

# Mandatory Disclosure Form

IMMOVABLE PROPERTY CONDITION REPORT IN RELATION TO THE SALE OF ANY IMMOVABLE PROPERTY



[Redacted]

[Redacted]

## Property Details

FREEHOLD



[Redacted]

Suburb: Valhalla

LEGAL

[Redacted]

Town: [Redacted]

Mun: [Redacted]

Province: [Redacted]

LAND SIZE (REGISTERED)

1611 m<sup>2</sup>

LAND SIZE (CADASTRAL)

1616 m<sup>2</sup>

LAST SALES PRICE

R1 450 000

LAST SALES DATE

2020/09/09



## Disclaimer

This condition report concerns the immovable property situated at [Redacted], Town: [Redacted] Mun: [Redacted] Province: [Redacted] (the "Property"). 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

## Definitions

In this form -

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

"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.

## 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.

I Agree

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.

Property Practitioner (on behalf of the Property Owner)

Property Owner

## Certification by person supplying 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.

I confirm that I have consent from the Owner

## Provision of additional information

I am aware of the defects in the roof.

Yes  No  N/A

Additional Information - Regarding defects in the roof

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I am aware of the defects in the electrical systems.

Yes  No  N/A

Additional Information

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I am aware of the defects in the plumbing system, including in the swimming pool (if any)

Yes  No  N/A

brought to you by

**Lightstone**  
We simplify the complex

I am aware of the defects in the heating and air conditioning systems, including the air filters and humidifiers

Yes  No  N/A

I am aware of the defects in the septic or other sanitary disposal systems

Yes  No  N/A

#### Additional Information

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I am aware of any defects to the property and/or in the basement or foundations of the property, including cracks, seepage and bulges. Other such defects include, but are not limited to, flooding, dampness or wet walls and unsafe concentrations of mould or defects in drain tiling or sump pumps

Yes  No  N/A

I am aware of structural defects in the Property

Yes  No  N/A

I am aware of boundary line dispute, encroachments or encumbrances in connection with the Property

Yes  No  N/A

I am aware that remodelling and refurbishment have affected the structure of the Property

Yes  No  N/A

I am aware that any additions or 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.

Yes  No  N/A

#### Additional Information

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I am aware that a structure on the Property has been earmarked as a historic structure or heritage site

Yes  No  N/A

#### Additional Information

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#### Additional Information not covered above

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## Certification

I, "Home Owner" hereby certify that the information provided in this report is, to the best of my knowledge and belief, true and correct as at the date when I sign this report

I, "Property Practitioner" hereby certify that I am duly authorised by the owner to supply the information and that I have 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 my knowledge and belief, true and correct as at the date on which I sign this report.

## Signatures

Signed at \_\_\_\_\_ on \_\_\_\_\_

Signature of Owner(s) \_\_\_\_\_

Signature of Purchaser(s) \_\_\_\_\_

Signature of Property Practitioner \_\_\_\_\_

## Disclaimer

Please note that Lightstone obtains data from a broad range of 3rd party sources and-despite the application of proprietary data cleaning processes-cannot guarantee the accuracy of the information provided in this report. It is expressly recorded that information provided in this report is not intended to constitute legal, financial, accounting, tax, investment, consulting or other professional advice. This report does not contain any confidential information relating to the property owner or any owners residing in the suburb. All Owner details, bond, home loan and property registration information in the reports is from the Deeds office where information on all property registrations, property transfers as well as all registered bonds/ home loans are kept. This is public domain information and accessible by any person.

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