



**PROPERTY PRACTITIONERS  
REGULATORY AUTHORITY**

**MANDATORY DISCLOSURE**

36.1 The mandatory disclosure referred to in Section 67 of the Act shall be in the following format -

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

**1 Disclaimer**

This condition report concerns the immovable property situated at [15 Kerhavan Rd, Sunward Park Village, Sunward Park] (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.

**2 Definitions**

In this form -

- 2.1 "to be aware" means to have actual notice or knowledge of a certain fact or state of affairs; and
- 2.2 "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.

**3 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.

#### **4 Provision of additional information**

The owner represents that to the best of his or her knowledge the responses to the statements 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 the response to the statement concerned.

#### **5 Statements in connection with Property**

	YES	NO	N / A
I am aware of the defects in the roof	✓		
I am aware of the defects in the electrical systems	✓		
I am aware of the defects in the plumbing system, including in the swimming pool (if any)	✓		
I am aware of the defects in the heating and air conditioning systems, including the air filters and humidifiers			✓
I am aware of the defects in the septic or other sanitary disposal systems		✓	
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		✓	
I am aware of structural defects in the Property		✓	
I am aware of boundary line dispute, encroachments or encumbrances in connection with the Property		✓	
I am aware that remodeling and refurbishment have affected the structure of the Property		✓	



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.	✓		
I am aware that a structure on the Property has been earmarked as a historic structure or heritage site		✓	
<b>ADDITIONAL INFORMATION</b>			
Damp in Servants Room			

#### 6 Owner's certification

The owner hereby certifies that the information provided in this report is, to the best of the owner's knowledge and belief, true and correct as at the date when the owner signs this report.

#### 7 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.



## 8 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.

## 9 Buyer's acknowledgement

The prospective buyer 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-compliant aspects concerning, the property.

The prospective buyer acknowledges receipt of a copy of this statement.

## 10 Signatures

Signed at Hoburg on 4/2/2026

Signature of owner Huter

Signature of purchaser \_\_\_\_\_

Signature of property practitioner [Signature]





**RE/MAX**  
**RANDGRO**

45 Lakefield Avenue, Lakefield, Benoni, 1500  
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VAT NO: 4930108784 - CIPC: 1986/005880/23  
249 Rondebult Road, Farrar Park, Boksburg, 1459  
Tel: 011 916 6000 Fax: 011 916 6050  
VAT NO: 4320153465 - CIPC 1995/039898/23  
Web: [www.remax-randgro.co.za](http://www.remax-randgro.co.za) email: [info@remax-randgro.co.za](mailto:info@remax-randgro.co.za)

**FORM 1**

**CONSENT TO PROCESS (USE) PERSONAL INFORMATION IN TERMS OF THE PROTECTION OF PERSONAL INFORMATION ACT (POPIA)**

I/We the undersigned

Lorentia Truter (Name) 650729 0094 083 (ID NO)

\_\_\_\_\_ (Name) \_\_\_\_\_ (ID NO)

Hereby give my/our consent for the processing (use) of our personal information by **RANDGRO INVESTMENTS CC AND RANDGRO PROPERTIES CC** trading as **RE/MAX RANDGRO** for the purposes of carrying out the following work:

(Please tick the appropriate box):

- ☐ Assisting me with the estimated value of a property. (Info may be sourced from 3<sup>rd</sup> parties)
- ☒ Assisting me with the marketing/sale of my property. (Info may be shared with agencies & parties if needed)
- ☐ Assisting me with the purchase of a property. (Info may be shared with all involved in the process)
- ☐ The co-marketing of your property with other agencies. (Info may be shared with all involved in the process)
- ☐ Other estate agency work (please specify) \_\_\_\_\_

- ☐ The drafting of a contract to purchase. (Info may be shared with all involved in the process).
- ☐ The application of a mortgage bond (Info may be shared with bond consultants if needed)
- ☐ The assistance with Certificates of Compliance (Info may be shared with inspection co if needed)
- ☐ The assistance with transfer of property (Info may be shared with all involved in the process)
- ☐ Other (please specify) \_\_\_\_\_

This consent is furnished on condition that my/our personal information shall be used and processed in accordance with the Protection of Personal Information Act.

SIGNED AT Boksburg (place) on 4 February 2026 (date)

L. Truter  
(SIGNATURE)

\_\_\_\_\_  
(SIGNATURE)

Undertaking by **RANDGRO INVESTMENTS CC AND RANDGRO PROPERTIES CC** trading as **RE/MAX RANDGRO** unless we have your clear informed consent or the law clearly allows us in certain limited circumstances, we will not:

- Sell your personal information
- Use your personal information for other purposes than those for which it was collected for in the first place
- Share your personal information with third parties in circumstances other than we have referred to above.

Randgro Investments cc 1986/005880/23 t/a RE/MAX Randgro (Benoni)  
Director: Marika Grové Principal FFC 2023222612

Randgro Properties cc 1995/039898/23 t/a RE/MAX Randgro (Boksburg)  
Director: Marika Grové Principal FFC 2022259864

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