

CERTIFICATES OF COMPLIANCE



Certificate	Law applicable	Purpose (what must it certify)	Valid for	Can be waived by the buyer	Who must issue it	When must it be provided
Electrical	Occupational Health and Safety Act, 1993 - Electrical Installation Regulations 2009	Safety of the electrical installations on the property and compliance with the South African National Standards 10142-1	Two years	Yes	A registered person in terms of Regulation 11 or Regulation 9 of the electrical Installation Regulations, 2002	Before registration of transfer
Electrical Fence	Occupational Health and Safety Act, 1993 - Regulation 12 of the Electrical Machinery Regulations	Safety of the electrical installation of an electric fence system.	Two years	Yes	A registered person in terms of Regulation 11 or Regulation 9 of the electrical Installation Regulations, 2002	Before registration of transfer
Gas	Occupational Health and Safety Act, 1993 - Pressure Equipment Regulations 2009	That the gas system was inspected, that the leak test was performed and that the gas system is safe	No legal requirement, but customary to require one not older than 2 years	Yes	A person registered with the Liquefied Petroleum Gas Safety Association of Southern Africa	Before registration of transfer or occupation
Beetle	Not a legal requirement	That the property is beetle free.	Governed by terms of agreement	Yes	Usually an entomologist, but it will depend on agreement between parties	Before registration of the transfer
Plumbing	City of Cape Town Metropolitan Municipality Water By-Law	The water installation conforms to the National Building Regulations; no defect in water system; the water meter registers; no discharge of stormwater	No legal requirement	Yes, the by-law only requires the seller to submit the certificate to the City Council and not to the buyer	An accredited plumber	Before registration of transfer
Invasive Species	National Environmental Management: Biodiversity Act 2004 (Act 10 of 2004) and regulations promulgated there under	Prohibition of invasive species	No legal requirement	Yes	Department of Environmental Affairs	Before registration of transfer