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GAS INSTALLATIONS AND THE TRANSFER OF YOUR PROPERTY

The rising costs of electricity, coupled with the unpredictability of load shedding, has urged many South African home-owners to make use of gas installations as a viable alternative to electrical installations. However, home-owners and potential sellers of property must take heed of the compliance rules and regulations which regulate the safe use of such installations.

In accordance with the "Pressure Equipment Regulations" promulgated under the Occupation Health and Safety Act, all installations must be inspected and officially declared safe and leak-free. Liquid gas installations must be accompanied by a Gas Certificate of Conformity issued by an authorised person registered with the Liquefied Petroleum Gas Safety Association of Southern Africa. According to the Pressure Equipment Regulation 17(3), a certificate is required after any installation, alteration, modification, or change of property ownership.

Gas installations, which require a gas certificate, or a copy thereof, to be delivered to a purchaser, include gas fires or braais, gas stoves, ovens and hot water systems. However, portable or temporary gas appliances are ordinarily not included in the sale of the property and will in all likelihood, be removed from the premises by the seller. Furthermore, inspections are often limited to the installation itself and do not cover the appliances' actual working conditions-e.g. the heater, braai, hop or geyser.

Also, take note that the gas bottles at the premises are often not the seller's property but on rental from a gas supply company. It is wise to inform the purchaser that he will not find gas bottles at the premises if this is the case.