



MANDATORY DISCLOSURE DOCUMENT

IMMOVABLE PROPERTY CONDITION REPORT

1. Disclaimer

This condition report concerns the immovable property situated at:

(the "Property"). This report does not constitute a guarantee or warranty of any kind by the owner of the Property or by the property practitioners representing that owner in any transaction. This report should, therefore, 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.

2. Definitions

In this form –

2.1 "to be aware" means to have actual notice or knowledge of a certain fact or state of affairs, and

2.2 "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 repaired, removed or replaced, would or could significantly shorten or adversely affect the expected normal lifespan of the Property.

3. Disclosure of Information

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 authorizes 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 any actual or anticipated sale of the Property.

4. Provision of Additional Information

The owner represents that to the best of his or her knowledge the responses to the statements in respect of the Property contained herein have been accurately noted as "yes", "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 information area of this form, a full explanation as to the response to the statement concerned.

Head Office
Unit 108 Wentworth
Somerset Links
De Beers Ave, Somerset West
(021) 855 1363

Delft Branch
Shop V2 Delft Mall
Chr. Hladile Rd & Delft Main Rd 1002
Delft
(021) 903 8055

Esterhuysen Branch
Superspar Centre
Chr. Van Riebeeck & Forest Dr
Esterhuysen
(021) 903 1332

Mitchells Plain
Block 5 Shop No 108
Watergate Mall
Watergate Boulevard
(021) 203 1006

Westville Branch
70 Buckingham Terrace
Super Spr Centre
Westville, Durban
(031) 003 5100

5. Statement of Additional Information

	YES	NO	N/A
I am aware of the defects in the roof			
I am aware of the defects in the electrical systems			
I am aware of the defects in the heating and air conditioning system, including the air filters and humidifiers			
I am aware of the defects in the heating and air conditioning systems, including the air filters and humidifiers			
I am aware of the defects in the septic or other sanitary disposal systems			
I am aware of any defects to the property and/or in the basement or foundation of the property, including cracks, seepage, and bulges. Other such defects include, but are not limited to, flooding, dampness or wet walls and unsafe concentrations of mould or defects in drain tiling or sump pumps			
I am aware of structural defects in the Property			
I am aware of boundary line dispute, encroachments, or encumbrances in connection with the Property			
I am aware that remodeling and refurbishment have affected the structure of the Property			
I am aware that any additions or improvements made to, or any erections made on the property, have been done or were made, only after the required consent, permissions, and permits to do so were properly obtained			
I am aware that a structure on the Property has been earmarked as a historic structure or heritage site.			
ADDITIONAL INFORMATION			

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Eestervliet Branch
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Mitchells Plain
Block E Shop No 103
Watongate Mall
Watongate Boulevard
(021) 203 1606

Westville Branch
70 Buckingham Terrace
Super Spar Centre
Westville, Durban
(031) 605 5100

6. Owner's Certification

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 when the owner signs this report.

7. Certification by Person Supplying Information

If a person other than the owner of the property provides the required information that person must certify that he/she is duly authorized by the owner to supply the information and that he/she supplied the correct information on which the owner relied for the purpose of this report and, in addition, that the information contained herein is, to the best of that person's knowledge and belief, true and correct as at the date on which that person signs this report.

8. Notice Regarding Advice or Inspections

Both the owner as well as potential buyers 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 the 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.

9. Buyer's Acknowledgement

The prospective buyer 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. The prospective buyer acknowledges receipt of copy this statement.

10. SIGNATURES Signed at _____ on _____ 20__

Signature: Owner(s) _____

Signature: Purchaser(s) _____

Signature: Property Practitioner(s) _____

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Superpar Centre
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Esterhuysen
(021) 903 1582

Mitchells Plain
Block E Shop No 103
Watergate Mall
Watergate Boulevard
021 269 1666

Westville Branch
70 Buckingham Terrace
Super Spar Centre
Westville, Durban
(031) 009 5100

Compulsory and must be completed.

DECLARATION BY THE REGISTERED OWNER

ERF: _____

PROPERTY ADDRESS: _____

SELLER'S E-MAIL ADDRESS: _____

The Declaration hereunder is made in the utmost good faith and the answer provided reflects a true and honest appraisal of the property as I/we know it.

I /We warrant that no other known material defects to the building or its accessories exist other than those listed below.

Please answer YES, NO, or N/A where necessary or with information that is needed. Please provide details under clause 30 hereof.

Description / Questions	YES	NO	N/A
1. Are there any illegal electrical extensions, disconnections, or damaged or inoperative or permanent Appliances/equipment? E.g., Stove, Extractor, Oven, Air Conditioner, heater or Ceiling Fans, or illegal extensions?			
2. Are there any faults relating to the geyser e.g., / leaks, faulty seal kits, low geyser pressure?			
3. Are there any faults relating to the plumbing installation e.g., Blocked drains, sewers, stormwater pipes, or gutters?			
4. Are there any problems relating to leaking taps or geysers or ruptured pipes?			
5. Are their keys for all the doors (including internal doors) and gates (including internal gates)			
6. How many remote controls are there for gates, garage doors, etc., the number of remotes?			
7. Are all security installations in sound working order e.g., Alarm, burglar bars, and security gates?			
8. Is the Pool equipment, piping, and pump all in good working order (consider cracks, leaks, the general operation of equipment, etc.)?			
9. Have there been any recent repairs to any of the items specified in the 8 above?			
10. Are there damp problems in any of the buildings e.g., Rising, or lateral damp?			
11. Are there roof leaks of any kind?			
12. Are there any cracks? Leaks or problems with the baths, basins, toilets, cisterns, or showers?			
13. Do all the chimneys and braai chimneys draw properly?			
14. Are there any cracks or broken tiles or damaged wood flooring?			
15. Are there any structural defects that you are aware of e.g., cracks in walls, floors, or any settlement of any kind?			
17. Are all built-in cupboards intact?			
18. Are all door handles and window latches in working order?			
19. Does the physical position of the present boundary fence/walls represent the true boundary of the property?			
20. Are there any interdicts, attachments, or usufructs on or over the property?			
21. Are there any building restrictions or registered servitudes on the property?			
22. Do the building improvements and solid roofed areas (e.g., carports) conform With the registered building plans?			
23. Do you possess copies of the registered (approved) building plans?			
24. IRRIGATION SYSTEM; is it in good condition?			
25. Settlement of all Municipal rates, levies, and services charges will remain the Owner's responsibility until assumed by the Purchaser/Lessor in terms of the provisions of the Agreement of Sale/Lease			
26. The above property is/is not being used by the Grantor as part of VAT enterprise as defined in the VAT ACT 1991			

27. The Property is/is not subject to a lease. If YES, the date of expiry _____
If there is a lease, please attach a copy of the lease to the mandate as well

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28. The Property is sold with all the Fixtures and fittings, subject to clause 30 below, especially and including:

29. The Owner hereby warrants that he/she is/ is not a South African resident as defined in the Income Tax Act. If a non-resident, the Owner accepts the obligations relating to taxes that apply to non-residents.

30. The following items are excluded from the sale of the property:

31. Comment on Qualifications on any of the above:

32. The Seller records that he/she is not aware of any claims for outstanding rates or utilities by the Municipality And guarantees that all amounts owing to the Municipality will be paid prior to the transfer.

Mortgage Loan (Sellers)

If you have a mortgage loan registered against the property, please submit notice to the lending institution of your intention to cancel your bond. To avoid penalties, banks require 3 months' bank statements notice of written intention.

To cancel the bond.

The Consumer Protection Act

The CPA specifically identifies the Consumer's rights to good quality products, in good working order, free of any substantial defects, and fit for their purpose. The provisions of the Consumer Protection Act apply when the property Owner Sells/leases his/her property in the ordinary course of his/ her business.

When the Owner is an ordinary seller/landlord i.e., does not sell/lease property in the ordinary course of business, the Voetstoots principle applies.

Without the intention of waiving any of the Owner's rights, the Owner without prejudice discloses herein to the Purchaser/Tenant, without recourse to the Owner or the Owner's Agent.

Disclaimer

This report does not constitute a guarantee and/or warranty of any kind or nature by the Registered Owner of the Property or by the ICON PROPERTY GROUP Sales Associate representing that Owner in any transaction. This report should, therefore, not be registered as a substitute for any inspections or warranties that prospective purchasers may wish to obtain to conclude an offer to purchase in respect of the property. We always recommend consulting a house inspection service by a suitably qualified expert before signing an Offer to Purchase.

It is hereby recorded that the Agent uses its best Endeavors to obtain as much information as possible, as is known to the Registered Owner(s) but it cannot be held responsible for any errors, deficiencies, or omissions in this statement.

SIGNED IN _____ ON THIS _____ DAY OF _____ 20____
Time Signed _____ h _____

OWNER OR AUTHORISED REPRESENTATIVE

ICON PROPERTY GROUP (PTY) LTD, ASSOCIATE

SIGNED IN _____ ON THIS _____ DAY OF _____ 20____
Time Signed _____ h _____

PURCHASER OR AUTHORISED REPRESENTATIVE

ICON PROPERTY GROUP (PTY) Ltd, ASSOCIATE

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