



Proposed 2026 Budget - Perseus Heart Estate

Unit No. (No.)	Inside GLA (m ²)	Municipal Rate	Sale Price	Municipal Valuation (Ex Vat)	Est Rates Total Cost (ZAR / mntn)	Levy Rate ZAR / m ²	Est Levy Total Cost ZAR / mntn
1	361.23	0.006161	R7,430,000.00	R6,460,869.57	R3,317.12	16.46	R5,945.85
2	222.45	0.006161	R5,295,000.00	R4,604,347.83	R2,363.95	16.46	R3,661.53
3	457.32	0.006161	R9,595,000.00	R8,343,478.26	R4,283.68	16.46	R7,527.49
4	408.67	0.006161	R7,995,000.00	R6,952,173.91	R3,569.36	16.46	R6,726.71
5	341.25	0.006161	R7,540,000.00	R6,556,521.74	R3,366.23	16.46	R5,616.98
	1,790.92						R29,478.54

Proposed Annual Income R353,742.52

Item	Area/Value	Rate	Est Monthly	Est Annual
Building Insurance (5 units & common ground incl)	16,463,516.49	0.17%	R2,332.33	R27,987.98
Building/Water Sanitation Maintenance	493.62	0.8	R394.90	R4,738.75
Gardening Wages Common ground & Units serviced	2021	3.5	R7,073.50	R84,882.00
Security Upkeep & Maintenance			R800.00	R9,600.00
Managing Agent Fee	5	200	R5,000.00	R60,000.00
Sanitation	493.62	2.8	R1,382.14	R16,585.63
Electricity	493.62	5.85	R2,887.68	R34,652.12
Water	2021	1.1	R2,223.10	R26,677.20
ADT & Security Fees			R2,500.00	R30,000.00
Metering & Other Fees			R1,500.00	R18,000.00
Auditor Fees			R416.67	R5,000.00
CSOS Fund				R200.00
Reserve Fund (SLSMA)		10%		R35,374.25
				R353,697.94
			Levy Rate Per Square	16.46