

	TO SAMPLINY STORET ALOGA
Property Address/Erf No:	UNIT 1, BANBURY COURT, BANBURY STREET, ALOGA PARK, PORT ELIZABETH.
Owner's Full Name: Owner's ID:	CHRISTINE MARIA O'CONNELL.
	5209170053088.

This Seller's Condition Declaration is made in terms of the Property Practitioners Act, a law which places the responsibility on the Seller to disclose all defects to potential purchasers.

I am the registered owner or representative of the registered owner of the above property and declare to prospective purchasers that, to the best of my knowledge the condition of this property on 219122 was as stated in this Declaration.

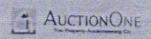
 I undertake to disclose in writing to potential purchasers all known defects and agree that such declaration must form part of the legally binding Sales Agreement.

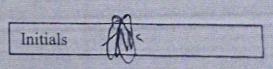
In some cases in this Declaration I, the Seller, may have declared that I am unsure of the
condition of certain components of the property. In such cases I advise that it is the
responsibility of the potential purchasers to make further investigation prior to completing
any Agreement of Sale.

Where I have stated in this Declaration that I am unsure of the condition of the property
the Purchaser agrees to absolve both me and my agent of any liability if such component is
subsequently found to be defective.

## Scope of Seller's Condition Declaration:

- Scope of the Seller's Declaration: This Declaration is made in terms of the Seller's personal knowledge of the condition of the components of the property.
- Meaning of "Defect". A significant safety, functional or structural issue which requires urgent remedial attention to ensure that the structure, or component, remains for its use.
- Nothing prevents a consumer, for his or her own account, from undertaking a private property inspection to confirm the state of the property before finalising the transaction.





PI	Seller's Condition Declaration to prospective parentises of lote: Where the Property Owner declares "Don't know" in responsibility operty, then the Owner is absolved from any responsibility and it is a prospective purchaser is a condition of that component and the prospective purchaser is a condition of that component issue.	regard dvised	ing the	duct an i	naepenaem
in			YAS	No	Don't know
1	Are there approved plans for all structures		Yes	Nox	Don't know
2	Roof coverings - any leaks or serious damage		Yes	Not	Don't know
3	Rain goods (gutters & downpipes) - any serious defects		Yes	No	Don't know
4	Roof drainage in order		Yes	Noc	Don't know
5	Roof structure - any serious defects		Yes	No	Don't know
5	Hot Water geysers - installation SANS compliant		Yes	Nox	Don't know
,	Ceilings - damp present			No X	Don't know
	Exterior Walls - structural cracks suspected		Yes		
	Exterior Walls - damp present		Yes	No	Don't know
	Interior walls - structural cracks suspected		Yes	Ng	Don't know
) —	Interior walls - damp present		Yes	Nox	Don't know
1			Yes	Nox	Don't know
2	Floors & slabs - structural damage suspected		Yes	Nox	Don't know
3	Foundations - structural damage suspected	NI/N	Yes	No	Don't know
4	Staircases & steps - any safety issues	N/A			Don't know
5	Automatic gates & doors - any functional or safety issues	N/A	Yes	Nox	
16	Fire safety - for linked garages (fire door & firewall present and compliant)	N/A	Yes	No	Don't know
17	Plumbing & sanitary ware - any serious defects		Yes	Na	Don't know
	Electrical installation - is it defect free and compliant		Yes	No	Don't know
8	Gas installation - is it defect free and compliant	N/X	Yes	No	Don't know
9	Electric fence - is it defect free and compliant	N/AX	Yes	No	Don't know
)			Yes	Nox	Don't know
	Storm water management - any known problems	NI/A			Don't know
	Swimming pool - is the pool & equipment functional & compliant with safety regulations	NYA	Yes		
	Do you know any other serious defects on the property		Yes	No.	X Don't know

Additional information provided by the Seller regarding defects, or potential defects, to the property as declared on the previous page:

There is a dispute with water account	
and we a installed pay- as you go water	
meters and raising a special levy	
THE COURT OF THE C	





Information for the prospective purchaser

The average seller does not know enough about building to accurately declare the condition of the home being sold. Therefore NABISA recommends that the seller should disclose all significant defects and also declare covering, roof know. Such "unknowns" will typically be the condition of the roof solution of wall cracks and damp are also beyond the knowledge of the average seller.

It is always a wise decision for the prospective purchaser to commission an independent inspection if the seller, or the purchaser, is uncertain about the condition or compliance of any part of the property.

The following issues should be considered when the prospective purchaser is deciding whether to invest in an independent inspection as a condition of the proposed purchase:

"Nobody's property is perfect": The average South African home consists of hundreds of different components and installations, many of which can impact on other parts of the structure. As a result of age, or bad workmanship, defects can be found in most buildings. An experienced and a trained home inspector, who is registered with NABISA, will have a sound all-round understanding of the overall South African built environment. This enables the NABISA registered home inspector to identify and evaluate significant defects observed in structures and, where necessary, recommend further investigation by an appropriate specialist. Such specialists may include, among others: Engineers, (structural, roof or geotechnical), electricians, plumbers, builders, waterproofing, experts or paint specialists.

The National Building Regulations and SA National Standards: These regulations and national standards are enforced by local authorities when new buildings are to be constructed. These regulations and standards are regularly updated, but are seldom retroactive and therefore do not necessarily apply to existing structures, which may have been built years before the relevant regulation or national standard came into force. A good home inspector will evaluate compliance applicable at the time the home was built, evaluate the current condition of the structures and often also take a view on the anticipated cost of necessary repairs or replacement of components.

Certificates of Compliance: A property may require up to five different certificates of compliance (CoC) before ownership of the property can be transferred to a new owner. These CoCs are: Electrical, hot water heaters, gas, electrified fence and "beetle" (wood destroying organisms). Electrical, electrified fence and gas installation CoCs are required by law for every property transfer. A plumbing CoC is required after the installation, relocation or replacement of any electric or solar water heating system.

7 AUCTIONONE

Initials

