

Capital Gains Tax for property owners • Protecting your home from the summer heat



Hi

Please find below the latest copy of my monthly newsletter.

Each month, this newsletter will include interesting, uplifting and inspiring news articles, together with a series of articles of interest to you, with money saving tips, advice, insider secrets, etc. I hope that this information is of value to you. Please feel free to pass these articles on to your family and friends.

Kind regards,

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GLOBAL LIFESTYLE
P R O P E R T I E S



Capital Gains Tax for property owners



The deadline for submission of personal tax returns is 24 October 2022.

Capital Gains Tax (CGT) forms part of normal income tax payable to the SA Revenue Services (SARS) and is based on the sliding tax tables for individuals, trusts and companies.

The law came into effect in October 2001 and applies to all assets disposed of on or after 1 October 2001, regardless of whether the asset was acquired before, on, or after that date. Only the capital gain or loss attributable to the period on or after 1 October 2001 – the valuation date - must be brought to account for CGT purposes.

If you acquired your property before October 2001, it should have been valued at about that time to establish a base value for capital gains tax purposes. If you did not do this, SARS will use its own formula for calculating the capital gain since that time.

CGT applies to taxpayers selling their home or investment property for a profit, which means the proceeds come to more than the base cost. The base cost is calculated as the price you paid for the property (purchase price) plus any amounts spent on renovations or improvements as well as additional costs such as legal and transfer fees, estate agent's commission and compliance certificates.

Knowing which costs you should take into account when calculating the proceeds and base cost can be complicated. However, the SARS brochure '[The ABC of Capital Gains Tax](#)' explains this in detail, and there are many online calculators available to do this for you.

Click [here](#) for more info

7 Steps to declutter your home for sale



FREE REPORT

7 Steps to Declutter
Your Home for Sale

[» REQUEST IT NOW](#)

Your home may be in good condition and well built, yet clutter will create the perception of chaos, confusion and disorder. When buyers see clutter, they may assume that your home has been neglected, with more to fix than meets the eye. This perception could undermine your home's market value.

Call or text Demo Van Zyl today on 0825795903 to receive your free report entitled '7 Steps to Declutter Your Home for Sale'.

Summer heat - protecting your home



Even with all the joys of summer, the “I’m melting!” sentiment always becomes inevitable in South Africa. With air conditioning costing an arm and a leg, what else can you do to protect yourself from the maddening heat?

Plants

Plant a tree in front of your window. Be mindful of the position of the window and the way the sun moves in summer and in winter. This is a wonderful solution because it is aesthetically pleasing and it’s good for the environment. Furthermore, it not only shields your house from the sun during summer but also allows light through the windows in winter when the leaves fall off, provided you choose a deciduous species.

Sails, awnings, and blinds

Window awnings and sails are probably some of the most practical ways to shield your windows from the sun. The biggest advantage of those is that they protect the windows from the outside. That means that they do not allow the glass to heat, thus preventing the heat from penetrating the window.

Lights and electricity

Do not use any unnecessary lights, because a light bulb produces enough heat to warm up a small room by a few degrees. Unplug everything you’re not using, because all of the devices that are plugged in produce heat as well.

Source: www.immoafrica.net

Be inspired



mo•ti•va•tion

Believe you can
and you're halfway there.

- Theodore Roosevelt -



Monthly humour



Two men were walking home after a costume party and decided to take a shortcut through the cemetery just for laughs.

Right in the middle of the cemetery, they were startled by a tap-tap-tapping noise coming from the misty shadows.

Trembling with fear, they found an old man with a hammer and chisel, chipping away at one of the headstones.

"Holy cow, Mister," one of them said after catching his breath, "You scared us half to death -- we thought you were a ghost! What are you doing working here so late at night?"

"These kids," the old man grumbled, "they got my middle name wrong!"

How can I help?



We'll bend over backwards to get you the highest possible price for your home.

The decision to sell a home is dependent on many factors. Whatever your reasons for selling, our proven effective marketing strategies will ensure that you get the highest possible price for your home. We guarantee to provide you with professional, ethical and confidential service and keep you fully informed every step of the way.

Call or text Demo on 0825795903 today.



You are an essential link in my business

I'm grateful to all my clients and friends who graciously referred me to their friends and neighbours last month. You are a vital link in the success of my business.

Thank you again for your continued support.
Kind regards,
Demo

**People usually are the happiest at home.
– William Shakespeare**