

MANDATORY DISCLOSURE FORM

IMMOVABLE PROPERTY CONDITION REPORT IN RELATION TO THE SALE OF ANY IMMOVABLE PROPERTY

I/We the undersigned
M. F. Dolley

being the registered owner(s) of the property described below

And

I/We the undersigned

being the Purchasers of the property described below

Hereby provide the following information which describes, to the best of the Seller's knowledge, the reasonable suitability of this property for occupation by a Purchaser.

1. **Main features of the property:**

Home:Bedrooms ^{1.5}_____ ; Bathrooms 1_____ ; Lounge ¹_____

Dining rooms _____ ; Study _____ ;

Outbuildings: Garage _____ ; Servants Quarters _____ ; Lapa _____ ;

Garden: Irrigation system _____ ; Pool _____ ; Water feature _____

Other: Electric Fence _____ ; Alarm system _____ ;

2. **Size of erf / Unit** _____ m²

Boundary disputes: Y/N Details if any _____

3. **Date of construction** _____ / unknown

If less than 5 years, is NHBRC warranty still applicable Y/N

Other warranties applicable _____

1) Disclaimer

This condition report concerns the immovable property situated at *[insert deeds office and physical description]* _____

_____ (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 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 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.

5) Statements in connection with Property

5.1. Specific Items	YES	NO	N / A	DETAIL
I am aware of the leakages/defects in the roof		no		
I am aware of the defects in the electrical systems		no		
I am aware of the defects in the plumbing system, including in the swimming pool (if any)		no		
I am aware of the defects in the heating and air conditioning systems, including the air filters and humidifiers		no		
I am aware of the defects in the septic or other sanitary disposal systems		no		
I am aware of any defects to the property and/or in the basement or foundations 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		no		
I am aware of structural defects in the Property		no		
I am aware of boundary line dispute, encroachments or encumbrances in connection with the Property		no		
I am aware that remodelling and refurbishment have affected the structure of the Property		no		
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 consents, permissions and permits to do so were properly obtained		no		
I am aware that a structure on the Property has been earmarked as a historic structure or heritage site		no		

I am aware of cracks/dampness/defects in the walls		no		
I am aware of cracks/defects in the windows		no		
I am aware of cracks in the tiles		no		
I am aware of leakage/defects in the water pipes/taps		no		
I am aware of defects in relation to the lights		no		
I am aware of defects in the light fittings		no		
I am aware of defects in the geysers		no		
I am aware of defects in the stove		no		
I am aware of defects in the alarm system		no		
I am aware of defects in relation to fence		no		
I am aware of defects in the swimming pool			NA	
I am aware of defects in relation to the pond			NA	
I am aware of any pest infestation		no		
I am aware of gas installation		no		
5.2. Items which are not in good and or suitable condition and which the purchaser must repair/maintain at his own costs and without any obligation on the seller				

ADDITIONAL INFORMATION

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 authorised by the owner to supply the information and that he/she has supplied the correct information on which the owner relied for the purposes 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 a copy of this statement.

10) Signatures

Signed at Johannesburg on 31 May 2023

MFDolley
SELLER

CO-SELLER

CO-SELLER

CO-SELLER

Signed at _____ on _____ 20____

PURCHASER

CO- PURCHASER

CO- PURCHASER

CO- PURCHASER

Signature of property practitioner _____

Print Name in full _____