



## BIG 5 COMPLIANCE CERTIFICATES

### BEETLE FREE CERTIFICATE

- Certifies that accessible wood of permanent structures on the property are free from wood-destroying beetles.
- Not required by law, but established by practice.
- Parties can contract out of this – but, if required by the bond attorneys, then acquiring it is for the purchaser's expense.

### WATER

- Only required for properties situated within the City of Cape Town & Governed by the City of Cape Town Municipality's Water by-law.
- Parties cannot contract out of- or agree to waive, and is to be obtained every time ownership changes.
- Conveyancer to submit the Certificate to the City of Cape Town on Registration.

### ELECTRICAL

- Certifies that the electrical installation on the property complies with the required safety standards.
- Governed by the Occupational Health and Safety Act.
- Only valid for 2 years, provided no modifications have been made.
- Parties cannot contract out of- or agree to waive.

### GAS COMPLIANCE

- Certifies that any gas installation on the property complies with safety standards.
- Governed by the Occupational Health and Safety Act and no set validity period.
- Parties cannot contract out of- or agree to waive, and is to be obtained every time ownership changes.

### ELECTRIC FENCING

- Certifies that electric fence installation complies with safety standards.
- Governed by the Occupational Health and Safety Act and valid for an indefinite period of time unless a alteration has been made to current installation.
- Parties can agree as to who is responsible for the acquisition of the certificate.
- Also applies to Sectional Titles where fencing is around the perimeter of the scheme.

