

South African First-Time Homeowner's Checklist

A simple guide to help you settle into your new home

Buying your first home is exciting, but the admin and setup can feel overwhelming. This checklist breaks everything down into small, practical steps so you can get organised, protect your home and avoid any early surprises.

Use it as a guide in your first few weeks, then refer back to the ongoing maintenance section every few months.



1. Before moving in

- Register with your local municipality for rates and taxes
- Set up your electricity account with Eskom or your local provider
- Arrange internet and TV services if needed
- Update your address with SARS, your bank and any service providers
- Make sure you have home insurance and household contents insurance in place
- Confirm refuse and recycling days
- Check HOA or estate rules

2. First week in your new home

- Change the locks and make new keys
- Take water and electricity meter readings and note the starting values
- Find your prepaid electricity meter (if you have one) and test that it works
- Check your geyser is working and set the timer if it has one
- Check power interruption schedules in your area so you can plan ahead
- Find your main water shut-off valve in case of emergencies
- Take photographs of the property condition for records and insurance.
- Confirm security response details (Including panic buttons and emergency contacts)

3. First month tasks

- Book a check for your electric fence, alarm system and gate motor
- Look for water leaks inside and outside, especially after rain
- Service your pool pump if your home has a swimming pool
- Trim trees or bushes close to walls, roofs or security beams
- Meet your neighbours and join your local security or community WhatsApp group
- Test outdoor lights and replace broken bulbs
- Service aircons

4. Ongoing maintenance

- Pay your rates, taxes or levies on time
- Keep up with garden maintenance, especially during water restrictions
- Book annual geyser maintenance to prevent leaks and bursts
- Plan for backup power during outages (batteries, inverter, solar, generator)
- Schedule annual pest control, especially for termites
- Clear gutters before rainy season and check for broken roof tiles
- Test your security system every few months
- Lubricate gate and garage motors, hinges and locks
- Solar panel cleaning
- Check sealant in bathrooms and kitchens