

## Important Numbers

Ambulance	10177
Darling Pharmacy	022 492 2782
Dr. Lindie Walters	022 451 2941
Fire / Electricity / Water	022 487 9400
First Choice Medics	083 316 7607
Municipal Police Yzerfontein	082 925 2244
Netcare Blaauwberg Hospital	021 554 9000
NSRI Yzerfontein	082 824 1404
Police	022 492 2314
SPCA Darling	022 492 2781
The Village Vet	022 492 3780
Yzerfontein Armed Response	082 961 0366
Yzerfontein Municipality	022 451 2366

**LOOK WHO'S BACK...** We are happy to welcome Christo back to our office after his 6 month training period in Cape Town. You can call him for all your property needs at 072 941 5461



Christo can also help with renting and letting

[christo@sellaproperty.co.za](mailto:christo@sellaproperty.co.za)



Property of  
the Month



More info on page 3

#### HOW TO CALCULATE TRANSFER DUTY:

R0	-	R600 000 :	No cost
R600 001	-	R1 000 000 :	3%
R1 000 001	-	R1 500 000 :	R12 000 + 5%
Above		R1 500 001 :	R37 000 + 8%

**CONTACT US:** Tel. 022 451 2693 / Fax. 086 543 4434 /  
[info@sellaproperty.co.za](mailto:info@sellaproperty.co.za) [www.sellaproperty.co.za](http://www.sellaproperty.co.za)

## Property of the month info

**EXCLUSIVE MANDATE**

**R 3 300 000**



A very neat and spacious residence with 3 bedrooms, 3 bathrooms, study, open plan kitchen, 2 living rooms, inside braai and double garage offers uninterrupted views over Table Mountain and the Atlantic Ocean. Priced to sell!



**Elize 082 898 9536 / Henk 082 895 8685**

## Do you understand your mandate?

A mandate is a contractual agreement with an agent or agents to sell your property and outlines the responsibilities and obligations of both parties.

We at **Sell A Property** believe that sellers should be well informed in order to make the best possible decision when selling their property.

**OPEN MANDATE:** Given to different agents by the Seller. Sellers normally think “the more agents the better for my property”, however this is not the case. Different agents advertise your property in the paper at different prices. This over exposes your property and gives the impression to potential buyers that you are desperate to sell your property. This could lead to unrealistic low offers. In the property business this is known as “nobody’s listing is nobody’s responsibility”. The Seller can also sell his own property.

**SOLE MANDATE:** Entrusts the sale of your property to a single agent or agency for a specified period of time. This time duration could vary between 90 days and 180 days. An advantage of a sole mandate protects the seller from a double commission claim.

An agent will put a marketing plan in place for your property. A sole mandate provides for greater security, privacy and protection for your property. One agent controls access to your property and viewing is done at your convenience without being pressurized by a number of different agents.

With a sole mandate your agent has the time to negotiate the best transaction for you. You are also likely to have only qualified and serious buyers viewing your property, avoiding unnecessary inconvenience and traffic through your house. All sole mandates have to be in writing and has to have a start and end date. Only the agent who carries the mandate and the Seller can sell the property.

**Questions to ask an agent before giving a Sole Mandate :**

1. **How much marketing will be done on my property?**
2. **Location of your office?**
3. **What do you offer that the other agents do not offer?**
4. **How many of your sole mandates did you sell in the past year?**

**Next time information about Exclusive and Joint Mandates!!!!**

# Legal

## VOETSTOOTS –

### Rights and responsibilities of Buyers & Sellers

In our April / May edition we discussed the basics of the “Voetstoots” clause and how it affects buyers and sellers. We now extend the information.

If it is then accepted that the purpose of “voetstoots” is to protect the innocent seller, what can a prudent purchaser do to protect himself? The answers are: (1) Do a proper inspection, take your time and ask questions. (2) Know what the danger signs are to look for, before you sign on the dotted line and you could end up saving valuable time and money. (3) Understand the problem areas.

- The most obvious things to keep an eye out for are signs of water leaks and rising damp. Viewing a property while it is raining can often prove beneficial in this regard. Buyers should look for water stains on walls, mould growth and damp patches in plaster work. It is always a good idea to examine all the external walls of buildings and to check that the guttering is in good condition and is able to handle the water run-off.
- Another important area that buyers should be on the lookout for and investigate is horizontal and vertical cracks in the plaster and brick work.
- Understand the function of the electrical compliance certificate. This valuable piece of paper **does not guarantee that all electrical appliances and fittings in the property are in good working order**. The purpose of the certificate is to ensure that electrical wiring, appliances and fittings have been correctly installed and do not pose a safety hazard or fire risk.
- Plumbing is often a contentious issue for buyers. Many aspects are unseen and as a result problems very often only become apparent later.
- Buyers should conduct a thorough investigation of the entire home, should look inside cupboards, open the taps, switch on electrical appliances and fittings and even go as far as flushing toilets to ensure that they are in good working order and have no leaks.

Buyers who feel uneasy about asking probing questions should ask the agent to do so on their behalf. Agents have the experience of how to handle this, they are duty bound to disclose any defects that the seller has revealed and are in the ideal position to engage with the seller and add value to the transaction for the purchaser.

Sellers and purchasers – be honest and remember to address and solve any potentially problematic areas before you sign the contract and you will have a hassle free transaction.

**Article: Cobus Slabber (Terblanche Slabber Pieters Attorneys)**

Tel. 022 482 2978 / Fax. 022 482 1749 / Email. [cslabber@tsplaw.co.za](mailto:cslabber@tsplaw.co.za)

**Properties in the market**  
**PLOT FOR SALE R320 000**  
Municipal value R600 000



R 320 000

163



This 906m<sup>2</sup> plot offers a lot of space and a sea view.

Henk 082 895 8685 / Elize 082 898 9536 / Christo 072 941 5461

**VIEW FROM THE LOUNGE – OLD YZERFONTEIN**  
**R1 290 000**



156

R 1 290 000



With a view! Very neat 3 bedroom house with 2 bathrooms, 2 garages and an established garden. A definite must-see!

Elize 082 898 9536 / Henk 082 895 8685



# VALUE FOR MONEY

## R3 500 000



R 3 500 000



Located on the beach, this house offers 2 bedrooms, 2 bathrooms, spacious open plan living areas and a double garage, plus stunning views.

Henk 082 895 8685 / Elize 082 898 9536



# NORTH FACING BEACH HOUSE – PRICED TO SELL

## R3 950 000



161

R 3 950 000



SOLE MANDATE

Views, views, north-facing views... This lovely open plan beach house with white washed wooden floors offers 120 degree sea views. Priced to sell, don't miss this opportunity!

Elize 082 898 9536 / Henk 082 895 8685



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### HOME LOANS :

#### CALCULATE YOUR QUALIFICATION ACCORDING TO YOUR INCOME FOR A HOMELOAN

Salary X 30 % divided by: 9.00 for 20 year period and

: 8.05 for 30 year period

X 1000 = Qualification amount.

#### **Example:**

Salary

R10 000 X 30% = 3000

3000 ÷ 9 = 333.33

333.33 x 1000 = R333 333.33

That means you qualify to buy property to the value of R333 333.33.