



GUSTAV BARKHUYSEN
ATTORNEYS

IMMOVABLE PROPERTY CONDITION REPORT - CONSUMER PROTECTION ACT

ERF/UNIT NO:	
TOWNSHIP/SS NAME:	
SITUATED AT: ("the property")	

This condition report concerns the immovable property as stated above and does not constitute a guarantee and/or warranty of any kind of nature by the owner of the property or his/her/its representative. It should 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.

The owner of the property discloses the information hereunder in the utmost good faith and hereby authorizes his/her/its representative to provide a copy of this statement and to disclose any information contained in this statement, to any purchaser in connection with any actual or anticipated sale of the property.

Provision of additional information

The owner represents that to the best of his/her knowledge the responses to the statement 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 reason(s) why the response to the statement concerned has been reflected as a "yes".

Notice regarding advice or inspections

Both the owner as well as potential buyers of the property may wish to obtain professional advice and/or to undertake a professional inspection of the property. Under such circumstances adequate provisions must be contained in any agreement of sale to be concluded between the parties pertaining to the obtaining of any such professional advice and/or the conducting of required inspections and/or the disclosure of defects and/or the making of required warranties.

Definition

In this form:

"am aware" means to have notice or knowledge;

"defect" means any condition, as on date of signature hereof, whether latent or patent, 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 and/or removed and/or replaced, would or could significantly shorten or adversely affect the expected normal lifespan of the property.



GUSTAV BARKHUYSEN
ATTORNEYS

IMMOVABLE PROPERTY CONDITION REPORT - CONSUMER PROTECTION ACT

The owner further confirms that to the best of his/her/its knowledge

Is not aware of any latent defects relating to the property.
There are no defects/faults/guarantees of a material nature other than those already disclosed, that need to be brought to the attention of the prospective purchaser.
The owner hereby certifies that the information provided in the report is true and correct as at the date when the owner signs the report.

Dated at _____ on this _____ day of _____ 20_____

OWNER 1

OWNER 2

Purchaser's acknowledgment

The Purchaser acknowledges having read, understood and received a copy of this statement.
The 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 Purchaser acknowledges receipt of a copy of this statement.
The Purchaser acknowledges that he/she was informed by the agent of his/her legal obligation to conduct a proper inspection of the property.

The Purchaser acknowledges having read, understood and received a copy of this statement.

Dated at _____ on this _____ day of _____ 20_____

PROSPECTIVE PURCHASER 1

PROSPECTIVE PURCHASER 2