

ANNEXURE A

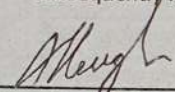
PROPERTY CONDITION DECLARATION

Property Address/Erf No:	66 GARDEN STREET, KELURBOONSTRAND
Owner's Full Name:	ANTHONY DERMOT GRANGER MORGAN
Owner's ID:	5504115027084

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 02/03/2023 (DATE) was as stated in this Declaration.

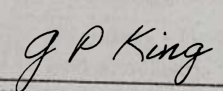
- I undertake to disclose in writing to potential purchasers all known defects and agree that such declaration must form part of the legally binding Sales Agreement.
- In some cases, in this Declaration I, the Seller, may have declared that I am unsure of the condition of certain components of the property. 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.


Signed by SELLER

at 15 SCHAEFER, TANBOUM SANDS QLD, AUSTRALIA 4680 on this 2ND day of MARCH 2023

Signed by Purchaser

at _____ on this _____ day of _____ 20____


Signed by Property Practitioner

at George on this 14 day of March 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.

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

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

PLEASE SEE ANNEXURE BROW
TITLED ANNEXURE TO ANNEXURE A
PROPERTY CONDITION DECLARATION

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Erf 66, Garden Street, Keurboomstrand, Plettenberg Bay_ known defects

1. The Keurbooms property is to be sold "voetstoets". It has been ruled by the courts in South Africa that a seller cannot rely on the "voetstoets" clause if the seller is aware of a latent defect and deliberately concealed or failed to disclose it with the intention to defraud the purchaser. Due to the difficulty in proving the seller's intent and knowledge of latent defects at the time of contracting, a practice has developed whereby parties to a property transaction complete a disclosure form describing all the defects on the property. The seller will make a declaration confirming that the items listed in the said form constitute a full and proper disclosure. If so contracted, this disclosure form can be relied upon by the parties in the event of a dispute arising as a result of the existence of latent defects on the property.
2. As the house is not without defects (e.g. asbestos roofing, interior asbestos wall panelling, previous beetle infestation, rising damp in lower bedroom & garage, septic tank no longer in service, structural integrity of rear steps, shower & toilet, structural integrity of main support pillars below the house, damage to bathroom following the recent gas explosion), we would need to disclose this information.
3. The Electrical compliance Certificate was done in May 2021 and is valid until 20 May 2023
4. The Gas compliance certificate was completed in May 2021 and has expired.
5. The Beetle certificate was completed in May 2021 and has expired.
6. There is an issue with one of the main support pillars beneath the house - it is crumbling and reinforcing is exposed and rusting around most of it's circumference. Large rounded river stones were used in the concrete, instead of smaller angular quarried material, which meets regulation these days. Rounded surfaces vs angular surfaces = less grip for binding materials. The pillars have been supporting the house for 60 years and nothing lasts forever.
7. There is an old and disused network of gas pipes and fittings which needs to be removed. Much of it is enclosed inside the knotty pine ceiling. I connected to this system and got burnt in a gas explosion in October last. There are burn marks in the bathroom, ceiling, floor, and walls.
8. There is a lot of asbestos sheeting on the interior walls and roof.
9. Beneath the house, there are gaping cracks in the bathroom walls and the back concrete staircase is breaking up.
10. The downstairs room is damp from water rising through the floor. This is an old problem, due to no damp course being laid underneath the concrete during construction. The problem has worsened in recent years, since the boundary drain inside the border on the Steyn's property to the west, was filled in by the new owners. The drain used to take water from a perennial spring in Granger's property past the 3 houses to the only drain at the bottom of the main road, which crosses into the boundary between Jock Worthington and his neighbour. Unfortunately much of that water is now being diverted under the house. The damp in the downstairs room has been an attraction to ants. Anton Scohlitz has removed a nest and treated the area with insecticide. 10. The issue is complicated by an old disused septic tank outside the kitchen staircase and downstairs bathroom, which is acting as a barrier to the now diverted water drainage line - this is diverting and trapping water, acting as an underground sill. That water eventually leaks under the house. I think it will have to be dug up, along with the French drain at the bottom of the garden, and a new

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stone lined trench dug behind the house from the edge of the top driveway to behind the old water tank and down to the culvert across the main road.

11. Neither of the 2 fire extinguishers have pressure and neither work.

12. There are no smoke alarms fitted.

A handwritten signature in black ink, appearing to be 'M. R.' with a stylized flourish at the end.

14/3/2023