



**FUCHS ROUX**  
PROKUREURS | ATTORNEYS

“DON'T EXPECT THE USUAL...”

# THE 28 STEPS

## TRANSFER PROCEDURE

(could take ± 6 - 8 weeks)

☎ 012 342 7911 / 0860 123 153

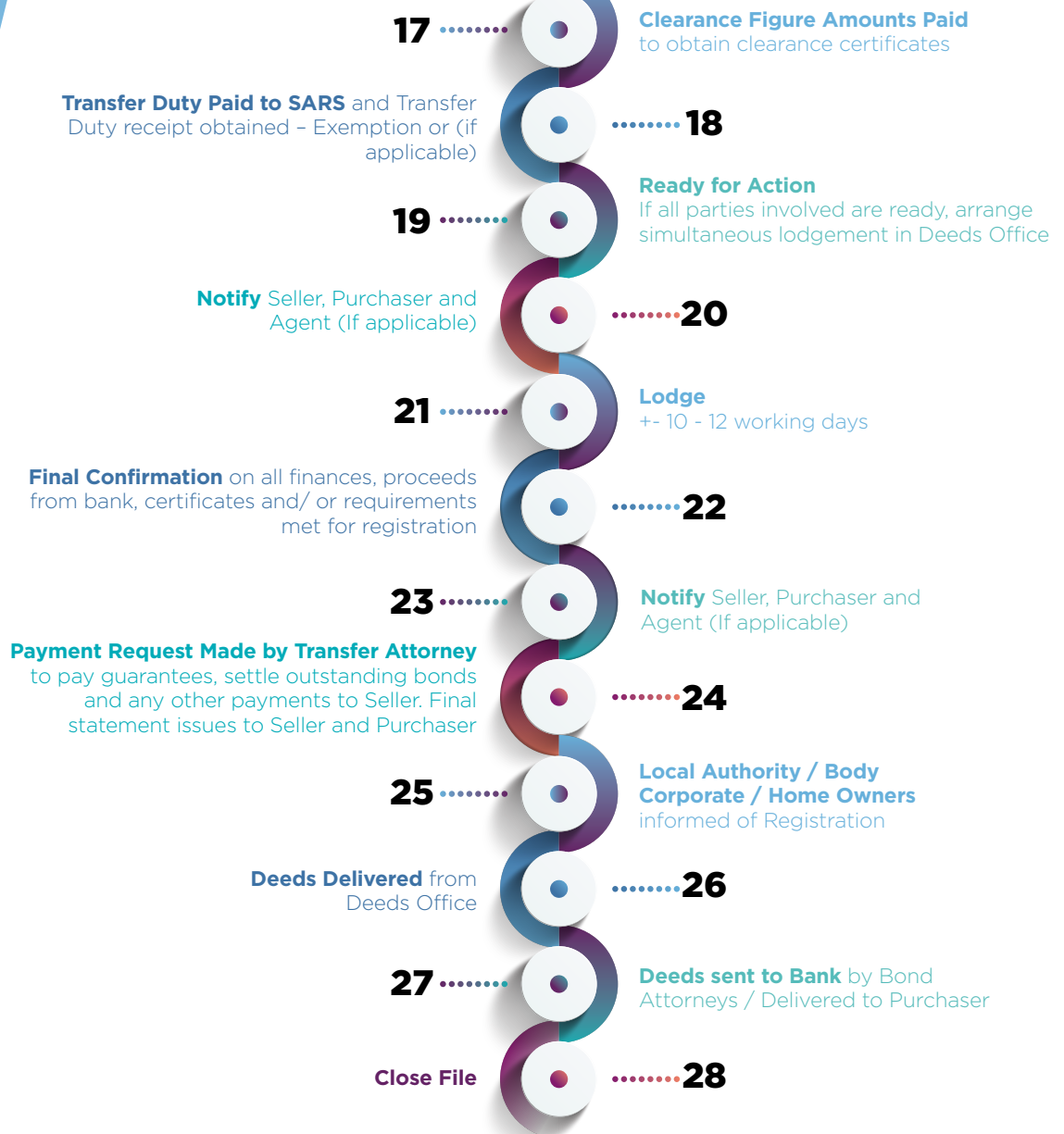
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[www.fuchsroux.co.za](http://www.fuchsroux.co.za)

### WHAT CAN DELAY ANY OF THE 28 STEPS?

- 1 Parties that are in a process of divorce
- 2 If the original Title Deed is lost
- 3 If any of the parties are overseas
- 4 If any of the parties passes away during the process
- 5 Buying from a Deceased Estate
- 6 If any deposits are not from the “normal” sources i.e pension funds / share sales / investment
- 7 A “subject to sale” and the previous property is not selling or have problems





## CERTIFICATES REQUIRED

- 1** Electrical certificate (Section 7 (5) of the Occupational Health and Safety Act 1993)
  - Seller must appoint a competent electrician (or as indicated in OTP)
  - Certificate should meet requirements of regulations
  - Any work herein is for account of the seller
  - Not older than 2 years and is Transferrable if NO changes have been made.
- 2** Electrical Fence Certificate (Regulation 12 of the Electrical Machinery Regulations 2011)
  - Not applicable to systems before 1 October 2012
  - Seller must appoint a competent and accredited contractor (or as indicated in OTP)
  - Certificate should meet requirements of regulations
  - Any work herein is for account of the seller
  - Certificates is transferrable if NO changes have been made and fence not older than 5 years.
- 3** Gas Certificates (Regulation 734, published 15 July 2009 Government Gazette No 32395)
  - Certificate to be issued by an authorised person
  - Any cost herein to be regulated in terms of the OTP
  - Certificates is transferrable if NO changes have been made and not older than 5 years.