

## **Agents, sellers on the line for certificates**

From now on, homebuyers will be able to insist on seeing a valid electrical certificate of compliance (CoC) when they view a property for sale - and before they sign an offer to purchase.

Lynette Malan, MD of the Property100 group and national vice-president of the Institute of Estate Agents, says this follows recent media reports that estate agents who begin marketing a property before a CoC has been obtained could be risking prosecution - and heavy fines or even jail time if found guilty.

"Senior legal sources within the public service have now confirmed their intention of cracking down on agents - and property sellers - who contravene Section 22 of the Occupational Health and Safety Act, which clearly provides that a property cannot be offered for sale unless a valid CoC is already in place.