

Harcourts St Francis Bay

Village Shopping Centre, St Francis Drive, St Francis Bay, 6312
T + 27 (0) 42 294 0921 | E oyster@harcourts.co.za

Santareme R 3 200 000

Cape St Francis R 2 900 000

Port St Francis R 1 275 000

Village II R 3 500 000



Sole Mandate
3 2 2 2

Surround Seaviews Superb Position! This lovely home is built on a double level landscaped plot so no-one can obstruct your beautiful views of the ocean.

Jenine Pollard | 071 611 6199



Sole Mandate
5 5 5 2

Modern Upmarket Home! Large family home with great rental income potential. Walking distance to the beach and overlooking a nature reserve.

Kathy Brady | 072 950 9805



Sole Mandate
3 3 2 1

Perfect situation in the Port! Very close to the beach and all Port activities. Call us today!

Berline Burger | 082 821 0652



Sole Mandate
4 4 4 2

A home to be proud of! Stunning well maintained home. Being sold fully furnished. Don't miss this one!

Jenny Masterson | 083 321 2405

LEGAL ENTITY AND PROPERTY TAX

When a purchaser is faced with selecting an entity to purchase the property in, personal preference normally plays the determining role, however there are a host of legal and tax factors that have to be taken into consideration.

The most important entities used in South Africa are legal entities namely: Company, Close Corporation, Trust and natural person or in other words personal capacity. It is important to understand the advantages and disadvantages of each legal entity, and that of a natural person, in making the right decision into which to purchase a property.

Personal Capacity

- No audit required
- No complicated meetings and resolutions
- Creditors can attach assets
- Donations tax at 20% on donations above R100000 p.a.
- Estate Duty at 20% on assets in excess of R3,5m
- First R2m is exempt from capital gains tax when selling prime residence and the rest is taxed at a maximum of 10%
- Income tax imposed progressively up to a maximum of 40%

Disadvantages

- All assets subject to attachment
- Highest income tax rate
- Estate duty and donations tax

Advantages

- First R2m is exempt from capital gains tax when selling prime residence and the rest is taxed at a maximum of 10%
- Lowest Capital Gains Tax rate
- Lowest Transfer Duty rate

Companies

- It is a separate legal entity
- If the nominated shareholder has not signed as surety, there is no liability on any of the shareholders for the debts of the Company
- A yearly audit is required
- When the company sells a property, Capital Gains Tax at the effective rate of 22.4% on the capital gain after tax profit will be payable plus a further 10% towards Secondary Tax on Companies (STC).

Disadvantages

- 20% tax on dividend will be charged
- Yearly audit has to be done
- Transfer duty higher than that of individuals
- CGT higher than for individuals, but lower than that for a Trust

Advantages

- More shareholders allowed than with a CC
- Shareholders not liable for any debt of the company
- Income Tax rate is lower than the maximum rate of individuals

Close Corporations

- It is a separate legal entity
- If the members have not signed as surety, there is no liability on shareholders for the debts of the Company
- No yearly audit is required
- When the company sells a property, Capital Gains Tax at the effective rate of 22.4% on the capital gain after tax profit will be payable plus a further 10% towards STC.

Disadvantages

- 20% tax on dividend will be charged
- Transfer duty higher than that of individuals
- CGT higher than for individuals, but lower than that for a Trust
- CC is far less complicated and no yearly audit needs to be done

Advantages

- Less members are allowed than with a Company
- Members are not liable for any debt of the company
- Income Tax rate is lower than the maximum rate of individuals

Trusts

- Assets in a Trust do not form part of an individual's estate on date of death and no estate is payable
- Beneficiaries of a Trust cannot be held liable by shareholders for the debts of the Trust, nor can creditors attach assets of beneficiaries
- No yearly audit is required
- A Trust MUST exist on the date of the signature of the deed of sale
- No donations tax is payable if a trust distributes capital to beneficiaries
- Trusts face the same transfer duty as that of a CC and Company at 8%
- Trusts are taxed at a flat rate of 20% on capital gains, income or capital can be distributed to beneficiaries and they will be taxed and not the Trust
- Where income is retained in the Trust, the Trust will be taxed and the balance after tax is capitalized.

Disadvantages

- Higher rate of transfer duty higher than that of individuals
- A Trust MUST exist on the date of the signature of the deed of sale
- Highest rate of income Tax and Capital Gains Tax

Advantages

- Lower income tax and capital gains tax possible by distributing to beneficiaries
- Saving estate duty and donations tax
- Effective as a means of protection against creditors
- No audit needed

We at Harcourts Oyster deal with the marketing, legal contracts and conveyancing of properties on a daily basis. We take pride in taking care of our sellers and buyers giving them professional and reliable advice and information on how to sell or buy in today's property market. Call us for a FREE comparative market analysis helping you to sell your property. T 042 294 0921 | E oyster@harcourts.co.za



MARISA COOPER
BUSINESS OWNER



JIDJA CO DU PREEZ
GROUP MANAGER



MARELY-LOTE
SALES MANAGER



JENNY MASTERSON
083 321 2405



BERLINE BURGER
082 821 0652



JENINE POLLARD
071 611 6199



JACO POLLARD
071 254 0546



KATHY BRADY
072 950 9805

Sea Vista youth graduate after housekeeping course

Earlier this month 15 youth from Sea Vista successfully graduated after completing the Sizaxenzela Plus Assistant Housekeeping Course.

At a graduation ceremony attended by parents and extended families of the young graduates, as well as various stakeholders of Wilderness Foundation Africa, the youth received certificates at St Francis Bay Bowling Club.

This 3 month accredited training course forms part of the Youth Development Programme of Wilderness Foundation Africa. The keynote address was delivered by Francine Zana, Managing Director and owner of Exclusive Hospitality Concepts, a company which specialises in the interests of private homes and established hospitality establishments. Zana gave an encouraging message of hope and determination, drawing from her personal experience of starting her career as a housekeeping staff member in the hospitality industry.

Special guests who support the Kouga community attended the ceremony including Chris Engelbrecht, Manager - Community Development; Katrina Antoniou-Noiroyd, Community Development; Cllr Brian Dhludhu, Kouga Municipality Cllr; LED Portfolio and Raymond Roesstorf of Wessenhof.

Trevor Arosi from the Kouga Wind Farm, Raymond Roesstorf of Wessenhof and Councillor Dhludhu assisted with the handing over of certificates. In addition to their Assistant Housekeeping certificates, graduates were also presented with Barista certificates from Wessenhof.



Trevor Arosi of Kouga Wind Farm, far right, assisted with the handing out of certificates to the Sea Vista youth