

01

Consumer Protection Act, 68 of 2008

- Legal Framework for consumer protection.
- Pertains to marketing and provision of goods and services by suppliers to consumers.
- Estate Agent is a supplier in terms of this Act.
- Duty to go through the whole contract with buyers and sellers.
- Duty to advise clients of their rights.

02

Alienation of Land Act, 68 of 1981

- Purpose of Act to prevent uncertainties and disputes about the terms of contracts of sale of land.
- Agreement for sale of immovable property must be in writing. All material terms must be in writing, including the description of the property sold, identities of the parties and purchase price.
- Must be signed by all parties.

03

Sectional Titles Act, 95 of 1986

- Purpose of Act to make it possible to own a building or part thereof, separate from the land on which it stands.
- When purchasing a unit in a scheme, a purchaser acquires a section and an undivided share in the common property of the scheme.

04

Matrimonial Property Act, 88 of 1984

- Identify the marriage regime of the parties concerned.
- A spouse married in community of property may not, without the written consent of the other spouse, sign an agreement of sale of immovable property.

05

Deeds Registries Act, 47 of 1937

- Act governs the laws relating to the registration of deeds.
- Provides that land shall be transferred by means of registration of a deed of Transfer.
- Ownership of immovable property cannot be acquired without formal registration.

06

Prevention of Illegal Eviction from and Unlawful Occupation of Land Act, 19 of 1998

- Regulates the circumstances under which unlawful occupiers may be evicted from land.
- Act sets out the steps that must be taken in order to lawfully evict an occupier.

07

Transfer Duty Act, 40 of 1949

- Transfer duty is a tax levied on the acquisition of immovable property. Person acquiring the property becomes liable to pay transfer duty.
- Transfer duty is exempt for transaction values below R1 000 000, and certain transactions such as the acquisition of land by a surviving or divorced spouses, municipality or government or public hospitals.

08

Value Added Tax, 89 of 1991

- VAT is an indirect tax on consumption of goods and services. It is levied at a standard rate of 15% on the supply of goods and services by registered vendors.
- Commission charged by an agent for the sale of a property may be subject to VAT.

09

Occupational Health and Safety Act, 85 of 1993

- Act aims to provide rules to ensure employees' work environment is safe and without risk to the health of workers.
- It prescribes that certain compliance certificates must be obtained to ensure the safety of installations on premises.
- Owner of a property must obtain compliance certificates in order to confirm compliance.

10

The Protection of Constitutional Democracy Against Terrorist and Related Activities Act, 33 of 2004 (POCDATARA)

- Combat terrorist and related activities.

11

Protection of Personal Information Act, 4 of 2013

- Ensure that all South African institutions conduct themselves in a responsible manner when collecting, processing, storing and sharing another person or entity's personal information by holding them accountable should they abuse or compromise your personal information in any way.

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