

Dykes, van Heerden Inc

(Registration No: 1995/003913/21)
**ATTORNEYS, CONVEYANCERS AND
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Our Reference:
Mr J van Heerden/cds

Your reference:

Date:
22 January 2015

JAN LE ROUX

Dear Jan,

Re: **HOME INSPECTIONS**

Thank you for the very productive meeting held between ourselves this morning.

As you are aware, the responsibilities relating to the Estate Agency Affairs Act of 1976 and the EAAB were transferred from the Department of Trade and Industry to the Department of Human Settlement (DHS) and the Proposed Property Practitioners Bill (PPB) will repeal the Estate Agency Affairs Act.

A section of the PPB will regulate the Home Inspection Industry. Apparently this new sector is expected to create almost 10 000 jobs. The PPB will set out a definition for the profession of Home Inspection. A Home Inspector will be one of the categories falling under a Property Practitioner.

In terms of the PPB, Estate Agents will have to recommend to a buyer and seller that they obtain a Home Inspection Report. This will no doubt result in the contract providing that the buyer can insist that a Home Inspection Report must be obtained. When a purchaser purchases a property voetstoots, this means that the purchaser purchases the property with latent and patent defects i.e. in the condition that the property was when he signs the agreement. As a result the buyer will either insist that certain defects be attended to by the seller or alternatively will utilise the Home Inspection Report to ascertain the state of the property at the time of the sale.

If you require further assistance, please do not hesitate to contact me.

Kind regards,
Johan van Heerden

DYKES VAN HEERDEN INC

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