

CERTIFICATES OF COMPLIANCE IN PROPERTY TRANSACTIONS

Sale agreements may require the seller (or the purchaser, in some instances) to obtain up to three different compliance certificates before the transfer of the property is registered.

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



1. ELECTRICAL (also referred to as "COC")

- 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 transferrable.**
- Any modifications made to the electrical installation after the issuing of the COC (including the installation of inverters and solar systems) must be certified as safe by way of a supplementary COC.

- **Certificates are valid for 2 years from date of issue, and are transferrable.**
- 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. 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.



3. 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 transferrable).**
- 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.

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