ELECTRICAL CoC
SELLER'S GUIDE

KNOW THE FACTS. SELL WITH CONFIDENCE.

An Electrical Certificate of Compliance (CoC) is a legal document and a legal requirement when selling your property. It protects you, the buyer and ensures a smooth transfer process.

CoC FOR PROPERTY • CoC FOR SOLAR • CoC FOR ELECTRIC FENCE

WHAT **EVERY SELLER** SHOULD KNOW

SMOOTHER TRANSFERS

Having a valid CoC ready avoids delays, last-minute negotiations and can prevent the buyer from requesting a lower price.

SOLAR SYSTEMS

As per current regulation solar systems require additional test reports.

REGISTERED PERSON ONLY

Only a registered electrician may issue a CoC after inspecting and testing of the installation.

LEGAL REQUIREMENT

The CoC is a legal document. Providing false information or using an invalid CoC is a criminal offence.

YOUR RESPONSIBILITY

You as the seller are legally responsible for ensuring the electrical installation is compliant.

HOW CAN I **SAVE ON COSTS**

- Ensure all lights, plug points and geysers are accessible for testing.
- Make sure the electrician has access to all rooms, the roof space and outbuildings.
- It's the seller's responsibility to disclose any hidden connections, plugs and distribution boards.
- If you are planning to make changes or remove electrical equipment, do it before the inspection.
- Never use a contractor that is not registered.
- There are people issuing fraudulent CoC's.
- If you have existing CoCs – please have them available on inspection.

GOOD TO KNOW

- The inspection includes the electrical installation up to and including all plug points, light switches, DB boards, out building and fixed wiring.
- The circuits for fixed appliances are covered on the CoC but not the actual appliance for example stoves, geysers, air conditioning, lights, PV panels, batteries and inverters.
- A CoC is not just a piece of paper. Your electrician is legally required to inspect and test the electrical installation and comply with the OHS Act and applicable regulations. An electrician cannot simply "sign off" an installation that does not comply.
- Issuing an invalid CoC can have serious legal consequences, including criminal liability.
- Repairs or non-compliant work will need to be rectified before a CoC can be issued.

REGISTERED • PROFESSIONAL • RELIABLE

Contact **JAMES MARX 082 940 3782**

www.coc-electrical-rf.co.za

For a thorough, professional inspection and a valid Electrical CoC you can trust.
We keep your property safe, compliant and ready for transfer.

COC ELECTRICAL RESIDENCE AND FENCE (PTY) LTD