

IMMOVABLE PROPERTY CONDITION REPORT

In accordance with the guidelines of the Property Practitioners Regulatory Authority (PPRA) of South Africa, this condition report concerns the immovable property situated at

Property description: ERF 828,302 THEUNS VAN NIEKERK STREET, WILLEM
PRETORIA
Deeds office: PRETORIA
("the Property")

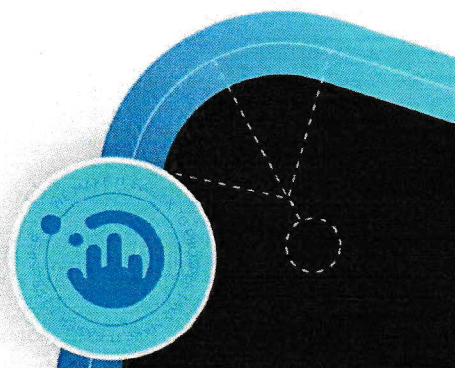
I/We understand and acknowledge that **FIO REAL ESTATE** will market the Property based on this information and I hereby indemnify **FIO REAL ESTATE** against any claims which may arise under the Consumer Protection Act No. 68 of 2008, from representations made by me in this report with regard to the condition of the Property and acknowledge that this form will be attached to the agreement of sale and form part thereof.

Owners / Sellers (1) ANTON MICHAEL BOUWER ID No 5112215152081

Owners / Sellers (2) HELE ALETIA JOHANNA BOUWER ID No 5201090064086

1. DISCLAIMER

This report does not constitute a guarantee or warranty of any kind by the owner of the Property or by the 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.



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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.

3. DISCLOSURE OF INFORMATION

The owner 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 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 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 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.

5. STATEMENTS IN CONNECTION WITH THE PROPERTY

Please answer Yes or No, and where necessary provide an explanation in clause 28 hereunder.

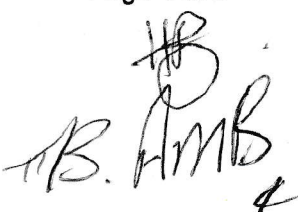
	Yes	No	N/A
1. Are you aware of any defects in the roof?		X	
2. Are you aware of any defects in the electrical systems or appliances? 1 STONE PLATE TO BE REPLACED		X	

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3.	Are you aware of any defects in the plumbing system, including in the swimming pool (if any)? Other such defects include leaking	Yes	No <input checked="" type="checkbox"/>	N/A
4.	Are you aware of any defects in the heating and air conditioning systems, including the air filters and humidifiers?			<input checked="" type="checkbox"/>
5.	Are you aware of any defects in the septic or other sanitary disposal systems?		<input checked="" type="checkbox"/>	
6.	Are you aware of any defects to the property and/or in the basement or foundations of the Property, including cracks,		<input checked="" type="checkbox"/>	
7.	Are you aware of any structural defects in the Property?		<input checked="" type="checkbox"/>	
8.	Are you aware of any boundary line disputes, encroachments, building restrictions, court orders or encumbrances in connection		<input checked="" type="checkbox"/>	
9.	Are you aware that remodeling and refurbishment have affected the structure of the Property?			<input checked="" type="checkbox"/>
10.	Are you aware that any additions or improvements made to or any erections made on the property, have been done or were		<input checked="" type="checkbox"/>	
11.	Are you aware that a structure on the Property has been earmarked as a historic structure or heritage site?		<input checked="" type="checkbox"/>	
12.	Are there any leaks in the roof?		<input checked="" type="checkbox"/>	
13.	Are there cracks, leaks or problems with bathtubs, sinks, toilets or showers?		<input checked="" type="checkbox"/>	
14.	Are there any cracked or broken tiles, damaged wooden floors?		<input checked="" type="checkbox"/>	
15.	Is there any damage to the carpets such as stains, burn marks, spots, etc.?			<input checked="" type="checkbox"/>
16.	Are all cupboards in working order and acceptable condition?	<input checked="" type="checkbox"/>		
17.	Are all door handles, stack back doors and window locking systems in working order?	<input checked="" type="checkbox"/>		
18.	Are there keys to all doors?	<input checked="" type="checkbox"/>		

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19.	To the best of your knowledge, does the current fence / boundary wall represent the legal surveyed boundary of the property?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	N/A
20.	Are all the improvements carried out at the property reflected on the approved building plans?	<input checked="" type="checkbox"/>		
21.	Are you in possession of a copy of such approved plans?	<input checked="" type="checkbox"/>		
22.	In the case of a sectional title property where changes have been made to the structure, are you in possession of approved plans			<input checked="" type="checkbox"/>
23.	The seller is responsible for all municipal taxes, levies and service fees until the risk of ownership has passed to the purchaser as	<input checked="" type="checkbox"/>		
24.	Does this property form part of a tax company as defined in section 1991 of the Income Tax Act?		<input checked="" type="checkbox"/>	
25.	Is there an existing lease on the property? If so, what is the expiry date:		<input checked="" type="checkbox"/>	
26.	The seller hereby declares that he / she is a South African citizen / not a South African citizen, as contained in the Income Tax Act	<input checked="" type="checkbox"/>		
27.	<p>To your knowledge, are there any Invasive species present on the property in terms of the NATIONAL ENVIRONMENTAL MANAGEMENT: BIODIVERSITY ACT 2004 (ACT NO. 10 OF 2004) and the ALIEN AND INVASIVE SPECIES REGULATIONS, 2014, promulgated thereunder. If so, the following are present:</p> <p><u>* CYCADS PRESENT.</u></p> <p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p>			


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28. Comments or explanation regarding the above points, including any information/defects that I need to bring to the attention of the purchaser/s

1) UPDATED BUILDING PLANS AVAILABLE (2024)

2) NOMINATED POT PLANTS NOT INCLUDED

I have resided on the property for 34 years and purchased the property on 1991

Transfer of the property was registered into my name on 1991

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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.

Thus, done and signed at CENTURION on this 13TH day of FEBRUARY 2025.
W.H.F. Walter Human Els
WITNESS OWNER/Person supplying information

FULL NAME OF THE WITNESS WALTER HUMAN ELS

FIO REAL ESTATE ACKNOWLEDGES RECEIPT OF THIS DISCLOSURE FORM.

Property Practitioner: LORE CLARK Date 2025-02-14
FFC Number 1202213

PURCHASER'S ACKNOWLEDGEMENT

- The prospective Purchaser acknowledges that he/she has been informed that professional expertise and/or technical skill and knowledge may be required to detect defects in, and non-compliance aspects concerning, the property.
- The prospective Purchaser acknowledges receipt of a copy of this statement.

Thus, done and signed at CENTURION on this 14TH day of APRIL 2025
W. Beyersveld
PROSPECTIVE PURCHASER PROSPECTIVE PURCHASER

FIO REAL ESTATE ACKNOWLEDGES RECEIPT OF THIS DISCLOSURE FORM.

Property Practitioner: [Signature] Date 2025-04-14
FFC Number 1202213

W.B.
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[Signature]