

THE CERTIFICATES OF COMPLIANCE IN PROPERTY TRANSACTIONS

Sale agreements can provide for various types of compliance certificates to be obtained by the seller (or the purchaser, if otherwise agreed) before transfer of the property is registered. These may be required in both conventional and sectional title transactions.

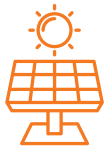
Here's a summary of the most important aspects of each compliance certificate:



1. ELECTRICAL

- Certifies that the electrical installation on the property complies with the required safety standards.
- Governed by the Occupational Health and Safety Act.
- **Certificates are valid for 2 years from date of issue, and are transferable.**

- Any modifications made to the electric fence after the issuing of the compliance certificate must be certified as safe by way of a supplementary electric fence certificate.



2. SOLAR

- Certifies that the solar system, which forms part of the electrical installation installed on the property, complies with the required safety standards.
- Governed by the Occupational Health and Safety Act.
- **Certificates are transferable.**



4. GAS

- This certificate must be obtained upon installation of a gas appliance on the premises.
- It certifies that the installation complies with the prescribed safety standards.
- Governed by the Occupational Health and Safety Act.
- **A new certificate must be obtained each time ownership changes (the certificate is not transferable).**
- Any modifications made to the gas installation after the issuing of the compliance certificate must be certified as safe by way of a supplementary gas certificate.



3. ELECTRIC FENCE

- This certificate must be obtained upon installation of an electric fence.
- It certifies that the installation complies with the prescribed safety standards.
- Governed by the Occupational Health and Safety Act.
- **Certificates are valid for 2 years from date of issue, and are transferable.**

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5. WATER

- Certifies that the water installation at the property is in line with municipal and building requirements.
- Governed by the City of Cape Town's Water By-law and is only applicable to transfers within the municipal jurisdiction of the City of Cape Town.
- **A new certificate must be obtained each time there is a change of ownership.**
- The seller is required to submit the certificate to the Municipality of the City of Cape Town prior to transfer.



6. BEETLE

- **Usually valid for 3 to 6 months only.**
- When there is a change of ownership this certification is often called for; it is not obligatory.
- It certifies that the accessible wood of permanent structures on the property is free from certain wood-destroying beetles.
- There is no legal provision making this certificate compulsory, but it is a practice that has evolved over the years.
- The parties can contract out of this. However, if they agree that no certificate is necessary and the bank requires it in respect of the purchaser's bond, then it is for the purchaser's expense.

For more information, contact us at: info@stbb.co.za.