

1. **Disclaimer**

This condition report concerns the immovable property situated at:

- 1.1 Erf number: 6313
- 1.2 Township: Jongamat
- 1.3 Street address: 15 Na Mabel st
Luglaan

(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 and 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 the Property**

	Yes	No	N/A
I am aware of the defects in the roof		✓	
I am aware of the defects in the electrical system		✓	
I am aware of the defects in the plumbing system, including the swimming pool (if any)		✓	
I am aware of the defects in the heating and/or air conditioning systems, including air filters and humidifiers			✓
I am aware of the defects in the septic or other sanitary disposal systems		✓	
I am aware of the 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 the structural defects in the Property		✓	
I am aware of boundary line disputes, 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.		✓	

Additional Information:

None



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 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 Ludan on 23/03/23 20

Seller [Signature]

Witness [Signature]

Witness _____

Signed at _____ on _____ 20

Seller 2 _____

Witness _____

Witness _____

Signed at _____ on _____ 20

Purchaser 1 _____

Witness _____

Witness _____



Signed at _____ on _____ 20 _____

Purchaser 2

Witness

Witness

Signed at _____ on _____ 20 _____

The Property Practitioner
(on behalf of and duly authorised)

Witness

Witness

FIXTURES & FITTINGS CHECKLIST – FULL TITLE

The following fixtures and fittings are either included / excluded or not applicable in the sale of the property.

Address:	Newmarket st 15 Longvales
Sellers Name:	J & Tonia Pretorius

Description	Incl.	Excl.	N/A
Air Conditioners			✓
Automated Irrigation System			✓
Bathroom Cabinets	✓		
Bathroom Mirrors (fitted or loose)		✓	
Bar Fridges		✓	
Blinds	✓		
Burglar Alarm (owned or rented)?	✓		
Borehole (including pump)	✓	✓	
CCTV Cameras		✓	✓
Ceiling Fans			✓
Chairs (kitchen / bar)			✓
Complex Gate Remote (or fingerprint access)			✓
Curtains			✓
Curtain Rails			✓
Cycads			✓
Electric Garage Door & Remote	✓		
Extractor Fan			✓
Fireplace (gas or wood)	✓		
Flower Pots		✓	
Garage Shelving			✓
Garden Furniture		✓	
Gas Cylinder			✓
Generator	✓		
Geysers (with or without heat pump)			✓
Grey Water System (including pipes & equipment)	✓		
HD TV Cables		✓	
Hob	✓		
Inverter			✓
Jacuzzi (in working order)			✓

Description	Incl.	Excl.	N/A
Jungle Gym			✓
Keys (all internal & external)	✓		
Lights & Light Fittings	✓		
Municipal Black & Green Refuse Bins			
Oven / Stove	✓		
Perimeter Electric Gate & Motor	✓		
Pool Blanket			✓
Pool Equipment (including automatic cleaner)	✓		
Pool Net			✓
Prepaid Electricity Meter	✓		
Salt Chlorinator			✓
Safe (specify where)			
Satellite Dish	✓		
Security Beams			✓
Solar Heating			✓
Solar Panels			✓
Sound System and / or Speakers			✓
Towel Rails	✓		
TV Brackets	✓		
Underfloor Heating			✓
Wall Heating Panels	✓		
Washing Line / Whirl Dryer	✓		
Water Feature & Pump			✓
Water Filter	✓		
Water Tanks – sizes:	✓		
Water Tank Pumps	✓		
Work Bench		✓	
Freestanding structures that do not constitute residential premises, excluded from sale e.g., Sheds, Storage units, huts			



SELLER 1: _____

DATE: _____

SELLER 2: _____

DATE: _____

PURCHASER 1: _____

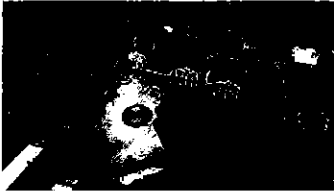
DATE: 20/5/23

PURCHASER 2: _____

DATE: _____



R 6 550 000

House for Sale at 15 Newmarket Road, Long Acres Country Estate

Status:	On Market	Branch:	Langebaan
Price per m ² :		Agency:	Freek Properties
Agreement Type:	Dual/Joint	Sharing Level:	Office
Mandate ID:	5669888		
Agents:	Freek Botha - 0824259971 - freek@freekprop.co.za		

Mandate Dates:	Signed:	09 Jan 2023	Expiry:	09 Jul 2023
Listing Numbers:	Last Updated:	14 Apr 2023	On Market Since:	09 Jan 2023
	Property24:	112169483, Private Property: T3996925		

Contacts / 3rd Party

Seller(s):	JAN DANIEL PRETORIUS
	TANIA PRETORIUS

Deeds Office Description

Property Type:	Erf	Township:	LANGEBAAAN	Erf Number:	6313
Portion:	0	Registrar:	Cape Town		

Property Details

Property Type:	House	Ownership Type:	Full & free title
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Building Details

Erf Size:	2 hectares	Floor Area:	375 m ²	Pets Allowed:	Yes
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Financial Details

Monthly Levy:	R 77	Monthly Rates:	R 1 300
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Features

Bedrooms:	4	Bathrooms:	4	Garages:	3	Parkings:	4
Kitchens:	2	Lounges:	2	Gardens:	1	Offices/Studies:	1
Pools:	1						

Bathroom 1	Tiled Floors, Full
Bedroom 4	Tiled Floors, Built-in Cupboards, Double Bed Flat
Garage 1	Double, Roll Up
Garage 2	Double, Roll Up
Garage 3	Electric Door, Single
Garden 1	Courtyard
Kitchen 2	Open Plan, Stove (Oven & Hob), Tiled Floors Flat
Living Room/lounge 2	Tiled Floors, Open Plan Flat
Parking 1	Visitors Parking
Parking 2	Visitors Parking
Parking 3	Visitors Parking
Parking 4	Visitors Parking
Pool 1	Fenced

Mandate Details

Agreement Type:	Dual/Joint	Mandate Source:	Phone In
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Advertise

Marketing Heading:	Horses and space are the focus around the beautiful smallholding - a bonus is a large flat with its own courtyard.
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Jonty.dynamis@gmail.com.

Jan Pretorius 0837153585

JOINT MANDATE

The beautiful smallholding is located on a tar road very close to the Curro School and the Laguna Mall. Conveniently close to everything and very close to the most beautiful beaches in Langebaan.

The large house with its spacious open-plan living areas offers 3 bedrooms, 3 bathrooms and a study in the main house. A spacious 1 bedroom apartment connected to the house offers an open plan living space for parents that is very private and comfortable.

Description:

3 Garages offer enough parking space for vehicles and storage space.

Outside there is plenty of space for parking for guests.

The house gives access to a nice porch that looks out on the round pool and well-enclosed yard.

Of course, for horse lovers there are stables and camps and space for grazing and training, just bring a horse or two and enjoy the lifestyle to the fullest.

There is enough water from the borehole to develop the garden or to plant pasture.

if you are in the market for a smallholding and you would like to make the beach smallholding your own, feel free to contact me for an appointment.

Total Costs:

R 0

Additional Photos

