



**COMPLIANCE CERTIFICATES DONE RIGHT!**

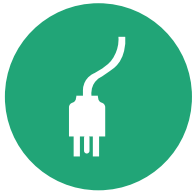
# **THE SELLER'S GUIDE**

**TO CERTIFICATES OF COMPLIANCE**



**SCAN ME!**

# THE SELLER'S GUIDE TO CERTIFICATES OF COMPLIANCE



ELECTRICAL



BEETLE



WATER



GAS



ELECTRIC FENCE



SOLAR

## CONTENTS:

- A Brief summary of the sellers obligations for the various certificates
- Frequently asked questions and answers
- Potential pitfalls and how to avoid them
- Helpful hints to save you money
- Request an inspection
- About Inspecto / Letters from satisfied clients

## SCHEDULE OF INSPECTION FEES: (INCLUDING 15% VAT)

	Houses	Flats
<b>Electrical:</b>	R595.00	R495.00
<b>Water:</b>	R595.00	R495.00
<b>Beetle:</b>	R595.00	R400.00
<b>Gas:</b>	R595.00	R555.00
<b>Fence:</b>	R595.00	N/A

**Please note:** Please note: The above pricing for houses applies to standard homes (e.g. a 3 - 4-bedroom, single dwelling premises) allowing for an inspection time of up to 1.5 hours. For larger properties, e.g., farms, industrial and commercial premises, mansions, guest houses, etc., our fees will be at R595.00 per hour or part thereof. For inspections of properties outside of the general Cape Town area (Peninsula), an additional travel cost may apply. Our call-out fee (minimum charge) for maintenance or repairs is R680.00 excluding VAT. These prices are correct at the time of printing (March 2023). For the latest pricing, please visit our website by scanning the QR code on the front cover of this booklet.

# ELECTRICAL COC

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## Why is an electrical certificate of compliance required when selling a property?

In terms of Regulation 7(5) of the Electrical Installation Regulations (OHS ACT of 1993), a change of ownership cannot take place unless there is a valid certificate of compliance.

## How long is an Electrical COC valid?

For the purpose of transfer of ownership, a COC older than 2 years may not be used. If any electrical work was done after the certificate was issued, a new certificate will be required.

## What does the electrical certificate cover?

- The main distribution board and any sub-distribution boards
- Socket outlets and light switches
- Wiring – is it in a safe condition and compatible with the circuit breakers in the distribution board
- Isolators – have isolators been installed for fixed appliances such as stoves, hot water cylinders (HWC's), gate and door motors, fans etc.
- Earthing – all metal parts of the installation need to be earthed.
- Bonding – HWC pipes, TV antennae and satellite dishes etc.

## What does the Electrical COC not cover?

Fixed appliances such as:

- Geysers & Stoves
- Motors & Fans

- Under floor heating
- Pool motors

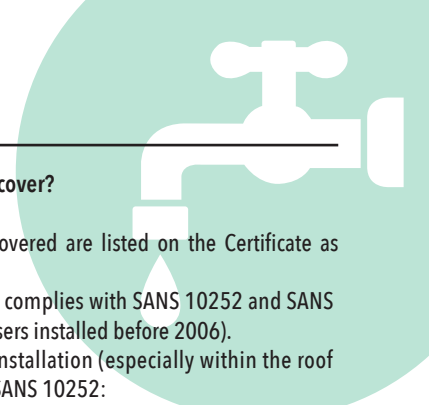
Please note: The wiring to fixed appliances is covered by the COC.



## Helpful hints to save you costs:

- The best advice we can give is to have the inspection done early, before a potential buyer is introduced to the property. This may help you to make decisions that will reduce the costs of repairing any defects.
- Garden lights – the wiring to garden lighting is often done incorrectly and can be costly to rectify. These can be removed rather than re-instated.
- Extension leads – temporary leads are often installed for the owner's benefit and can easily be removed.
- Additional exterior lighting – these are often non-compliant and can be removed rather than re-instated.
- Decorative water features and ponds – as fixed appliances, these items require isolators. This is seldom done correctly and can be costly. The electrical supply to these features can be removed to save costs.
- Electrical installations to wendy houses – are often done illegally. Removing the supply can reduce the costs.
- Light bulbs – are consumables and are not covered by the COC. However, it is good practice to ensure that all fused light bulbs are replaced before the inspection is done. This will reduce wastage of time during the inspection process.

# WATER INSTALLATION COC



## Why is a Water installation certificate required when selling a property?

The City of Cape Town Water by-law 2010 - section 14(1), stipulates that before a property can be transferred, a COC for the water installation needs to be issued. This came into effect on the 1 March 2011. It is a local by-law and only applies to properties sold where the City of Cape Town is the municipal authority. A new certificate needs to be issued each time a property is transferred.

## Does the Water installation certificate cover all of the plumbing?

No, this certificate IS NOT a plumbing certificate. It is limited to the by-law and is not as comprehensive as a plumbing certificate. The table below highlights some of the differences between the Water installation certificate and a plumbing certificate of compliance.

WATER INSTALLATION COC ✓	PLUMBING CERTIFICATE ✗
Obtainable from City of Cape Town's Website	Obtainable from the Plumbing Industry Registration Board
Requires compliance with the City of Cape Town Water By-Law 2010. Hot water cylinders installed before 2006 do not need a drip tray	The entire installation needs to comply with the regulations - Sans 10252 and Sans 10254
Excludes waste water (waste traps, sewerage system, etc.)	Includes waste water - Waste traps, sewerage, etc.
Only includes damaged components if they result in a loss of potable water	Includes all faulty plumbing components - cracked basins, toilet pans, waste traps etc.
Does not cover leaks on waste / sewerage water	Covers leaks from waste water as well sewerage water
Does not cover drainage, with the exception of storm water discharging into the sewer	Includes blocked or damaged drains, inspection bends etc.

## What does the Water Installation COC cover?

The parts of the installation that are covered are listed on the Certificate as follows:

- The Hot Water Cylinder installation complies with SANS 10252 and SANS 10254 (excluding drip trays on geysers installed before 2006).
- The water pipes in the plumbing installation (especially within the roof space) are properly saddled as per SANS 10252:
- The water meter records the flow when water is drawn, and does not register when consumption stops.
- The private isolating valve as per subsection 23(2) (a) or (b) is in place and functioning.
- None of the terminal water fittings leak and they are correctly fixed in position.
- No storm water is discharged into the sewerage system.
- There is no cross connection between the potable supply and any alternate supply.

## The buyer's expectation

Some buyers will assume that this COC addresses all plumbing defects – especially buyers from other regions who are not familiar with the City of Cape Town By-Law.

However, our mandate is to inspect to the required standards only. This is to ensure compliance with the by-law, while incurring the minimal cost to the seller.

For your reference, we enclose a specimen COC on page 5.



CITY OF CAPE TOWN  
ISIXEKO SASEKAPA  
STAD KAAPSTAD

### SCHEDULE 4

**CERTIFICATE OF COMPLIANCE OF WATER INSTALLATION ON TRANSFER OF OWNERSHIP  
IN ACCORDANCE WITH THE WATER SERVICES BY-LAW (SECTION 14(1))  
AND WASTEWATER AND INDUSTRIAL EFFLUENT BY-LAW (SECTION 2(2)(a))**

PROPERTY ADDRESS: .....

ERF NUMBER: .....

NAME OF SELLER: .....

CONTACT DETAILS OF SELLER: .....

NAME OF BUYER: .....

CONTACT DETAILS OF BUYER: .....

I, ....., a suitably accredited plumber, certify that I inspected the plumbing installation at the above address, and confirm that:

**Plumber's Checklist:**

- The Hot Water Cylinder installation complies with SANS 10252: and SANS 10254.
- The water pipes in the plumbing installation (especially within the roof space) are properly saddled as per SANS 10252.
- The water meter records the flow when water is drawn, and does not register when consumption stops.
- The private isolating valve as per subsection 23(2) (a) or (b) is in place and functioning.
- None of the terminal water fittings leak and they are correctly fixed in position.
- No storm water is discharged into the sewerage system
- There is no cross connection between the potable supply and any alternate supply

CONTACT DETAILS OF PLUMBER: .....

SIGNATURE OF PLUMBER: ..... DATE: .....

REGISTRATION NUMBER: .....

Conveyance attorney to submit completed form to [certificateofcompliance@capetown.gov.za](mailto:certificateofcompliance@capetown.gov.za).

# GAS COC

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## Why is a gas certificate required when selling a property?

In terms of Regulation 17(3) of the Pressure Equipment Regulations (OHS ACT of 1993), a gas Certificate of Conformity must be issued when there is a change of ownership. This came into effect on the 1st October 2009.

## What does the certificate cover?

### The certificate certifies that:

- There are no gas leaks
- Emergency shut off valves have been installed in the correct positions
- The gas piping, regulator and valves and gas appliance are in a safe working condition and not corroded.

### For gas cylinder/s installed on the exterior of a property:

- Are at least 1 metre away from an airbrick, a door or a window.
- Are at least 2 metres away from a drain
- Are at least 5 metres away from an electrical source of ignition, e.g. a motor, air-conditioner, distribution board etc.
- Do not exceed the maximum volume of gas allowed on a property, which is 100kg.

### For a gas cylinder installed in the interior of a property (usually inside a cupboard):

- Is not situated directly below the hob.
- That the cupboard is vented to prevent the accumulation of gas.
- There are no electrical switches directly below the hob, or in the compartment where the cylinder is positioned.

- There are no electrical switches within 200mm of the hob.

### Potential stumbling blocks:

- In an apartment above the ground floor, the maximum volume of gas allowed is 9 kg. This is of concern where there is a gas fireplace. A gas fireplace requires a cylinder of at least 19 kg in order to operate effectively. Reducing the size of the cylinder to 9 kg will result in performance issues and is therefore not a viable option. It would be preferable to decommission the fireplace. It is important that all parties are aware of this when signing an offer to purchase.
- In a freestanding property, the maximum volume of gas that may be stored is 100kg, unless there are plans that have been approved by the Fire Department as well as Town Planning. If the seller has a copy of these plans, they can be handed to the gas inspector. This will prevent delays. If there are no approved plans, the volume of gas stored on the property must be reduced to a maximum of 100kg.



### Helpful hints to save you costs:

We recommend having the inspection done before a potential buyer is introduced to the property. This will enable the seller to make cost saving decisions timeously. Should you require further advice, you can contact Tyron at our offices.

## BEETLE COC

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### Is a beetle certificate of clearance required by law?

No, there is no law that obligates a seller to provide a Beetle Free Certificate.

### Then why are properties being inspected for beetle when they are sold?

From the 1940's to 1960's wood destroying insects were infesting properties on an epidemic scale. In some instances, the infestations were so severe that roof structures were on the verge of collapse.

Many building societies, which were then the main sources of bond finance, would not advance money to a buyer unless the property to be mortgaged was declared free of wood-destroying insects.

And so the need was established for suitably qualified people to carry out inspections and where infestation was identified, recommend remedial measures to eradicate such infestation. This requirement was written into the Offer to Purchase and it became the seller's obligation to provide the Beetle Free Certificate.

### Is beetle infestation still a problem?

The practice of inspecting and treating beetle infestation when properties are sold, along with the extensive use of pre-treated timber in newer properties, has gone a long way to reducing the incidence of beetle infestation.

### Why are beetle inspections still being done if the problem is under control?

We will never fully eradicate wood destroying insects. Vigilance from homeowners and the continual practice of inspecting properties that have been sold will ensure the problem is managed so as not to return to the epidemic proportions of the 1960's.

### What is the recommended "Beetle Clause" for the Deed of Sale

The seller shall arrange at his/her expense to have the accessible timbers on the property inspected by a qualified wood borer inspector who is a member of the South African Pest Control Association (S.A.P.C.A), for infestation by wood destroying insects and for the replacement and/or treatment of any timbers found to be infested, in accordance with the recommendations specified by the inspector.



# ELECTRIC FENCING COC

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## Why is an electric fence certificate required when selling a property?

In terms of Regulation 12(4) of the Electrical Machinery Regulations (OHS ACT of 1993), an electric fence certificate must be issued when there is a change of ownership of the premises on which such electric fence exists. This came into effect as from 1 October 2012.

## Who can issue an electric fence certificate?

The regulations that govern electric fence installations are found in SANS 10222-3. These regulations are separate to those that govern the electrical wiring of premises (SANS 10142-2). Only a person accredited by the Department of Labour as an electrical fence installer may issue a C.O.C for an electric fence installation.



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### Helpful hints to save you costs:

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We recommend that you appoint the original electric fence installer. His contact details should be prominently displayed on the fence.

## Our reasons for this are:

1. The original installer will be familiar with the property.
2. In many instances the original installer will have a maintenance contract in place.

3. The original installer may be inclined to give a keener price if there are any repairs to be carried out.
4. The installer will know in what year your fence was installed and will apply the regulations accordingly.

## How can Inspecto help?

If you do not know who the original installer is, we can assist you to obtain the certificate.





# SOLAR

## **DO I NEED AN ELECTRICAL COMPLIANCE CERTIFICATE (COC) FOR MY EXISTING INSTALLATION BEFORE INSTALLING A SOLAR SYSTEM?**

Yes, you should not proceed with a solar installation or a backup system (inverter and batteries only) if you do not have an existing COC. Your solar installer must also issue you with a supplementary COC for their installation work. If there is no existing COC, you will be taking a risk by installing a solar system. At Inspecto, we have specialized in issuing COCs for nearly three decades. We can assist you in obtaining a COC for the existing installation if you do not have one.

## **IS A COC REQUIRED FOR AN ALTERNATIVE SUPPLY (SOLAR SYSTEM WITH HYBRID INVERTER OR INVERTER AND BATTERY BACKUP ONLY)?**

Yes, a COC is required for any electrical work that is done. Many solar systems are being installed by non-qualified persons who do not issue certificates after installation.

At Inspecto, we do not issue COCs for other installers of alternative supplies, as they are required to employ qualified and licensed personnel who should be able to issue their own COCs. It is important to ensure that your installer is capable of issuing a COC, before appointing them to proceed with your installation. NB! If a COC is not issued, you will not be able to register your installation with the supply authority (Eskom or City of Cape Town).

## **DO I NEED TO REGISTER MY ALTERNATIVE SUPPLY WITH THE SUPPLY AUTHORITY (ESKOM OR CITY OF CAPE TOWN)?**

Yes, all alternative supplies (solar or backup only systems) need to be registered with the supply authority. This is the owner's responsibility and not the responsibility of the installing contractor. In order to do this, you will need valid COC's and the services of an engineer.

## **HOW MUCH DOES A SOLAR INSTALLATION COST?**

We do not approve of the "cookie-cutter" approach to quoting on solar installations. There are many factors that influence the price of a solar installation. These are (in descending order):

1. The client's budget is the most important determining factor when designing an installation they can afford.
2. An existing COC - If you do not have an existing COC, there will be additional costs involved in making the installation compliant before a solar system can be installed. See preceding FAQs relating to COCs on the property.
3. The layout of the property - Distances between roofs that will house the panels and a safe place to install the inverter and batteries will affect the cost of the installation.
4. The availability of space in the main distribution board - Some distribution boards have additional space for the components that will have to be installed, which helps keep the cost down. If the distribution board is not large enough, additional distribution boards may be required, which will increase the cost.
5. Your installer - Some installers offer lower costs but do not use qualified electricians. They cut corners and do not install the required safety equipment. While the cost may seem attractive, the risks are high. The costs will catch up to you when you sell your home and a compliance certificate needs to be issued to transfer your property.

## **WHY SHOULD I USE INSPECTO TO INSTALL MY SOLAR SYSTEM?**

At Inspecto Services, our philosophy is, "Compliance Certificates Done Right!" We apply that philosophy to every service we offer, including our solar and backup power installations.





# ABOUT INSPECTO

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## Brief Resumé

- Founded in 1995.
- Members of ECA (Electrical Contractors Association) and SAPCA (South african Pest Control Association).
- Qualified and registered electricians, plumbers wood borer inspectors.
- Experienced office staff who understand the importance of getting the required certificates to you on time.
- Longstanding relationships with all sectors of the property market (Conveyancing attorneys, Estate agents, Bodies corporate).
- Our business philosophy is based on open and honest dealings with our clients and staff, inspecting to the required standards and fair pricing.

## LETTERS FROM SOME OF OUR SATISFIED CLIENTS

*Just wanted to let you know how impressed my wife and I were with the team that you sent out to do the work. They quietly got on with the job, hardly ever disturbing my wife, and cleaned up afterwards. They are a credit to your company.*

- Mr & Mrs Banwell

*I just wanted to say that Lazarus and George and your team have been here for the last three days. They have been the most efficient, polite, and diligent team of workers I have yet experienced in Cape Town. They are a testament to your business.*

*Thank you.*

- Mr Disler, Clifton

*I wish to commend Inspecto on the quality of your staff and the level of service provided. In recent weeks I have met some of your inspectors and technicians, and all of them have been punctual, courteous and efficient!*

*It was a real pleasure to deal with these individuals and it would be nice if you would pass on my comments to their manager.*

*Thank you.*

- Mr Cox, Hermanus

*I would like to highly commend the 2 electricians who did the final repair work at my flat. I have had occasion to deal with electricians quite often, specifically for this kind of job, and I have never before met two who were as courteous, professional and efficient as these men. They took great care to respect my home, to be tidy and clean, and to do a really really thorough job.*

*Thank you.*

- Mr Meyer, Sandown Crescent

*The gentlemen came to fix our water and electricity defaults yesterday. Would like to commend Marco, Jean and Rowan on an excellent job done they were meticulous and cleaned up after they were done. They were very friendly and professional.*

*Keep up the good work!!*

- Ms Morris, Sonnendal Street



**For help, contact the following:**

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**Office no:** 021 551 4185

**Enquiring about an inspection:**

079 296 6878 / inspections@inspecto.co.za

**Fax no:** 021 551 9925

**Enquiring about repairs:**

076 156 5353 / repairs@inspecto.co.za

**Website:** [www.inspecto.co.za](http://www.inspecto.co.za)

**Technical advice:**

Tyron Vomberg - 082 442 5372 / tyron@inspecto.co.za

**Client liaison / Technical:**

Nick Buxton - 060 977 2425 / nick@inspecto.co.za

**Marketing Manager:**

Ziyaad Dharsey - 060 633 9812 / ziyaad@inspecto.co.za

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