

IMMOVABLE PROPERTY CONDITION REPORT

In accordance with the guidelines of the Estate Agency Affairs Board (EAAB) of South Africa

This condition report concerns the immovable property situated at91 FRANGIPANI
BRACKENFEL..... ("the property") I understand and
acknowledge that Seeff will market the property based on this information and I hereby indemnify
Seeff against any claims which may arise under the Consumer Protection Act No. 68 of 2008, from
representations made by me in this report with regard to the condition of the property and
acknowledge that this form will be attached to the agreement of sale and form part thereof.

Owners' Information

Definitions

In this form:

"am aware" means to have notice or knowledge or should reasonably have had notice or
knowledge;

"defect" means any condition, whether latent or patent, that would or could have a
significant negative 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 and/or removed and/or replaced,
would or could significantly shorten or adversely affect the expected normal lifespan
of the property.

Disclosure of Information

The owner of the property discloses the information hereunder in the full knowledge that,
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 Seeff 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.

Provision of additional information

The owner represents that to the best of his/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 reason(s) why the response to the statement concerned has been reflected as a "yes".

1
Y.H.
M.K.
J.B.
F.

Statement concerning the condition of the property

I am aware:

	Yes	No	N/A
of defects in the roof		✓	
of defects in the electrical system		✓	
of defects in any part of the plumbing systems, including any defects pertaining to the swimming pool, if any.		✓	
of defects in the heating and/or air conditioning systems, including air filters and humidifiers.			✓
of defects in the septic system or other sanitary disposal system.		✓	
of any defects of 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.		✓	
of any structural defects in the property.		✓	
of the boundary line disputes, encroachments or encumbrances including a joint driveway.		✓	
that remodelling or refurbishment has affected the structure of the property.		✓	
that any additions and/or improvements made to and/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.		✓	
that a structure on the property has been designated as a historic building.		✓	
Of the following defects that I believe need to brought to the purchaser's attention: 1. N/A..... 2. 3. 4. 5.			

I have resided on the property for 12 years and purchased the property on or about 14/12/2007

Additional information:

The Purchaser acknowledges and accepts that (notwithstanding the seller's duty to maintain the property in the same condition as when the offer was accepted, pending the passing of risk), due to water restrictions imposed by the municipal authority, the swimming pool, garden and all water dependent features (if any) will on date of registration of transfer, not necessarily be in the same condition as when purchased and hereby waives any claims against the seller in this regard for as long as these restrictions apply.

2
 Y.H
 M.K
 F

Additional information - continue:

N/A

.....

.....

.....

.....

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.

Certification by person supplying information

If a person other than the owner of the property provides the required information that person certifies 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.

Thus done and signed at BRACKENFEL on this 07 day of NOVEMBER 2018

[Signature]

OWNER / Person supplying information

[Signature]

WITNESS

Name: YUN HEE HO HING

Seeff acknowledges receipt of this disclosure form.

The Purchaser hereby acknowledges receipt of this document and accepts the contents thereof.

[Signature]

For SEEFF

Name: J. G. BORNHANN

Date: 8/11/2018

[Signature]

PURCHASER/S

RUBEN THEODOR FITCHAT
Name: SONET FITCHAT

Date: 13/04/2019

3
YH JB
m.c
[Signature]

