



Annexure A - Disclosure

This annexure is designed for use with CPA and non CPA contracts - to be completed at the time of listing/sale

This disclosure concerns the immovable property situated at

Unit 9 Roof Gardens Mansions
259 John Zikhali Road

Erf no: 2904 Township Musgrave

Section no: 09 Scheme name and number _____

Disclosure 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.

These statements concerning the condition of the property are to the best of my knowledge:

	Yes	No
Are you aware of any defects in the roof structure on your property?		
Are you aware of any defects in the electrical systems, or if there is an inadequate supply?		✓
Are you aware of defects in any part of the plumbing systems servicing the property, including the supply of water to the property and the disposal of waste and /or storm water?		✓
If your property has a swimming pool are you aware of any defects in the pool or the pool filtration system, including specifically leakage of water and/or inappropriate amounts of air being drawn into the water reticulation system?		✓
Are you aware of any defects to the property and/or in the basement or foundations of the property, including cracks, seepage and bulges and/or subsidence? 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?		✓
Are you aware of any structural defects in the property?		✓
Are you aware of boundary line disputes, encroachments or encumbrances including a joint driveway?		✓

x

Initial Here

Are you aware of any changes which your neighbours near neighbours and/or the local municipality plan to make to their property or in an area which can impact this property?		
If your property is part of sectional title development are you aware of the possibility of a special levy being raised in the short to medium term?		
Has a structure on the property been designated as a historic building?		

† I/We have resided in the property for 7 years. I/We purchased the property on _____
 Transfer of the property was registered into my/our name on _____

Additional information

Disclaimer

This report does not constitute a guarantee and/or warranty of any kind or nature by the owner of the property or by the property practitioner representing the owner in any transaction. This report should not be construed as a specialist or professional report or assessment.

Tyson Properties

It is hereby recorded that the property practitioner uses its best endeavors to obtain as much information as possible and is known to the seller, but it cannot be held responsible to any omissions or deficiencies in the report.

† Thus done and signed at 152 N 27 July 22 on this 27 day of July 2022

† [Signature]
 Owner

 Owner

Prospective Purchaser

Prospective Purchaser

The Property Practitioner acknowledges receipt of this disclosure form _____
 Property Practitioner Richard Abraham (25/07/2022) (date)