

# **When are fixtures and fittings part of the house sold?**

If it is clear from the method of attachment of the fixtures and fittings that the intention was to make a permanent addition to the immovable property they will be part of the house sold if the contract does not specifically stipulate otherwise.

It is, however, not always that easy to determine in practice whether a certain item is indeed a permanent fixture or not. Satellite dishes, blinds, swimming pool pumps, generators, ceiling fans and lamps often lead to disputes between the parties.

To prevent these disputes, which often result in the registration process being delayed or even stopped altogether, it is essential for the parties to specifically stipulate in the agreement which items are included in the sale and which are not. All items that might lead to some misunderstanding should be indicated.