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DOES THE OCCUPATIONAL RENT INCLUDE WATER AND ELECTRICITY CONSUMPTION OR NOT?

Estate Agents must take note of the wording of the sale agreement's occupational rent clause. Often the situation arises that the seller is under the impression that the purchaser will be billed separately for water- and electricity consumption from date of occupation.

If the occupation clause does not specifically state that the purchaser is liable to pay the water and electricity consumption, the occupational rent amount is then so to speak "all inclusive". Amend the clause accordingly or keep the consumption in mind during the negotiating process with regards to the amount occupational rent payable. It is further advisable to request an amount for utilities in advance based on the average consumption of previous months.