



Sellers Questionnaire

Address: D10 Salamander , 65 Lagoon Drive

Owner: Mr Omar

PROPERTY INFORMATION

Freehold Property Sectional Title

IF FREEHOLD PROPERTY:

Land Size _____ m² Approx. Building Size _____ m² Approx. Rates and Taxes R _____

Approx. Water _____ Approx. Electricity _____

IF SECTIONAL TITLE:

Section No _____ Door No 10 Section m² 127 Indicate if more than one section: _____

Name of Scheme _____

Managing Agent/Chairperson _____ Contact Details _____

Total monthly levy R _____ Made up of: CSOS: R _____ Insurance: R _____ Parking: R _____

Approx. Rates R _____

Approx. Water R _____ Approx. Electricity R _____ MNet/DSTV levy R _____

| | | | |
|--|-----|----|-----------------|
| Are the Monthly Levies up to date? | YES | NO | |
| Do they include water? | YES | NO | |
| Have any Special Levies been passed or are pending | YES | NO | If so, details: |
| Is there any Real Right to Extend Registered | YES | NO | |

Attachments:

| | |
|---------------------------|--|
| Body Corporate Rules | |
| Body Corporate Financials | |
| Sectional Title Plans | |
| AGM Minutes | |

OUTSIDE:

| | | | | | |
|--------------|-----|----|--|-----|----|
| Garages | YES | NO | Automated | YES | NO |
| Parking Bays | YES | NO | | | |
| Storerooms | YES | NO | | | |
| Staff Rooms | YES | NO | | | |
| Granny Flat | YES | NO | How many? _____ Size m ² ? _____ | | |
| Pets | YES | NO | Specify restrictions: | | |
| | YES | NO | Body Corporate Permission required? | YES | NO |

GARDEN:

| | | |
|--|-----|----|
| Are you aware of any alien and invasive species on the property? | YES | NO |
|--|-----|----|

| | | | | | | | | |
|--|-----|----|-------------------|-----|----|--|-----|----|
| Garden Lights | YES | NO | In working order? | YES | NO | | | |
| Irrigation | YES | NO | In working order? | YES | NO | | | |
| Jacuzzi | YES | NO | In working order? | YES | NO | | | |
| Pool | YES | NO | In working order? | YES | NO | Is your pool heated? | YES | NO |
| | | | | | | Do you have solar panels for the pool? | YES | NO |
| | | | | | | Do you have a heat pump for the pool? | YES | NO |
| Pool Pump | YES | NO | In working order? | YES | NO | Pool light working? | YES | NO |
| Pool Net | YES | NO | Will it stay? | YES | NO | Pool equipment to stay? | YES | NO |
| Gemini Hut | YES | NO | | | | | | |
| JO JO Tank | YES | NO | | | | | | |
| Pool Cleaning Equipment (Specify make and model) | | | | | | | | |

SECURITY:

| | | | | | | | | |
|--|-----|----|----------------------|-----|----|-------------------|--------|----|
| Electric Fence | YES | NO | In working order? | YES | NO | | | |
| Gates | YES | NO | Automated? | YES | NO | In working order? | YES | NO |
| Intercom | YES | NO | In working order? | YES | NO | | | |
| Internal and/ or External Alarm/Beams | YES | NO | In working order? | YES | NO | | | |
| Remotes for alarm/ gates/ panic available? | YES | NO | How Many? | | | | | |
| Alarm to be removed? | YES | NO | | | | | | |
| Security cameras, CCTV, Street security patrol | YES | NO | Compulsory/ Optional | YES | NO | Monthly Cost | R_____ | |

GENERAL INFORMATION:

| | | | |
|--------------------------------------|-----|----|------------------------------|
| Does the property have fibre? | YES | NO | Who is the service provider? |
| Gas/ Electric Stove | YES | NO | |
| Under floor heating | YES | NO | |
| Solar heating | YES | NO | |
| Geyser/s | YES | NO | How many? |
| Is home a heritage/ historic/ AMAFA? | YES | NO | |
| Do you have a generator? | YES | NO | |
| Do you have a battery inverter? | YES | NO | |
| Any prefabricated walling/ dry wall? | YES | NO | Specific please, where? |

EXTRAS:

| | | | |
|---|-----|----|---|
| DSTV Dish | YES | NO | How many? Remotes? Split or Ducted? Recently Serviced? |
| Aircons | YES | NO | |
| | | | |
| | | | |
| Does the property form part of any recent sub-division? | YES | NO | |
| Do you have approved building plans? | YES | NO | |

The following fixture/s and or fittings are to be excluded from the Sales Agreement,

PERSONAL INFORMATION

1. Marital Status: Single / In Community / ANC / Customary / Foreign Marriage
2. Have you any current registered bonds over the property: YES NO
Amount: _____ Account No: _____
3. Bond Held at _____ bank Have you given your bank notice to cancel bond? _____

BUSINESS DISCLOSURE

1. Is the property sold in the ordinary course of the seller/s business? (i.e property investor) YES NO
2. Is the property trading company registered for VAT? YES NO
If yes is the price to be reflective as inclusive or exclusive of VAT? YES NO
3. Any other information by Seller/s: _____