Mandatory Disclosure / Seller Declaration Clause 67 of The Property Practitioners Act (No 22 of 2019)

The Owner hereby certifies that the information provided in this report, is to the best of the Owner's knowledge and belief, true and correct as at the date of this report. I/We warrant that no other known material defects to the building or its accessories other than those listed below, are known to me/us.

This property report concerns the immovable property situated at:

and does not constitute a guarantee or warrant of any kind by the Owner of the Property or by the Property

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Practitioners representing that owner in any transaction. This report, should therefor, not be regarded as a substitute
for any inspections or warranties that prospective Purchasers may wish to obtain prior to concluding an agreement of
sale in respect of the Property.

The Owner of the property discloses the information hereunder in the full knowledge that, even though this is not to be construed as a warranty, prospective Purchasers of the property may rely on such information when deciding whether, and on what terms, to purchase the property. The Owner hereby authorises the appointed Property Practitioner marketing the property for sale, to provide a copy of this statement, and to disclose any information contained in this statement, to any person in connection with the actual or anticipated sale of the property.

The Owner represents that to the best of his/her knowledge the responses on the statements in respect of the property contained herein have been accurately noted as "yes" or "no" or "not applicable". Should the Owner have responded to any of the statements with a "yes", the Owner shall be obliged to provide, in the additional comments area of this form, a full explanation as to the reason(s) why the response to the statement concerned has been reflected as a "yes".

Definitions:

in this form -

- 1. "to be aware" means to have actual notice or knowledge of a certain fact or state of affairs; and
- 2. "defect" means any condition, whether latent or patent, that would or could have a significant deleterious or adverse impact on, or affect, the value of the property, that would or could significantly impair or impact upon the health or safety of any future occupants of the property or that, if not impaired, removed or replaced, would or could significantly shorten or adversely affect the expected normal lifespan of the Property.

1. Are you aware of any electrical faults/problems/defects relating to the electrical installation or fitted accessories?	YES	(NO)	N/A
2. Are there any illegal electrical extensions or damaged or inoperative fittings or permanent appllances/equipment e.g., Stove, extractor, oven, air conditioner, heater, ceiling fans or illegal light fittings, water features, pumps etc.?	YES	(NO) N/A
3. Are there any faults/defects relating to the geyser e.g., Leaks, faulty seal kits, low geyser pressure?	YES	NO	N/A
4. Are there any faults/defects relating to drainage installation, e.g., Blocked drains, sewers, stormwater pipes or gutters?	YES	(NO)	N/A
5. Are there any problems relating to leaking taps, geysers or ruptured pipes?	YES	(NO)	N/A
6. Are there keys for all the doors/gates?	(YES)	NO	N/A
7. How many remote controls are there for the gates, garage doors, alarm system, etc.?	YES	МО	N/A
8. Are all security installations in sound working order e.g., Alarm, burglar bars and security gates?	(ES)	NO	N/A
9. Is the pool, equipment, piping and pump all in good working order (consider cracks, leaks and general operation of the equipment)?	YES	NO	N/A
10. Have there been any recent repairs to any of the items specified in 9 above?	YES	(NO)	N/A
11. Are there damp problems in any of the buildings e.g. Rising or lateral damp?	YES	(NO)	N/A
12. Are there any roof leaks and/or defects of any kind?	YES	(NO)	N/A
CANT FONTENBUR BUT IT THINK THERE IS A CRACKED TOILE 13. Are there any cracks or problems with the baths, basins, toilets, cisterns or showers?	YES	NO	N/A
14. Are there any cricked or broken floor tiles or damage to wood flooring?	YES	(NO)	N/A

	14. Are there any cr	b cke	d or broken floor tiles or damage to woo
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15. Are there any structural defects that you are aware of e.g., Cracks in walls, floor slab/foundations or any settlement of any kind?	YES	(NO)	N/A
16. Are there any burns, stains, tears or badly work areas relating to the fitted carpets?	YES	(NO)	N/A
17. Are all built-in cupboards intact?	(YES)	NO	N/A
18. Are all door handles and window catches in working order?	(YES)	NO	N/A
19. Does the physical position of the present boundary fence/walls represent the true boundary of the property? Are there any boundary line disputes, encroachments or encumbrances?	YES	NO	(N/A)
20. Are there any interdicts, attachments or usufruct on or over the property?	YES	(NO)	N/A
21. Are there any building restrictions or registered servitudes on the property?	YES	(NO)	N/A
22. Do the building improvements and solid roofed areas, e.g., Carports, conform to the registered building plans? (After required consents, permissions and permits to do so).	YES	NO	(N/A)
23. Do you possess copies of the building plans?	YES	(NO)	N/A
24. Settlement of all Municipal Accounts, i.e., Rates, levies and service charges will remain the Seller's responsibility until assumed by the Purchaser in terms of the provisions of the Agreement of Sale.	YES	NO	N/A
25. The above property has/has not been used by the Seller as part of a VAT enterprise as defined in the VAT Act of 1991.	YES	(SQ)	N/A
26. The property is subject to a lease. If yes, date of expiry:	YES	(NO)	N/A
27. The Seller hereby warrants that he/she is a South African resident as defined in the Income Tax Act	YES	NO	N/A
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Notice regarding advice or inspections:

Both the Owner as well as the potential Purchasers of the property may wish to obtain professional advice and/or to undertake a professional inspection of the property. Under such circumstances adequate provisions must be contained in any agreement of sale to be concluded between parties pertaining to the obtaining of any such professional advice and/or the conducting of required inspections and/or the disclosure of defects and/or the making of required warranties.

Purchaser's Acknowledgement

The prospective Purchaser acknowledges that he/she has been informed that professional expertise and/or technical skill and knowledge may be required to detect defects in and non-compliant aspects concerning the property. This will be for the cost of the prospective Purchaser.

The prospective Purchaser acknowledges receipt of a copy of this statement.

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Time:h				
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MR BRASLEY BAILLE	107-102
Seller:	Co-Seller:
Purchaser:	Co-Purchaser:
Property Practitioner:	A. BACEA
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