

ANNEXURE A PROPERTY CONDITION REPORT IN RELATION TO THE SALE OF IMMOVABLE PROPERTY

1. Disclaimer

This condition report concerns the immovable property situated in the jurisdiction of the City of Cape Town Deeds Office, and situated at:

Property address	<u>30 Verdier Avenue</u>	ERF No: <u>15209</u>
Sec. Title name & No		Section No:
Owner's Full Name	<u>Stefan Johan Hartman</u>	
Owner's ID	<u>670328 5068 089</u>	

This report does not constitute a guarantee or warranty of any kind by the owner of the Property or by the Property Practitioners representing the 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 significant deleterious or adverse impact on, or affect, the value of the property, that would or could significantly impair or impact upon the health and 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/her knowledge the responses to the statement in respect of the Property contained herein have been accurately noted as "yes", "no" or "not applicable/don't know". Should the owner have responded to any of the statements with a "yes", the owner shall be obligated to provide, in the additional information area of this form, a full explanation as to the response to the statement concerned.

Initial: SA

5. Statement in connection with Property – ADDRESS: 30 Varsity Avenue

	YES	NO	N/A or DON'T KNOW
I am aware of defects in the roof such as, but not limited to, roof coverings, structure, gutters, down pipes, etc.		X	
1. I am aware of defects in the electrical systems	✓		
I am aware of defects in the plumbing system including, but not limited to, hot water geyser, sanitary ware, etc.		✓	
I am aware of defects in the swimming pool, its equipment, filters, pump, chlorinator, etc.		✓	
I am aware of defects in the heating and air-conditioning system, including the air filters and humidifiers		✓	
I am aware of defects in the septic or other sanitary disposal system		✓	
2. 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	✓		
I am aware of structural defects in the property such as, but not limited to, foundations, floors, slabs, walls – exterior & interior, etc.		✓	
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 consents, permissions and permits to do so were properly obtained		✓	
I am aware that approved plans for the Property is in place	✓		
I am aware that a structure on the Property has been earmarked as a historic structure or heritage site		✓	
I am aware of defects with the Automatic gates, doors and remotes		✓	
I am aware of defects with the storm water management, drainage and drains		✓	

ADDITIONAL INFORMATION
1. Repairs to be addressed with electrical compliance
2. To be pointed out to potential purchaser.

Initial: SK

6. Additional inspection and Purchaser acknowledgment

It is recorded that both the owner as well as the purchaser may wish to obtain professional advice and/or to undertake a professional inspection of the property.

In this event, the parties will ensure that the necessary provision to this effect is included in the sale agreement. The purchaser acknowledge that he/she is 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 Purchaser acknowledges receipt of a copy of this statement.

7. Certification by person providing the information


7.1.1 Information provided by owner:

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.

7.1.2 Other person providing the 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 has 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.

SIGNED at Somerset West on this 15th day of December 20 23

Signature of Seller 

Who 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 signature.

OR

Signature of person providing the information (if not the owner):

Who certifies that he/she is duly authorized 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 the signatory's knowledge and belief, true and correct as at the date of signature hereof.

Signature of Purchaser _____

Signature of Property Practitioner  who shall provide a copy hereof to the purchaser.

Initial: SH