



GLOBAL LIFESTYLE  
PROPERTIES

## BUYER'S CHECK LIST

- ✓ Arrange a P.O. Box first if you are new to the area at your Post Office.
- ✓ Customer Care line: 0860 111 502
- ✓ Website: www.postoffice.co.za
- ✓ **Water:** If Sectional Title, water is calculated with the Levy, most of the time (Please make sure it is the case). If Cluster or House the Buyer is required to go to the town Council with copy of their ID, copy of the Offer to purchase, pay a deposit and notify them when he is taking occupation. Can also take a picture of the meter with the agent on the day of occupation & take the reading to council.
  - ❖ Sandton/Randburg
    - City of Johannesburg  
137 Daisy Street  
Sandown
    - 086 056 2874 (Call center)
- ✓ RATES AND TAXES
  - ❖ 086 056 2874
  - ❖ Get a copy from owner, ask agent.
- ✓ **Electricity:** If Cluster or House the Buyer is required to go to Eskom with a copy of their ID, copy of the Offer to Purchase, pay a deposit and notify them when they will be taking occupation. The Buyer can also take a picture with the agent of the meter and take that to the council.

❖ <u>Sandton Area</u>	<u>Randburg Area</u>
➤ Eskom	City Power
Megawatt Park	Cnr Hans Strydom and
Maxwell Drive	Hans Schoeman
Sunninghill	Randburg
➤ (011) 800 8111 (Head Office)	011 497 7000
➤ 086 003 7566 (Call Centre)	086 056 2874 (Call Centre)
- ✓ **Telkom:** Contact 10210 to either take over the existing service or to apply for a new service, alternatively visit any Telkom shop.
- ✓ Change all outside locks and remote codes!!!
- ✓ The Buyer must be aware that often contributions need to be made to the upkeep of security in the area for the benefit of all, the Buyer must clarify with the Seller or the Agent what these costs may be.



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- ✓ The Buyer must always maintain and keep the property, garden and pool clean from the date of occupation. The buyer needs to make sure about what type of truck (towage) will be allowed to the property.
- ✓ If the property is in a development, the Buyer needs to get a copy of the Complex rules and all details of the Body Corporate, Homeowners Association or Street security.
- ✓ On the day of occupation, the Buyer with the Seller and the Agent needs to familiarize himself with the alarm/ Jacuzzi/ sprinkler system/ water feature etc...
- ✓ When the Buyer takes occupation before transfer the Buyer is required to give the seller the occupational rent before the keys and remotes are handed over, and on the 1<sup>st</sup> of every month thereafter until transfer of the property.
- ✓ If there are gas appliances – a new gas certificate must be given to the buyer.
- ✓ The Buyer must find out from the Seller which day refuse is collected in the area.
- ✓ The Transferring Attorneys will give the Buyer the Electrical Clearance Certificate which the Seller must organize at his own expense before the buyer takes occupation and/or before the property is lodged at the Deeds Office.
- ✓ The buyer cannot make any changes to the property, garden or pool until transfer of the property.
- ✓ Get the details of the Body Corporate Chairman.
- ✓ Have a list of all emergency numbers.
- ✓ **Police:**
  - ❖ Randburg – 011 449 9110
  - ❖ Douglasdale – 011 699 1333
- ✓ **Fire Depart:** 011 375 5911 or 10177
- ✓ **Ambulance:** 1-0177
- ✓ **Flying Squad:** 1-0111
- ✓ **Child Emergency:** 080 005 5555
- ✓ **Poison Info:** 086 155 5777