


BELOW IS THE COPY OF THE EDVERTISMENT OF THE PROPERTY BY THE ESTATE AGENTS, WHICH PHOTO CLEARLY DEPICTS THE CHANGES THAT WERE DONE TO THE PROPERTY PRIOR TO MR HOUSEN ALLY HAVING PURCHASED IT.

6:26 97%

3 Bedroom House for ...
property24.com

property24

< Back to results Previous | Next



1/37 Photos

R 1 685 000 Bond Costs ▾

3 Bedroom House for Sale in Scottsville
Scottsville, Pietermaritzburg
[Contact agent for street address](#)

3 1 3 1 924 m²

Call Agent Message Agent

BELOW IS A DECLARATION FROM THE ESTATE AGENTS WHO SOLD MR HOOSEN ALLY THE PROPERTY.



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 exists other than those listed below.

Voetstoots: The "voetstoots" or "as is" clause is inserted into agreements to protect the Seller from claims for damages by the buyer.

Patent Defects : After having been given the opportunity to inspect the property, the buyer is deemed to have acquainted him / herself with any PATENT DEFECTS. These are defects that an average person would have noticed upon inspecting the property. The "voetstoots" clause absolves the Seller from any claim arising from both Patent and Latent defects.

Latent Defects: Latent defects are defects which are not able to be seen and of which the Seller is usually aware and which would require a catalyst or "trigger" to become apparent, e.g. a severe storm or flooding could expose a defect in a foundation or roof. However, it does not protect the Seller if there has been fraudulent non-disclosure. If the seller is aware of a defect that may cause you to reconsider buying the property or paying the price and has not disclosed it to you, you may still claim for or cancel when you become aware of the defect. The "voetstoots" clause does not apply to Sellers who are Speculators, Builders or Developers as they are deemed to be Suppliers in terms of the Consumer Protection Act and their contracts should include safeguards for the Buyer.

Please answer YES or NO – where necessary, please provide details under Clause 40.

Owner's (Grantor's Name): JEANETTE FRENIA GREEN
 Harcourts Consultant Name: MICHELLE RYBES
 Property Address: 17 JESMOND ROAD, PMBURG

- | | YES | NO | UNSURE |
|--|--------------------------|-------------------------------------|--------------------------|
| 1. Are you aware of any electrical faults /problems relating to the electrical installation or fitted accessories? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 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? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 3. Are there any faults relating to the geyser eg. Leaks, faulty seal kits, low geyser pressure? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 4. Are there any faults relating to the drainage installation eg. Blocked drains, storm water pipes or gutters? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 5. Are there any faults relating to the sewer and waste water disposal installation connecting to the Municipal sewerage mains or septic tank system? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 6. Are there any problems relating to leaking taps or geysers or ruptured pipes? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 7. Are there keys for all the doors? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

T 023 343 3345 | E info.hilton@harcourts.co.za | harcourts@hilton.co.za
 10 Hilton Avenue, Hilton, 2245
 Pegma 04 Investments cc (Reg. No. 04/05670/23) trading as "Harcourts Hilton" (JHR No. 4150175029)
 Honaban A. J. Lino

¹ (e)l's declaration 10 of 11 (2017/1)

Harcourts

- | | Gate | Garage | Alarm |
|--|-------------------------------------|-------------------------------------|-------------------------------------|
| 8. How many remote controls are there for gates, garage doors etc? <u>4</u> No. of remotes | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | YES | NO | UNSURE |
| 9. Are all security installations in sound working order? eg Alarm, burglar bars, gates. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 10. Is the alarm system the property of the security company currently contracted who are entitled to remove the system if the purchaser does not renew the contract? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 11. I am aware that I am required to furnish to the conveyancer, at my own expense and prior to the Registration of transfer of this property, and not limited to, an electrical compliance certificate, Entomologist certificate, gas compliance certificate, electric fence compliance certificate and an alien invasive species report. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 12. Is the pool, equipment, piping and pump all in good working order? <u>JUST REFRUBISHED</u> (Consider cracks, leaks and general operation of the equipment) | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 13. Have there been any recent repairs to any of the items specified in 12 above? <u>POOL RELINED</u> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 14. Are there any damp problems in any of the buildings eg: Rising or Lateral damp? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 15. Are there roof leaks of any kind? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 16. Are there any leaks, cracks or problems with the baths, basins, toilets cisterns or toilets? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 17. Are there any cracked or broken tiles or damaged wood flooring? <u>SOME TILES</u> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 18. Are there any structural defects that you are aware of eg. Cracks in walls, floor slab or any settlement of any kind? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 19. Are there any burns, stains, tears or badly worn areas relating to the fitted carpets? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 20. Are all built in cupboards intact? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 21. Are all door handles and window catches in working order? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 22. Does the physical position of the present boundary fence / walls represent the true boundary of the property? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 23. Are there any interdicts, attachments or usufructs on or over the property? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 24. Are there any building restrictions or registered servitudes on the property? <u>MUNICIPAL DEEDS ON PROPERTY</u> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 25. Do the building improvements and solid roofed areas (eg. Carports) conform to the registered building plans? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

2. (seller's declaration 10 of 11 201721)

Pegma 04 Investments cc (Reg. No. 83/05270/23) trading as "Harcourts Hilton" (Vol No. 4150175059)
 10 Hilton Avenue, Hilton, 3245
 Member: A. J. Lise

Harcourts

- | | YES | NO | UNSURE |
|--|-------------------------------------|-------------------------------------|-------------------------------------|
| 26. In the event of non compliance with the registered building plans I hereby undertake, at my own expense, to immediately commission a qualified professional to prepare and submit all documentation and / or plans to the local authority on my behalf in order to achieve compliance. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 27. Do you possess copies of the building plans? <u>COPIES OBTAINED FROM THE MUNICIPALITY</u> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 28. Settlement of all Municipal rates, levies and service charges will remain the Seller's responsibility until assumed by the Purchaser in terms of the provisions of the Agreement of Sale. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 29. Are you aware of a pending increase in the Body Corporate's or Homeowner Association's levy which will be charged to the owners of units or sections comprising of the scheme in the impending future? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 30. Do you have a copy of the Management and Conduct rules of the Body Corporate or the constitution of the Home Owners Association and the latest financial statements relating thereto? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 31. Does the current use of the property conform with the zoning as prescribed in the Municipal Town Planning Scheme? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 32. Has any structure on the property been designated as a historic building? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 33. Are you aware of any unnatural deaths that have occurred on the property? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 34. The above Property has has not been used by the Grantor as part of VAT enterprise as defined in the VAT act 1991. | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> |
| 35. The property is subject to a lease. If YES, date of expiry <u>R38000.</u>
<u>COTTAGE RENTED OUT TILL 31 OCTOBER 2021</u> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 36. The seller hereby warrants that he/she is or is not a South African Resident as defined in the Income Tax Act and accepts the obligations relating to tax that apply to non-residents. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 37. The Property is sold with all the fixtures and fittings, subject to clause 38 below and especially and including:
<u>YES - WENDY HOUSES AND CARPORTS NOT ON PLAN AND IF REQUIRED BY MUNICIPALITY WILL BE REMOVED.</u> | | | |
| 38. The following items are excluded from the sale of the Property:
<u>N/A</u> | | | |

Harcourts

39. Do you have a Mortgage Bond? YES NO
If YES with which Bank? _____
NB: SUBMIT NOTICE OF YOUR INTENTION TO CANCEL (3 MONTHS NOTICE REQUIRED TO AVOID PENALTIES)

40. Comment or Qualifications on any of the above:

41. The seller warrants that - *N/A*
the dams are in good condition and all the necessary authority has been acquired and that they will be required to provide a certificate proving the rate at which the borehole pumps and warrants that the borehole pump and pipes are in working order.
that the perimeter fence and gates and all internal paddocks are in good condition and will remain with the property.
that the property has no registered servitudes over it. If so, they are _____
that the property has a permit to pump _____ of water from _____
that the water supply from _____ is reliable and may be used for domestic and agricultural use.
that the property has no labour tenants interim of the Ester Act and that the property has no land claims.

42. Rates per month *R1372.00* Levies per month _____

DATED AT *PARIS* THIS *20* DAY OF *OCTOBER* 20*21*

J. J. Green
SELLER OR AUTHORISED REPRESENTATIVE

A. J. Lino
HARCOURT'S CONSULTANT

PURCHASER

T 033 343 3345 | E info.hilton@harcourts.co.za | harcourts.hilton.co.za
10 Hilton Avenue, Hilton, 3245
Pegma 04 Investments cc (Reg. No. 20/05070/23) trading as "Harcourts Hilton" (vat No. 4180176093)
Member: A. J. Lino

4 (seller's declaration 10 apr 2017/21)

A. J. Lino