

Annexure “D”

STANDARD HOME BUILDERS WARRANTY PROVIDED BY THE DEVELOPER IN FAVOUR OF THE PURCHASER

1. UP TO TWELVE MONTHS AFTER COMPLETION

Any leaks or defects which may occur in the roof coverings.

2. UP TO 5 YEARS AFTER COMPLETION

Structural cracks of the concrete foundation, brickwork or structural timber.

3. EXCLUSIONS FROM WARRANTY

3.1 Although every care is taken to provide a home of the highest quality, this guarantee cannot cover damage or loss caused by misuse, negligence, abuse or accident or any risk insured against in terms of the insurance policy normally used by Financial Institutions in respect of the mortgage bond over the residential property.

3.2 This guarantee furthermore specifically excludes the following repair:

3.2.1 Touch up painting of any nature whatsoever once occupation has been taken.

3.2.2 Hairline cracks in the plasterwork. These cracks are inevitable and are caused by shrinkage of materials during the first six months after completion. When the property is next painted these cracks should disappear.

4. This guarantee can only be enforced by the original owner.

5. The attention of the Purchaser is once again drawn to the provisions of Clause 6.9 of the written agreement to which this annexure is annexed, in terms whereof the Purchaser must hand the Seller a defects list within 30 days (Thirty days) of the Occupation date. Should the Purchaser fail to do so, neither the Seller nor the Developer shall be liable for any defects that may manifest in the property thereafter, save and except for such defects that may be covered by the warranties recorded in paragraphs 1 and 2 above.

6. This guarantee shall furthermore only cover materials and labour supplied and fitted by the Developer or its contractor/s.