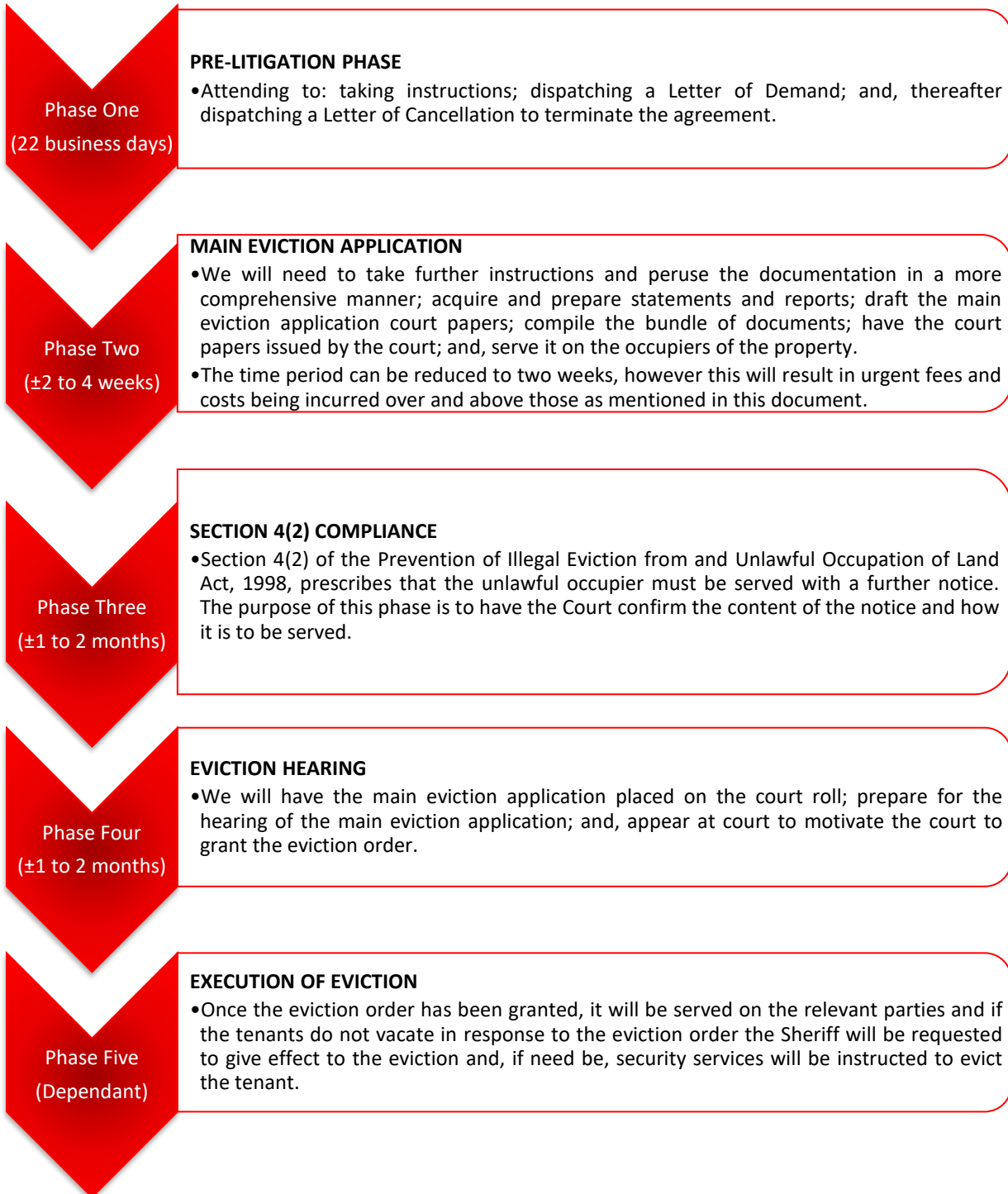




Unopposed Residential Evictions



Unopposed Residential Evictions

EVICCTIONS: RESIDENTIAL

Phase 1: Pre-Litigation **R850.00**

- Drafting of the Letter of Demand; attending to soft eviction; and, sending of a Letter of Cancellation.
- Optional: Consulting with legal practitioner @ an additional R1,000.00

Phase 2: Main Application **R8,075.00**

- Taking further instructions and comprehensive perusal of documentation.
- Acquiring and drafting of statements and reports.
- Drafting of the court documentation.
- Issuing the court document at court.
- Serving (delivering) the court documentation on the unlawful occupier(s) and municipality.

Our experience is that the majority of evictions do not move past the First and Second Phases

Phase 3: Section 4(2) Compliance **R6,800.00**

- Drafting of the court documentation.
- Setting down the matter for hearing (including notices and indexing and paginating).
- Appearing in court to motivate the granting of the directive.
- Arranging service of and delivering the court order to Sheriff.

Phase 4: Granting of the Eviction Order (only in the event of no opposition) **R6,375.00**

- Setting down for hearing (including notices and indexing and paginating).
- Preparing the matter for hearing.
- Appearing in court to motivate the granting of the Eviction Order (unopposed).



Phase 5: Execution of Eviction

To be quoted

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- Drafting the Warrant of Ejectment.
 - Issuing the Warrant of Ejectment
 - Delivering the Warrant of Ejectment to the Sheriff.
 - Arranging the execution of the Warrant of Ejectment by the Sheriff and Security Services (if applicable)
 - Instructing the Sheriff during the execution of the Warrant of Ejectment

Further Services and Assistance:

To be quoted

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- Should the matter become opposed, you will be quoted at the hourly rate of your selected legal practitioner.
 - Further consultations and attendances, not provided for above, will be quoted at the hourly rate of your selected legal practitioner
 - The pricing for Rental Collection will be provided upon request.

Contact Us

Important

1. Please note that: the the above amounts are exclusive of VAT; and, apply so long as the matter is unopposed.
2. Should the matter become opposed, you will be quoted and charged at the hourly rate of your selected legal practitioner.
3. Please note that expenses and disbursements (including the costs relating to travelling, the sheriff, counsel, postage and petties, costs of security services and so on) are excluded from the above amounts and are payable above and beyond the above amounts.
4. Before the commencement of each phase, you shall be required to pay a deposit in order to cover the fees and disbursements of that phase.
5. In the event of the unlawful occupier vacating the property prior to the completion of any given phase, you shall be refunded the excess portion of the deposit.
6. Your satisfaction is our priority. If you have any complaints, compliments or suggestions, please contact Bruno Simão directly at bruno@brunosimaolaw.co.za
7. Please note that the above time periods are pre-COVID19 estimates.

