



Is a beetle-free certificate necessary?

Unlike a certificate for electrical compliance, a beetle-free certificate is not obligatory in order for a sale agreement to be valid.

Despite it not being a requirement for a valid sale, it is still nonetheless advisable to insist on a beetle-free certificate, in order to protect the interests of the Purchaser and also to satisfy a requirement that banks often insert prior to approving a home loan.

In the past it has been common practice to insert a beetle-free certificate clause in the sale of properties that occur in coastal regions, as this is where beetle manifestation has been prominent.

What the parties should be aware of is that most standard clauses require a certificate for only two types of beetle, namely *Hylotropes bajulus* and *Oxypleuris*.

There are, however, other types of borer beetles which are common in South Africa and may cause damage and/or deterioration to property. It is therefore advisable, that when inserting a beetle-free clause in an agreement, to deal with all possible types of borer beetle that may cause damage.

Please speak to one of our conveyancers should you require more information.