



# RE/MAX<sup>®</sup>

## RANDGRO

Each Office Independently Owned and Operated  
as per Franchise agreement with RE/MAX of  
Southern Africa and registered with the PPRA

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Franchisor: Everybody Wins Real Estate  
Franchising (Pty) Ltd  
VAT: 4930108784 - CIPC: 1986/005880/23  
Principal FFC: 2023222612  
Director: Marika Grové

### DECLARATION BY THE SELLER

The declaration hereunder is made in the utmost good faith and the answers provided reflect a true and honest appraisal of the property as I know it.

I / We warrant that no other known material defects to the building or its accessories exist other than those listed below.

**Please answer YES or NO - where necessary, please provide details under clause 34.**

Owner's (Grantor's) Name: EDWARD JOHN FENTON ANDREWS

Associate Name: JEAN ANNE ANDREWS

Property address: 3. ORKES ROAD, BOKSBUK.

	YES	NO
1. Are you aware of any electrical faults/problems relating to the electrical installation of fitted accessories?		✓
2. Are there any illegal electrical extensions, disconnections or damaged or inoperative fittings or permanent appliances / equipment? Eg. Stove, Extractor, Oven, Air Conditioner, Heaters or Ceiling Fans, or illegal extensions such as light fittings, water feature pumps etc.?		✓
3. Are there any faults relating to the geyser eg. Leaks, faulty seal kits, low geyser pressure?		✓
4. Are there any faults relating to the drainage installation eg. Blocked drains, sewers, storm water pipes or gutters?		✓
5. Are there any problems relating to leaking taps or geysers or ruptured pipes?		✓
6. Are there keys for all the doors?	✓	
7. How many remote controls are there for gates, garage doors etc?... Number of remotes. <u>2</u> .	✓	
8. Are all security installations in sound working order eg. Alarm, burglar bars and security gates? Alarm – is it leased or owned? Is it connected to an armed response reaction unit? Which company <u>E.TRACK</u> ..... Contact No.....	✓	
9. Is the pool, equipment, piping and pump all in good working order (consider cracks, leaks and general operation of the equipment etc.)?	✓	
10. Have there been any recent repairs to any of the items specified in 9 above? - <u>REFURBISHED</u>	✓	
11. Are there damp problems in any of the buildings eg. Rising or lateral damp		✓
12. Are there roof leaks of any kind?		✓
13. Are there any cracks, leaks or problems with the baths, basins, toilets, <u>cisterns</u> or showers?		✓
14. Are there any cracked or broken floor tiles or damage to wood flooring?		✓
15. Are there any cracked or broken windows?		✓
16. Are there any structural defects that you are aware of eg. Cracks in walls, floor slab or any settlement of any kind?		✓
17. Are there any burns, stains, tears or badly worn areas relating to the fitted carpets?		✓
18. Are all built-in cupboards intact?	✓	
19. Are all door handles and window catches in working order?	✓	

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	YES	NO
20. Is there an Ekurhuleni Municipal registered refuse bin at the property? If 'yes' the seller acknowledges that it will remain at the property.	✓	
21. Does the physical position of the present boundary fence / walls represent the true boundary of the property?	✓	
22. Are there any interdicts, attachments or usufructs on or over the property?		✓
23. Are there any building restrictions or registered servitudes on the property? <i>Municipal</i>	✓	
24. Does the building improvements and solid roofed areas (eg. Carports) conform to the registered building plans?	✓	
25. Do you possess copies of the building plans?	✓	
26. Settlement of all Municipal rates, levies and service charges will remain the Grantor's responsibility until assumed by the Purchaser in terms of the provisions of the Agreement of Sale.	✓	
27. The above Property has / has not been used by the Grantor as part of VAT enterprise as defined in the VAT Act 1991.		✓
28. The property is not subjected to a lease. If YES, date of expiry.....		✓
29. The seller hereby warrants that he/ <del>she</del> is* or <del>is not</del> * a South African Resident as defined in the Income Tax Act and accepts the obligations relating to tax that apply to non-residents.	✓	
30. Is the Jacuzzi and pump in good working order?		N/A
31. Is the gate motor, intercom and irrigation systems all in good working order? <i>GATE MOTOR ONLY</i>	✓	
32. Is the garage door and motor in good working order?	✓	
33. Are there any special levies payable over and above the normal levies for this townhouse/cluster complex? Amount R. <i>VARIABLE - HOME ASSOCIATION ± R200 pm</i>	✓	

34. The Property is sold with all the fixtures and fittings, subject to clause 34 below, and especially and including:  
GARDEN SHED - INVERTOR, 3.5 KW

35. The following items are excluded from the sale of the Property:  
 \_\_\_\_\_

36. Do you have a Mortgage Bond? YES      NO  
 If YES, with which Bank? Fully REPAYED      

**N.B. SUBMIT NOTICE OF YOUR INTENTION TO CANCEL (3 MONTHS NOTICE REQUIRED TO AVOID PENALTIES).**

37. Comment or Qualifications on any of the above:  
COC IS PENDING.

DATED AT BOICSBURG, 13TH THIS MAY 13th DAY OF MAY 2026

[Signature]  
 SELLER / AUTHORISED REPRESENTATIVE

[Signature]  
 RE/MAX SALES ASSOCIATE

\_\_\_\_\_  
 PURCHASER/S