



DISCLOSURE DOCUMENT

Mandatory Disclosure Document - In terms of section 67 of the Property Practitioners' Act (Act No. 22 of 2019)

I/we:

1.

2.

Are the registered owners of the following immovable property:

.....
.....

("the Property"), and hereby provide a list of the defects of the Property.

1 Disclaimer

This report does not constitute a guarantee or warranty of any kind by the owner of the Property or by the attorney/property practitioners representing that owner in any transaction. This report should, therefore, not be regarded as a substitute for any inspections or warranties that prospective purchasers may wish to obtain prior to concluding an agreement of sale in respect of the Property.

2 Definitions

In this form -

2.1 "to be aware" means to have actual notice or knowledge of a certain fact or state of affairs; and

2.2 "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.

2.3 "latent defect" is a fault that would not readily be revealed by a reasonable inspection of the property being sold;

2.4 "patent defect" is a flaw that is not hidden and ought to be easily identified upon reasonable inspection.

3 Disclosure of information

The owner/s of the Property discloses the information hereunder in the full knowledge that, even though this is not to be construed as a warranty, 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 the appointed attorney/property practitioner marketing the Property for sale 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.

4 Provision of additional information

The owner/s represents that to the best of his or her knowledge the responses to the statements in respect of the Property contained herein have been accurately noted as "yes", "no" or "not

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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 response to the statement concerned.

Except for the defects as listed below, we are not aware of any other defects to the Property or to the structures and/or improvements erected it.

5 Statements in connection with Property / declaration of defects:

		Yes	No	N/A
1	Are you aware of any defects in the electrical systems/installation?			
2	Are you aware of any illegal electrical extensions, connections, or broken fittings?			
3	Are you aware of any defects in the geysers e.g. leaks, faulty seal kits?			
4	Are you aware of any defects in the water/sewer drain installation e.g. blocked drains?			
5	Are you aware of any defects in the plumbing system, including the swimming pool (if any)? Are there any leaking taps or ruptured plumbing pipes?			
6	Are there keys for all the doors?			
7	Are there remote-control devices for the gates, garage doors, etc.?			
8	Is the pool, equipment, piping and pump in good working order (consider cracks, leaks and general operation of the equipment etc.)?			
9	Are all security installations in working order e.g. alarm, security gates, etc.?			
10	Are you aware of any damp problems in any of the buildings, e.g. rising or lateral damp? (including but not limited to, flooding, dampness or wet walls and unsafe concentrations of mould or defects in drain tiling or sump pumps)			
11	Are you aware of any defects in the septic or other sanitary disposal systems? Are there any cracks, leaks or problems with the baths, basins, toilets, cisterns or showers?			
12	Are you aware of any cracked or broken floor tiles or damage to wood flooring?			
13	Are you aware of any defects to the property and/or in the basement or foundation or walls of the property, including cracks, seepage and bulges (e.g. cracks in walls, floor slab or any settlement problems?)			
14	Are you aware of any burns, stains, tears, or badly worn areas on the fitted carpets?			
15	Are the built-in cupboards intact and in good working order (including lock mechanisms)?			
16	Are all door handles and window catches in good working order?			
17	Does the physical position of the present boundary fence/walls represent the true boundary of the property?			

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18	Are you aware of any boundary line disputes, encroachments, or encumbrances in connection with the property?			
19	Are you aware of any special levies payable now or in the future under an existing Body Corporate resolution / Home Owners Association resolution?			
20	Are you aware of any interdicts or usufructs registered against the property?			
21	Are you aware of any building restrictions or registered servitudes against the property?			
22	Do all additions or building improvements including roofs (e.g. carports) conform to the local authority approved building plans, approved sectional title plans (if applicable) and home owners' association rules (if applicable)?			
23	Are you aware that any additions or building improvements made to 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?			
24	Are you in possession of copies of the duly approved building plans for all structures on the property?			
25	Is the Property subject to a lease? If 'YES' – confirm the expiry date:			
26	Are you aware of any defects in the roof?			
27	Are you aware of any defects in the heating and air conditioning systems, including the air filters and humidifiers?			
28	Are you aware of any structural defects in the Property?			
29	Are you aware of any remodeling and refurbishment that have affected the structure of the property?			
30	Are you aware that a structure on the Property has been earmarked as a historic or heritage site?			

ADDITIONAL INFORMATION - Do you wish to add additional comments or qualifications to any of the above?

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6 Additional inspection and Purchaser acknowledgment

It is recorded that both the owner/S as well as the purchaser/S may wish to obtain professional

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advice and/or to undertake a professional inspection of the property.
In this event, the parties will ensure that the necessary provision to this effect is included in the sale agreement. The purchaser/S acknowledges that he/she is informed that professional expertise and/or technical skill and knowledge may be required to detect defects in, and non-compliant aspects concerning, the property. The purchaser/S acknowledges receipt of a copy of this statement.

7 Certification by person providing the information

7.1 Information provided by the owner/s:

The owner/s 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 document.

7.2 Other person providing the information:

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

DATED at this.....day of.....20.....

AS WITNESSES:

1.
FIRST OWNER

2.
SECOND OWNER

who 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 of signature.

OR

Signature of person providing the information (if not the owner/s):

Name: _____

Capacity: _____

who 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 the signatory's knowledge and belief, true and correct as at the date of signature hereof.

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DATED at this.....day of.....20.....

AS WITNESSES:

1.
FIRST PURCHASER

2.
SECOND PURCHASER

DATED at this.....day of.....20.....

AS WITNESSES:

1.
2.
FOR: THE ATTORNEYS

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