

Apportionment of the primary residence exclusion

Year (tax year ending on 28 February)	Primarily resident in property	Not primarily resident in property	Total Months
2002	2		2
2003	12		12
2004	12		12
2005	12		12
2006	12		12
2007	12		12
2008	7	5	12
2009		12	12
2010		5	5
Total	69	22	91

Capital gain	
Proceeds (sale price)	4,000,000.00
Base cost	2,200,000.00
Gain before primary residence exclusion	1,800,000.00
Less: portion of the gain relating to period of ordinary residence and qualifying for primary residence exclusion [R1.8 million x 69/91, limited to R1.5 million]	1,364,835.16
Capital gain	435,164.84
Mr SA Emigrant's capital gain	435,164.84
CGT payable by Mr SA Emigrant	
Capital gain	435,164.84
Less: annual exclusion	-17,500.00
Taxable capital gain	417,664.84
CGT for Mr SA Emigrant at an effective rate of 10%	41,766.48