

## Annexure A

### DISCLOSURE DOCUMENT

- Window cracks lounge
- Usual damp due to close proximity to the ocean
- Back door jammed/Never opened in the scullery
- Room 1&2 possibly damp in an area
- Aircons in all rooms will require maintenance have not been used for a while and sure if operational not
- Two geysers on the property
- The north facing balcony of the top lounge has cracks in the tiles
- Check the ceiling of the gym room
- Automatic plugs in the bathroom have been replaced with normal plugs
- Countertop in ensuite bathroom to the bedroom right of the entrance hall has been repaired in the corners
- A pool light exists . Never been used, Seller not sure where on switch is?
- Back wall of garage has damp
- Boundary wall has some cracks
- Room 6: Tiles cracked in Shower
- Stable doors need attention
- Weepholes in Northern balcony, in place to ensure sufficient drainage
- Kitchen counter and tops aged
- Alarm System with MSEC Security
- lower windows popped riveted closed
- Rotor tank 5000L as is, Includes a pump but never been used.
- Previous roof leaks were attended to
- X2 geysers in working condition
- Two soak away drains ... all drains rodded for yearly maintenance

JTB/1/23



## Annexure A

### PROPERTY CONDITION DECLARATION

Property Address/Erf No:	859 6 <sup>th</sup> Avenue, Wilderness (ERF 859)
Owner's Full Name:	JB Hospitality CC
Owner's ID/Reg No:	2002/029556/23

This Seller's Condition Declaration is made in terms of the Property Practitioners Act, a law which places the responsibility on the Seller (PRINCIPAL) 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 9 January (DATE) 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.

3  
Signed by Seller, duly authorised

at WILDERNESS on this 9 day of JANUARY 2023

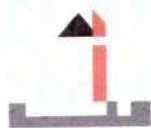
Signed by Purchaser

at \_\_\_\_\_ on this \_\_\_\_ day of \_\_\_\_\_ 20\_\_

GPK  
Signed by Property Practitioner

at Wilderness on this 7 day of January 2023





### 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.

### Seller's Condition Declaration to prospective purchasers: (Tick applicable blocks)

**Note:** Where the Property Owner declares "Don't know" in respect of any component of the Property, then the Owner is absolved from any responsibility regarding the disclosure of the condition of that component and the prospective purchaser is advised to conduct an independent investigation of the relevant issue.

	Yes	No	Don't Know	N/A
1 Are there approved plans for all structures	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2 Roof coverings – any leaks or serious damage	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3 Rain goods (gutters & downpipes) – any serious defects	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4 Roof drainage in order	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5 Roof structure – any serious defects	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6 Hot Water geysers – installation SANS compliant	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7 Ceilings – damp present	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8 Exterior Walls – structural cracks suspected	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
9 Exterior Walls – damp present	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10 Interior walls – structural cracks suspected	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11 Interior walls – damp present	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12 Floors & slabs – structural damage suspected	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
13 Foundations – structural damage suspected	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
14 Staircases & steps – any safety issues	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
15 Automatic gates & doors – any functional or safety issues	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16 Fire safety – for linked garages (fire door & firewall present and compliant)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
17 Plumbing & sanitary ware – any serious defects	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
18 Electrical installation – is it defect free and compliant	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19 Gas installation – is it defect free and compliant	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20 Electric fence – is it defect free and compliant	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
21 Storm water management – any known problems	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
22 Swimming pool – is the pool & equipment functional & compliant with safety regulations	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
23 Do you know any other serious defects on the property	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>





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

*See Appendix for further details on property condition and review of Pg 2 Property Condition*

*ck 3*

**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 declare "what they do not know". Such "unknowns" will typically be the condition of the roof covering, roof structure and hot water geyser installation. Diagnosis of the cause and 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 CoC's are: Electrical, hot water heaters, gas, electrified fence, and "beetle" (wood destroying organisms). Electrical, electrified fence and gas installation CoC's 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.