

ANNEXURE "B"

PROPERTY CONDITION REPORT

(CLAUSE 5 OF THE OFFER TO PURCHASE REFERS)

The Purchaser hereby acknowledges that any deviation from the undermentioned information which he has identified is recorded in the space provided for hereunder under the heading "NOTES". Should no deviation be recorded under "NOTES", then in such event the Purchaser hereby acknowledges that he is satisfied with the correctness of this Seller disclosure.

DISCLOSURE OF INFORMATION

The Seller upon him accepting this offer as contend herein, represents that to the best of his knowledge the statements contained hereafter are correct.

STATEMENTS BY THE SELLER CONCERNING THE CONDITION OF THE PROPERTY

The Seller hereby confirms:

1. The Property is not a brand new property as it was erected in the year 2012 with change of ownership during the year of 2013 with tenancy ever since
2. he is not aware of any defects in the roof
3. he is not aware of any defects in the electrical system
4. he is not aware of any defects in the plumbing system
5. he is not aware of any defects in the sanitary disposal system
6. that the property does not offer any hot water cylinder as the complete development's hot water supply is driven by a Sirac Hot Water Heat Pump maintained solely by the Rosedon Place Body Corporate
7. he is not aware of any defects to the Property and/or in the 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
8. he is not aware of any structural defects in the Property except for some cracked floor tiles in the Property to be replaced by the Seller at his own cost, prior to registration of the Property
9. he is not aware that any remodeling or refurbishment has affected the structure of the Property
10. that any additions and/or improvements made to and /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
11. that the Property is currently let and that the lease is due to expire on _____ and furthermore that the legal principle called "huur gaat voor koop" therefore applies, which effectively means that the current lease is taking precedence over this Agreement and the current tenant therefore is entitled to occupy the Property until the current lease expires
12. that the Purchaser is entitled to receive the Property in the same condition as at time the Purchaser has inspected the Property

13. to inspect the exterior condition of all front and back doors (excluding security gates) and to repair/renovate the exterior of these doors (weather strip included) should it be required
14. to inspect exterior of windows and to seal where necessary
15. the Property is sold with

All existing electric light fittings	Pelmets and Curtain fittings	Front and Inner doors with keys
Prepaid electricity meter	Security Gate (front door) + back door where applicable	Bath, Shower with Shower door & Shower Head + Basin
Kitchen & Bathroom Taps (including stoppers)	Built-in cupboards in both bedrooms (4 door – white Melamine) – door handles and shelves included	Built-in cupboards in kitchen – doors and drawers handles included) – shelves and drawers included
Defy Slimline oven, plates and Cooker Hood in working condition (warranty expired)	Double Sink in Kitchen	All floors tiled
Burglar bars fitted in front of opening window in corridors and all other opening windows on ground floor	Trellis doors fitted to all patio doors of ground floor units	Granite tops in kitchen

The Purchaser may within a period of 14 (fourteen) calendar days from date of acceptance of this Offer to Purchase, elect in writing to, at his own expense, arrange for the Property to be inspected by a Certified Master Inspector in order to compile a property evaluation report wherein it is to be confirmed that the Property has been sold with the defects (if any) or in the condition as recorded in this report marked Annexure “B” which forms an integral part of this Offer to Purchase.

NOTES:

1.	

Signed by the Purchaser at _____ on this _____ day of _____
2015.

As Witnesses:

1. _____ PURCHASER 1: _____

2. _____ PURCHASER 2: _____

The Seller, by attaching his signature hereto, certifies that the information in this report is, to the best of the Seller's knowledge and belief, true and correct as at the date when the Seller has signs this report.

Signed by the Seller at _____ on this _____ day of _____ 2015.

As Witnesses:

1. _____ SELLER: _____

2. _____