



*“Securing your Dreams  
with  
Wealth & Security”*

**PROPERTY CONSULTANTS**

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## PROPERTY INSPECTION BEFORE BUYING Into a Sectional Title Scheme

What questions must be asked and what is required to do a reasonable careful inspection of a property?

1.	What is the size, number and participation quota of the Section? (Registered SQM)	
2.	What is sold with the unit – Furniture, pot plants, awnings	
3.	Are there any exclusive use areas (EUA) or are they mere common property? Garage, carport, storeroom, garden...	
4.	Are there enough parking facilities?	
5.	Is there a Managing Agent?	
6.	Are there sufficient Security Systems in the complex?	
7.	What is the policy regarding satellite television, and does it stay?	
8.	Get a copy of the Conduct Rules.	
9.	What is the pet policy in the complex?	
10.	The general look of the building – Good / Bad	
11.	Get a copy of the 10 year Maintenance Plan	
12.	Inspect gutters and drainage	
13.	The monthly Levy? R.....including CSOS Levy?  Rates and taxes? R..... (Paid 10 months of a year)	
14.	Is there a special levy in place or intended?	
15.	The Financial accounts (Audit report)	
16.	The amount in the RESERVE FUND?	
17.	Are there outstanding amounts owing to the local authority?	

18.	Are there arrear levies owing?	
19.	Check on whether the Body Corporate is being sued?	
20.	Are there any Development Rights to extend the scheme?	
21.	The situation regarding insurance.	
22.	Check where the geyser is situated and whether you will have to share a geyser with another unit?	
23.	Open a tap – see the water pressure	
24.	Query any water tanks in the scheme servicing units?	
25.	Open closets, check for damp (especially under the sink for leaks)	
26.	Look at ceilings for damp or sagging ceilings	
27.	Switch on lights (Seller to do Electricity Compliance for sale)	
28.	Note ovens and stoves (State on Offer to stay, and to be in working order)	
29.	Open garage doors (Manual / Automatic)	
30.	Check Cellular Connection / Covering	
31.	Query any extentions, and approved building plans thereon. IE: Enclosed Garage with approved building plans and shown as a living area	

**TAKE YOUR TIME - Meet & Greet the neighbours and Trustees where possible.**

**REMEMBER : IN SECTIONAL TITLE LIVING –  
YOU cannot DO anything TO THE OUTSIDE OF THE UNIT  
WITHOUT THE WRITTEN CONSENT OF THE BODY CORPORATE (All owners)**