, oven baked Potato Soup with gourmet toppings, and Wild Mushroom Arancini served with Truffle Aioli are on the menu, as well as a selection of mini cakes and sweet treats.

<https://www.whatsonincapetown.com/post/franschhoek-winter-wines/>

WINTER SPECIALS IN CAPE TOWN

Though Capetonians tend to take shelter during winter, it's actually (secretly) a great time to be in the Mother City thanks to its famous winter specials. You'll have to leave the house at some point, so make sure it's to head to one of these restaurants.

<http://www.eatout.co.za/article/winter-specials-cape-town/>



**CAMPS BAY WATCH CITIZEN POLICING
PLEASE SUPPORT THIS GREAT INITIATIVE.
ENSURING A SAFER ENVIRONMENT FOR ALL.**

A safer community is everyone's responsibility.

Please contact Janette Hodgkinson: janette.hodgkinson@campsbaywatch.org

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www.marion-taylor.com

