

## Mandatory Disclosure Form

### 1. SCHEDULE

1.1 This Report concerns the condition of the property situated at 14 Wilgerivier Avenue, Cashan, Rustenburg ("Premises")  
 to be sold to \_\_\_\_\_ ("Potential Buyer")  
 by Pieter Hendrik de Bruin ("Seller")

1.2 Statement from the Seller concerning the condition of the Premises

I am aware of defects in the roof, eaves and ceiling.  
Insurance came to access, will be repaired.  yes  no  N/A

I am aware of defects in the electrical systems, and problems relating to the electrical installation or fitted accessories?  
 yes  no  N/A

Are there any illegal electrical extensions, disconnections, damaged or inoperative fittings or permanent appliances and equipment? eg: Stove, Extractor fan, Oven, Air Conditioner, Heaters, Ceiling Fans or illegal extensions such as light fittings, water feature pumps etc?  
 yes  no  N/A

I am aware of defects in any part of the plumbing systems  
 Are there any faults relating to the geyser eg. Leaks, faulty seal kits, or low geyser pressure as well as plumbing pipes related to the geyser?  
 yes  no  N/A

Are there any cracks, leaks or problems with the baths, basins, toilets, cisterns, showers and taps?  
 yes  no  N/A

Are there any defects in the swimming pool equipment, piping and pump or including cracks, leaks and general operation of the pool equipment?  
 yes  no  N/A

I am aware of defects in the heating and/or air conditioning systems, including air filters and humidifiers  
 yes  no  N/A

I am aware of defects in the septic system, sanitary disposal systems or drainage installation such as blocked drains, sewers, storm water, pipes or gutters?  
 yes  no  N/A



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Settlement of all Municipal rates, levies and service charges will remain the Grantor's responsibility until assumed by the Purchaser in terms of the provisions of the Agreement of Sale.

The above Property has/has not been used by the Grantor as part of VAT enterprise as defined in the VAT act 1991.

Do you have a Mortgage Bond? *NA*

If YES with which Bank? \_\_\_\_\_

**NB: SUBMIT NOTICE OF YOUR INTENTION TO CANCEL (3 MONTHS' NOTICE REQUIRED TO AVOID PENALTIES)**

## 2. DEFINITIONS

- 2.1. In this report, unless the context requires otherwise, the words below mean the following:
  - 2.1.1. **"Am aware"** means to have actual notice or knowledge of a certain fact or state of affairs;
  - 2.1.2. **"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; and
- 2.2. All other capitalised terms used in the report will be given the definitions ascribed to them in the Offer to Purchase to which this report forms an annexure ("Offer to Purchase"), albeit that it does not form part of the Offer to Purchase itself. Similarly, the Interpretation clause set out in the Offer to Purchase will apply to this report, unless the contrary is specified.

## 3. INTRODUCTION

- 3.1. This report is not a guarantee and / or warranty by the Seller or the Property Practitioner representing the Seller and is therefore not a substitute for any inspections or warranties that the Potential Buyer may wish to obtain before entering into the Offer to Purchase.
- 3.2. The purpose of this report is to assist a Potential Buyer in conducting an inspection of the Premises as prescribed by the PPA and forms a part of the Offer to Purchase concluded between the Parties.



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9. SIGNATORIES

DATED AT (place) Rustenburg ON 28/2/2023 20

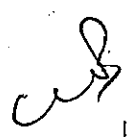
THE SELLER  AS WITNESS 

DATED AT (place) ON 20

THE POTENTIAL BUYER AS WITNESS

DATED AT (place) ON 20

THE PROPERTY PRACTITIONER  
(on behalf of and duly authorised) AS WITNESS

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