

(4 April 2025 – to date)

DEEDS REGISTRIES ACT 47 OF 1937

Government Notice 800 in Government Gazette 2443, dated 26 May 1937. Commencement date:
1 September 1937 [Proc. No. 136, Gazette No. 2457, dated 30 July 1937].

REGULATIONS

Government Notice R474 in Government Gazette 466, dated 29 March 1963. Commencement date:
1 May 1963.

as amended by:

Government Notice R557 in Government Gazette 485, dated 26 April 1963. Commencement date:
27 May 1963.

Government Notice R1251 in Government Gazette 879, dated 14 August 1964, as corrected by Government Notice R2142 in Government Gazette 988, dated 31 December 1964. Commencement date:
15 September 1964.

Government Notice R493 in Government Gazette 1078, dated 2 April 1965. Commencement date:
3 May 1965.

Government Notice R1105 in Government Gazette 1485, dated 8 July 1966. Commencement date:
3 August 1966.

Government Notice R1077 in Government Gazette 2451, dated 27 June 1969. Commencement date:
27 July 1969.

Government Notice R1167 in Government Gazette 2483, dated 11 July 1969. Commencement date:
1 November 1969.

Government Notice R437 in Government Gazette 3815, dated 23 March 1973. Commencement date:
1 May 1973.

Government Notice R2578 in Government Gazette 6261, dated 29 December 1978 as corrected by Government Notice R127 in Government Gazette 6287, dated 26 January 1979. Commencement date:
1 February 1979.

Government Notice R1141 in Government Gazette 7051, dated 30 May 1980. Commencement date:
1 July 1980.

Government Notice R359 in Government Gazette 8054, dated 26 February 1982. Commencement date:
1 April 1982, unless otherwise indicated.

Government Notice R1892 in Government Gazette 8858, dated 26 August 1983. Commencement date:
1 October 1983.

Government Notice R628 in Government Gazette 9142, dated 30 March 1984. Commencement date:
1 May 1984.

Government Notice R1195 in Government Gazette 9760, dated 30 May 1985, as corrected by GNR 1374 in
Government Gazette 9807, dated 28 June 1985. Commencement date: 1 July 1985.

Government Notice R1653 in Government Gazette 10378, dated 8 August 1986, as corrected by GNR 1775
in Government Gazette 10403, dated 29 August 1986. Commencement date: 8 September 1986.

Government Notice R2191 in Government Gazette 10494, dated 24 October 1986. Commencement date:
24 November 1986.

Government Notice 1854 in Government Gazette 12070, dated 1 September 1989. Commencement date:
2 October 1989.

Government Notice R2825 in Government Gazette 12225, dated 22 December 1989. Commencement date:
22 January 1990.

Government Notice R203 in Government Gazette 13007, dated 8 February 1991. Commencement date:
15 March 1991.

Government Notice R1225 in Government Gazette 14953, dated 9 July 1993. Commencement date:
1 September 1993.

Government Notice R1403 in Government Gazette 15035, dated 6 August 1993. Commencement date:
1 September 1993.

Government Notice R1658 in Government Gazette 15990, dated 30 September 1994, as corrected by
General Notice 1128 in Government Gazette 16018, dated 14 October 1994. Commencement
date: 30 October 1994.

Government Notice R184 in Government Gazette 16254, dated 10 February 1995, as corrected by
Government Notice R360 in Government Gazette 16404, dated 12 May 1995, as corrected by
Government Notice R438 in Government Gazette 16439, dated 2 June 1995. Commencement
date: 10 March 1995.

Government Notice R330 in Government Gazette 17000, dated 22 February 1996. Commencement date:
22 March 1996.

Government Notice R946 in Government Gazette 18134, dated 11 July 1997. Commencement date:
11 August 1997.

Government Notice R740 in Government Gazette 18924, dated 22 May 1998. Commencement date:
22 June 1998.

Government Notice R762 in Government Gazette 18939, dated 5 June 1998. Commencement date:
5 July 1998.

Government Notice R906 in Government Gazette 19039, dated 3 July 1998. Commencement date:
3 August 1998.

Government Notice R204 in Government Gazette 19757, dated 19 February 1999. Commencement date:
1 April 1999.

Government Notice R193 in Government Gazette 20924, dated 25 February 2000. Commencement date:
1 April 2000.

Government Notice R395 in Government Gazette 21096, dated 20 April 2000. Commencement date:
20 May 2000.

Government Notice R208 in Government Gazette 22104, dated 28 February 2001. Commencement date:
1 April 2001.

Government Notice R308 in Government Gazette 24972, dated 28 February 2003. Commencement date:
1 April 2003.

Government Notice R1224 in Government Gazette 25370, dated 29 August 2003. Commencement date:
29 September 2003.

Government Notice R1096 in Government Gazette 26800, dated 23 September 2004. Commencement date:
23 October 2004.

Government Notice R1115 in Government Gazette 26841, dated 1 October 2004. Commencement date:
1 November 2004.

Government Notice R451 in Government Gazette 27580, dated 20 May 2005. Commencement date:
20 June 2005.

Government Notice R1031 in Government Gazette 31458, dated 26 September 2008. Commencement date:
26 October 2008.

Government Notice R198 in Government Gazette 31926, dated 27 February 2009. Commencement date:
27 March 2009.

Government Notice R292 in Government Gazette 33111, dated 16 April 2010. Commencement date:
16 May 2010.

Government Notice R659 in Government Gazette 33413, dated 2 August 2010. Commencement date:
2 September 2010.

Government Notice R166 in Government Gazette 35083, dated 29 February 2012. Commencement date:
29 March 2012.

Government Notice R195 in Government Gazette 36240, dated 14 March 2013. Commencement date:
14 April 2013.

Government Notice R241 in Government Gazette 36306, dated 2 April 2013. Commencement date:
2 May 2013.

Government Notice R269 in Government Gazette 38628 dated 31 March 2015. Commencement date:
1 May 2015.

Government Notice R547 in Government Gazette 38922 dated 30 June 2015. Commencement date:
30 July 2015.

Government Notice 200 in Government Gazette 39757 dated 29 February 2016. Commencement date:
29 March 2016.

Government Notice R175 in Government Gazette 40649 dated 28 February 2017. Commencement date:
28 March 2017.

Government Notice R428 in Government Gazette 40842 dated 12 May 2017. Commencement date:
12 June 2017 – with the exception of regulations 3 and 4.

Government Notice R557 in Government Gazette 41669 dated 31 May 2018. Commencement date:
1 July 2018.

Government Notice R62 in Government Gazette 42186 dated 25 January 2019. Commencement date:
25 February 2019.

Government Notice R283 in Government Gazette 42262 dated 28 February 2019. Commencement date:
28 March 2019.

Government Notice R1418 in Government Gazette 42813 dated 1 November 2019. Commencement date:
1 January 2020.

Proclamation No. 11 of 2020 in Government Gazette 43055 dated 28 February 2020. Commencement date:
28 March 2020.

Government Notice R884 in Government Gazette 43614 dated 14 August 2020. Commencement date:
14 October 2020.

Government Notice R153 in Government Gazette 44202 dated 1 March 2021. Commencement date:
1 April 2021.

Government Notice R498 in Government Gazette 44700 dated 11 June 2021. Commencement date:
11 July 2021.

Government Notice R1595 in Government Gazette 45625 dated 10 December 2021. Commencement date:
10 January 2022.

Government Notice R1802 in Government Gazette 45981 dated 28 February 2022. Commencement date:
28 March 2022.

Government Notice R3095 in Government Gazette 48150 dated 28 February 2023. Commencement date:
28 March 2023.

Government Notice R3239 in Government Gazette 48350 dated 31 March 2023. Commencement date:
1 May 2023.

Government Notice R4447 in Government Gazette 50239 dated 29 February 2024. Commencement date:
29 March 2024.

Government Notice 5917 in Government Gazette 52191 dated 28 February 2025. Commencement date:
28 March 2025.

Government Notice 5943 in Government Gazette 52211 dated 4 March 2025. Commencement date:
4 April 2025. (A duplication of this notice was published under Government Notice 5948 in Government Gazette 52219 dated 5 March 2025.)

Publisher's Note:

The regulations have been amended by GNR 493 of 1965 by the substitution for the words "section" and "sections" of the words "regulation" and "regulations", respectively; for the words "sub-section" and "sub-sections" of the words "sub-regulation" and "sub-regulations", respectively; and for the words "clause" and "clauses" of the words "sub-regulation" and "sub-regulations", respectively, wherever they occur in the said regulations, except where sections or sub-sections of any Act are referred to.

The State President has been pleased to approve, in terms of sub-section (11) of section nine of the Deeds Registries Act, 1937 (Act No. 47 of 1937) of the subjoined regulations made by the Deeds Registries Regulations Board in terms of section ten of the said Act with effect from the 1st May, 1963.

1. The regulations published in Government Notice No. 1265 of the 29th July, 1938, as amended by Government Notices Nos. 1045 of the 21st May, 1948, 2758 of the 26th October, 1951, 740 of the 15th April, 1954, 314 of the 24th February, 1956, 682 of the 10th May, 1957, 1741 of the 23rd October, 1959, and 1306 of the 29th December, 1961, are hereby repealed.

DEFINITIONS

2. In these Regulations the expression -

(a) **"the Act"** shall mean Act 47 of 1937 and any amendment thereof; and

(b) **"Electronic Deeds Registration Systems Act"** shall mean the Electronic Deeds Registration Systems Act, 2019 (Act 19 of 2019), and any amendment thereof.

(Regulation 2 substituted by regulation 2 of GN 5943 dated 4 March 2025, with a duplication published under GN 5948 dated 5 March 2025.)

3. The expression "duly witnessed" shall for the purpose of these regulations mean attested as provided in section ninety-five of the Act.

4. The expression "administrative district" shall have the following meanings:

(a) In regard to any province referred to in section 103 of the Constitution of the Republic of South Africa, 1996 (Act No. 108 of 1996), as amended from time to time:

(a) a registration division as referred to in regulation 6; or, if that is not applicable,

(b) a district or administrative district, the boundaries as existed immediately before the coming into operation of the Constitution of the Republic of South Africa, 1993 (Act No. 200 of 1993); or, if that is not applicable either,

- (c) as determined by the regulation board from time to time in consultation with the Chief Registrar of Deeds and Chief Surveyor-General;

and published in the *Gazette*.

(Regulation 4(a) substituted by regulation 2 of GNR 762 of 1998)

- (b) in regard to the land of the beach, the sea bed and the continental shelf of any province contiguous to the sea, a registration division as referred to in regulation 6.

(Regulation 4 amended by regulation 2 of GNR 628 of 1984)

(Regulation 4 substituted by regulation 2 of GNR 1195 of 1985, as corrected by GNR 1374 of 1985)

(Regulation 4 substituted by regulation 2 of GNR 184 of 1995)

4A.

- (1) The expression 'in arrear' shall, for the purpose of regulation 45(8), mean unpaid on expiry of a period as determined by the Chief Registrar of Deeds, which period shall not be less than 30 days calculated from the date of statement: Provided that, if the correctness of specific items on the statement is disputed by the relevant conveyancer, notary, firm or institution, such conveyancer, notary, firm or institution must, within a period of 21 days calculated from the date of the statement, bring such items to the attention of the registrar in writing and payment in respect of such disputed items shall, for the duration of the dispute, not be deemed to be in arrears.
- (2) The prescribed fees as referred to in the Schedule of Fees of Office as prescribed by regulation 84, must be paid prior to any service being rendered.

(Regulation 4A inserted by regulation 2 of GNR 395 of 2000)

(Regulation 4A substituted by regulation 3 of GN 5943 dated 4 March 2025, with a duplication published under GN 5948 dated 5 March 2025.)

DEPUTY AND ASSISTANT REGISTRAR.

5. Every Deputy Registrar and every Assistant Registrar shall have power to do any act or thing which may lawfully be done by the Registrar-
- (1) when so required to act by the Registrar whether the latter be present or not, and such Deputy Registrar and Assistant Registrar may act in any matters assigned to him for disposal by the Registrar while the latter shall be acting in other matters: Provided that if objection is taken to any decision of a Deputy Registrar or an Assistant Registrar, when acting by virtue of this sub-regulation, there shall be an appeal to the Registrar, who shall have power, if he sees fit, to vary or set aside such decision;
- (2) during the absence of the Registrar for any period not exceeding six weeks on leave, duty or from illness or other unavoidable cause.

(Regulation 5 substituted by regulation 1 of GNR 1105 of 1966)

REGISTRATION DIVISIONS AND NUMBERING OF UNITS.

6. The “degree squares” formed by the lines of latitude and longitude crossing the area served by the registry shall constitute registration divisions: Provided that such registration division shall follow the boundaries of the farm units whose greater area lies within the degree square forming such division: Provided further that where a township in respect of which a register in terms of section 46 has not yet been opened, is situated partly in one such registration division and partly in another such registration division, such township is deemed to be situated in that registration division in which the greatest area of the said township is situated: Provided further that when the area of such a township indicated on a general plan, falls within the boundaries of more than one registration division, the boundaries of any such registration division or divisions is determined by the Registrar of Deeds and the Surveyor-General concerned, for the purpose of an administrative district, in such a manner that the whole of the township falls within one registration division.

(Regulation 6 substituted by regulation 3 of GNR 1195 of 1985, as corrected by GNR 1374 of 1985)

(Regulation 6 substituted by regulation 3 of GNR 184 of 1995, as corrected by Gen N 360 of 1995, as corrected by Gen N 438 of 1995)

7. The farm units falling within the limits of a registration division shall be numbered in numerical progression throughout the degree square generally from west to east and east to west alternately, in quarter degree squares commencing at the north-west corner of each quarter degree square: Provided that, in the Cape, Natal and Orange Free State Provinces, if deemed advisable by the Registrar of Deeds and the Surveyor-General concerned, the numbering of farm units may be confined within the limits of an administrative district instead of a registration division.
8. For the purpose of identifying erven, settlement holdings or lots (hereinafter called allotment units), it shall be the duty of the Registrar, in consultation with the Surveyor-General, to –
- (i) determine, if necessary, the limits of an area (hereinafter referred to as an allotment area) in which the registration of allotment units shall be confined to a single register or set of registers;
 - (ii) assign, where deemed necessary, a distinctive number to each allotment unit situate within an allotment area:

Provided that the local authority may be consulted before the limits of an allotment area are determined.

9.

- (1) The portions into which farms or allotment units may be divided shall be numbered consecutively, whether directly from the patent piece or indirectly through an intermediate portion, provided that –
- (i) portions already numbered or lettered, and for which title deeds have been registered, need not be renumbered, but portions hereafter surveyed for the purpose of registration of title, shall follow in numerical progression thereafter, and the diagrams thereof shall disclose the parent portion;

- (ii) upon subdivision of any piece of land in an allotment area, it shall be permissible to assign a new unit number to such subdivision.
- (2) Where two or more portions of a farm unit or of an allotment unit are consolidated into one the resulting piece of land shall receive the next consecutive number as if it were a new portion.
- (3) Where two or more farm units or two or more allotment units are consolidated into one the resulting piece of land shall receive a new number.
- (4) Where a portion of a farm unit and a whole such unit or a portion of an allotment unit and a whole such unit are consolidated into one the resulting piece of land shall receive a new number.
- (5) Where two or more portions of different allotment units or of different farms are consolidated into one the resulting piece of land shall receive the next suitable available number of the allotment area or registration division and where no such number is available, shall receive a new number in such allotment area or registration division:

Provided that, should it be found necessary to depart from the rules prescribed in sub-regulations (2) to (5) hereof, the Registrar may, after consultation with the Surveyor-General, authorise such departure.

- 10. After the numbering of allotment units has been completed within an allotment area as prescribed in regulation 8, the Registrar shall take whatever steps may be necessary-
 - (i) to compile a register or a set of registers for such allotment area;
 - (ii) to identify the allotment units with land held under any title deeds;
 - (iii) to endorse such title deeds that the land comprises or corresponds with the respective unit or units and is now registered in the relative register under its registration number.

REGISTERS AND INDEX.

- 11.
 - (Regulation 11 amended by regulation 1 of GNR 1077 of 1969)*
 - (Regulation 11 repealed by regulation 2 of GNR 359 of 1982)*
- 12.
 - (Regulation 12 amended by regulation 2 of GNR 1077 of 1969)*
 - (Regulation 12 repealed by regulation 2 of GNR 359 of 1982)*
- 13.

(Regulation 13 deleted by regulation 3 of GNR 1077 of 1969)

14.

(Regulation 14 substituted by regulation 2 of GNR 493 of 1965)

(Regulation 14 repealed by regulation 2 of GNR 359 of 1982)

15.

(Regulation 15 repealed by regulation 2 of GNR 359 of 1982)

16. The Chief Registrar of Deeds shall keep an electronic register of conveyancers and notaries which register must be accessible to all Registrars, and each Registrar shall keep a register of persons other than conveyancers and notaries who are authorised by any other law to prepare a deed or other document for registration or filing in a deeds registry.

(Regulation 16 substituted by regulation 2 of GNR 292 of 2010)

(Regulation 16 substituted by regulation 2 of GNR 498 dated 11 June 2021)

17.

(Regulation 17 amended by regulation 3 of GNR 493 of 1965)

(Regulation 17 amended by regulation 4 of GNR 1077 of 1969)

(Regulation 17 repealed by regulation 2 of GNR 359 of 1982)

IDENTITY OF PERSONS.

18.

- (1) The identity of a person shall be established-

(a) in the case of a natural person:

- (i) By means of the full name and identity number reflected in the identity document issued by the responsible Government authority in the Republic;
- (ii) if the person's name is incorrectly reflected in the identity document, by means of the correct name and identity number;
- (iii) if the person's date of birth is incorrectly reflected in the identity number, by means of the full name, correct date of birth and identity number;
(Regulation 18(1)(a)(iii) substituted by regulation 3 of GNR 292 of 2010)
- (iv) if the person's date of birth is not reflected in the identity number, by means of the full name, date of birth and identity number;

- (v) if no identity document has been issued, by means of the full name and date of birth; or
 - (vi) in the case of a person to whom no identity document has been issued and whose date of birth is unknown, by means of a method approved of by the Registrar; and
 - (Regulation 18(1)(a) amended by regulation 2 of GNR 1892 of 1983)*
 - (Regulation 18(1)(a) substituted by regulation 2 of GNR 1653 of 1986, as corrected by GNR 1775 of 1986)*
 - (Regulation 18(1)(a) substituted by regulation 4(a) of GNR 184 of 1995)*
 - (Regulation 18(1)(a) substituted by regulation 2 of GNR 1224 of 2003)*
 - (b) in the case of any other person, by means of the name and the registered number, if any, of such person.
- (2) The name of a person referred to in subregulation (1) and the relevant identity number, date of birth or registered number, as the case may be, of such person shall be recorded in the relevant records of the Deeds Registry: Provided that the fact that no identity document has been issued to a natural person, shall be established by means of an affidavit signed by such natural person or by means of a certificate signed by a conveyancer based on information obtained from such natural person: Provided further that the provisions of subregulation (1) shall not apply to any consent or application relating to a registered deed granted by a person being a party to that deed if the deed does not disclose his identity number, or date of birth, or registered number, as the case may be.
- (Regulation 18(2) substituted by regulation 4(b) of GNR 184 of 1995)*
- (3) The Registrar concerned shall rectify any error made in connection with an entry or note of the identity number, or the date of birth, or registered number, as the case may be, of any person appearing in his Registry upon proof to his satisfaction that an error has been made.
- (4) A document in the format of Form LLL must be completed and signed by a transferee, or, where there is no transfer of land, by the registered owner or holder, and it must be lodged for purposes mentioned in subregulation (5): Provided that the Form may also be completed and signed by an attorney, conveyancer, notary public or statutory officer on information received.
- (Regulation 18(4) added by regulation 4 of GN 5943 dated 4 March 2025, with a duplication published under GN 5948 dated 5 March 2025.)*
- (5) Information contained in Form LLL that does not relate to a name, identity number, date of birth or registered number, as the case may be, must not be disclosed in any deed or document lodged for registration or execution and shall be captured and used only for statistical and land audit purposes relating to land ownership in South Africa.
- (Regulation 18(5) added by regulation 4 of GN 5943 dated 4 March 2025, with a duplication published under GN 5948 dated 5 March 2025.)*
- (Regulation 18 amended by regulation 4 of GNR 493 of 1965)*
- (Regulation 18 amended by regulation 5 of GNR 1077 of 1969)*
- (Regulation 18 substituted by regulation 3 of GNR 359 of 1982 with effect from 1 July 1982)*

19. A Registrar shall have authority in connection with any deed or document tendered for execution, registration or record to call for evidence to establish the identity or otherwise of any party thereto with any person whose name appears in any register kept in his or her Deeds Registry or that appears in the records of any other Government Department.

(Regulation 19 substituted by regulation 5 of GN 5943 dated 4 March 2025, with a duplication published under GN 5948 dated 5 March 2025.)

PREPARATION OF DEEDS AND DOCUMENTS AND QUALIFICATION OF PERSONS.

20.

- (1) Deeds and other documents lodged for execution, registration or record shall be on paper approved by the Registrar and shall be in clear writing, print or type, of good quality: Provided that, in the discretion of the Registrar, a reproduction of a printed or typed folio, reproduced by a method of reproducing print or type, may be used for such document.

- (2) The upper half of the first page of a deed shall not be used for writing, typing, printing or any other purpose, but shall be reserved for the purpose of Deeds Registry endorsements and a margin of at least four centimetres shall be allowed on all pages of a deed for binding purposes.

- (3)

(Regulation 20(3) deleted by regulation 2 of GNR 1096 of 2004)

- (4) Ink of a durable quality and of a colour density approved by the Registrar shall be used for the purpose of a signature or an initial on a document, and material alterations to or interlineations in a document shall be authenticated by the initials of the person signing the document and by the person attesting his signature. If, however, an alteration or interlineation is attested by a person other than the original attestor, such person shall attach his signature.

- (5) If any signature to a document is written across a stamp, or with other than ink of durable quality and of the approved colour density, or encroaches on the margin, the Registrar may decline to allow it to be used for the purpose intended.

- (6) All alterations and interlineations shall, in the case of a deed attested by a notary, be initialled also by such notary.

- (7) Notwithstanding anything in this regulation contained, the Registrar may in his discretion accept for record any copy of a document which is filed of record in any Government office: Provided that such copy has been certified to be a true copy by or on behalf of the head of such office or by a conveyancer or by a notary public: Provided further that in the case of a diagram it has been certified by the Surveyor-General, and in the case of a will, codicil or other testamentary document it has been certified a true copy by the Master.

(Regulation 20(7) substituted by regulation 5 of GNR 184 of 1995)

- (8) Any of the provisions of this regulation may be relaxed by the Registrar at his discretion.
- (9) The provisions of subregulations (1) to (8) apply with the necessary changes to deeds and documents submitted electronically in terms of the provisions of the Electronic Deeds Registration Systems Act.
- (Regulation 20(9) added by regulation 6 of GN 5943 dated 4 March 2025, with a duplication published under GN 5948 dated 5 March 2025.)*

(Regulation 20 substituted by regulation 4 of GNR 359 of 1982)

21.

(Regulation 21 repealed by regulation 5 of GNR 359 of 1982)

- 22.** Any spaces in a deed which have not been used shall be ruled through and where a deed comprises more than one page each page shall be numbered consecutively.
- (Regulation 22 substituted by regulation 4 of GNR 1195 of 1985)*
- 23.** If, in the opinion of the Registrar, the writing, typing, or printing in any deed, power, or other document lodged for attestation, execution or registration or for any other purpose, is, owing to the faintness thereof, not calculated to secure durability, he may decline to attest, execute, register, or accept it, as the case may be.

24.

- (1) Deeds, powers, and other documents shall –
- (a) in the case of a natural person, excepting any such natural person who is acting in, or is appointed to act in a representative capacity, contain the full names, and either the official identity number and or date of birth of the natural person named therein; and
- (Regulation 24(1)(a) substituted by regulation 6 of GNR 184 of 1995)*
- (b) in the case of any other person, contain the full name and registered number, if any, of such person:

Provided that any provisions of this subregulation may be relaxed by the Registrar in special circumstances at his discretion.

(Regulation 24(1) substituted by regulation 6 of GNR 359 of 1982)

- (2) An addition of an "alias" to the description of any person by or to whom a deed lodged for execution or attestation in a Deeds Registry is to be passed shall not be permitted, and, if any such addition has been made in any other deed or power, or other document lodged for registration, the correct name only shall be recognized for the purpose of such registration.

- (3) Deeds, powers, and other documents if executed outside the Republic and expressed in a foreign language may, at the discretion of the Registrar, be accepted for registration or record if a translation duly certified by a person admitted to practise as a sworn translator in any province of the Republic is lodged therewith: Provided that if there be no sworn translator of any foreign language readily available the Registrar may in his discretion accept a translation made under oath by such other person as he may approve.
- (4) Deeds, powers and other documents if executed outside the Republic, must disclose the place, country and date of execution thereof.

(Regulation 24(4) added by regulation 2 of Government Notice R428 in Government Gazette 40842 dated 12 May 2017)

25. Every deed and document executed in or lodged for registration or record in a Deeds Registry shall disclose the place and date of execution thereof.
26. Every deed of title to land for which no form is prescribed and every such deed for which a form is prescribed wherein provision is made for the inclusion of an extending clause in conformity with these regulations, shall immediately after the description of the property contain an extending clause substantially in the form of the applicable prescribed Form TT or UU.

(Regulation 26 amended by regulation 5 of GNR 493 of 1965)

(Regulation 26 substituted by regulation 7 of GNR 359 of 1982 with effect from 1 July 1982)

27.

- (1) Where a deed conferring title to land includes more than one property, each piece of land shall be described in a separate paragraph, which shall be numbered, and each paragraph shall conform to the provisions of the preceding regulation. A separate registration sub-regulation must, if required by the Registrar, be inserted at the end of the deed in respect of each piece of land, which sub-regulation shall bear a number corresponding to the number of the paragraph in which the land is described.
- (2) When two or more pieces of land are shown as separate figures on a single diagram each piece shall be described in the relevant deed in a separate paragraph, and may thereafter be transferred independently only upon the production of a further diagram thereof.
- (3) Notwithstanding any practice to the contrary in any Deeds Registry, it shall not be necessary, where separate diagrams of two or more pieces of land are annexed to one and the same deed of transfer and transfer is sought of any of such pieces, to procure from the Surveyor-General a copy of the diagram thereof for the purpose of annexure to the new transfer.

28.

- (1) In any deed wherein land is described, the following particulars shall be quoted:

- (a) The name of the registration division or administrative district and the province in which such land is situated, or, in the case of land situated in a township, the registration division concerned or the administrative district (as the case may be), the name of such township and the province; and

(Regulation 28(1)(a) substituted by regulation 7 of GNR 184 of 1995)

(Regulation 28(1)(a) substituted by regulation 2 of GNR 547 of 30 June 2015)

- (b) the registered number (if any) of such land.

(Regulation 28(1) substituted by regulation 8 of GNR 359 of 1982)

- (2) In describing land no reference shall be made in a deed conferring title to land or any interest therein, or in a mortgage bond, to any building or other property, movable or immovable, which may be on or attached to the land.

(Regulation 28(2) amended by regulation 6 of GNR 493 of 1965)

- (3) When the description of the situation of land in an existing deed is defective or insufficient, and it is desired in connection with a further transfer of such land to amend the same, the Registrar may, subject, if he thinks necessary, to the production of a certificate from the Surveyor-General, permit such amendment to be made.

- (4) It shall not be necessary to repeat the description (if any) of the boundaries mentioned in a diagram, provided that a suitable reference to such diagram is made in the relevant deed.

- 29.** In the description of immovable property in a deed or bond the extent thereof shall be expressed in words and figures.

(Regulation 29 substituted by regulation 4 of GNR 292 of 2010)

(Regulation 29 substituted by regulation 2 of GNR 195 of 2013)

- 30.** In the description of immovable property the term 'share' shall be employed when an undivided share in a piece of immovable property is being dealt with, and such share shall be expressed in a percentage in its lowest term, the method of arriving at the result being also given in complicated cases.

(Regulation 30 amended by regulation 7 of GNR 493 of 1965)

(Regulation 30 substituted by regulation 3 of GNR 762 of 1998)

(Regulation 30 substituted by regulation 7 of GN 5943 dated 4 March 2025, with a duplication published under GN 5948 dated 5 March 2025.)

31.

- (1) If land to be transferred or hypothecated is held by several deeds the Registrar may require the conveyancer to furnish a statement containing particulars regarding the different fractional shares and describing in complicated cases the method by which the result was arrived at, and also, where there are two or more owners, to indicate in such statement the shares held by each. If the land is one of

several pieces described in a transfer deed or mortgage bond the conveyancer shall furnish a reference to the paragraph therein which relates to such land.

- (2) Where possible, in transferring a share in land from two or more titles under which shares are held one or more titles shall be exhausted.

- 32.** No portion of any piece of land shall, save as by the Act provided, be transferred except upon a diagram thereof.

32bis. When a piece of land has been separated into two or more parts by the deduction of one or more intervening portion or portions thereof, such parts forming the remaining extent shall not be regarded as being separate pieces of land for the purpose of sections forty and forty-two of the Act.

(Regulation 32bis substituted by regulation 8 of GNR 184 of 1995)

32ter Simultaneously with the opening of a register pertaining to land represented on a general plan, the Registrar of Deeds shall register the plan by endorsing the relevant particulars thereof on the title deed.

(Regulation 32ter inserted by regulation 4 of GNR 762 of 1998)

- 33.** Where it is sought to transfer or cede immovable property to, or register mortgage bonds or notarial bonds in favour of persons who have not attained majority, such transfers, cessions or bonds shall, subject to the provisions of section twenty-five of the Act, be made in the name of the minors and not in the name of their guardians, tutors or curators as the case may be.

34.

- (1) All deeds or documents executed by or on behalf or in favour of persons carrying on business as a firm or a partnership, or to which a firm may be a party, as also any power lodged or required in connection with such deeds or documents, must contain the full names of the partners constituting the firm.
- (2) When property is registered in the name of persons carrying on business as a firm or a partnership it may, so long as the firm consists of the same partners, be transferred, hypothecated, or otherwise dealt with, as the case may be, on a power bearing the signature of the firm and of the partner who affixed the firm's signature.
- (3)
 - (a) If any partner in a firm wishes to transfer his share in any property of the firm to the remaining partners or to the remaining partners and some other person or persons, or to some other person or persons alone, to the end that such remaining partners either alone or together with such other person or persons, as the case may be, shall form a new partnership to hold such property, such transfer shall not be passed unless the whole of the property, and not merely the share of the disposing partner, be transferred or ceded to the new partnership, and the deed, power, or other document necessary for the purpose shall be signed by each of the partners of the original firm or by his duly authorized agent. In like manner if a new partner be admitted into a firm and if such

new firm wishes to transfer or cede property taken over from the old firm such transfer or cession shall not be passed unless the said new firm has itself received transfer or cession of that property from the old firm.

- (b) In the event of any property of a firm not being dealt with on dissolution in the manner described in paragraph (a), the deed, power or other document necessary for the transfer or cession to the partners thereof or such other persons to whom the same may have been disposed of, shall be signed by each of the individual partners or by his duly authorized agent.
- (c) If, during the continuance of a partnership any member thereof desires to register any transaction other than an endorsement pursuant to section forty-five of the Act, affecting his share in any property registered in the name of the partnership, he shall not be permitted to do so until transfer has been passed to such member of the share to which he is entitled.
- (d) Where a partner is deceased and the deed of partnership provides that the partnership shall not be terminated by reason of his or her death but that his or her share in such partnership shall be administered by a trustee, it shall be competent for a Registrar to endorse the title deed of any immovable property held by such partnership to the effect that the share of such deceased partner in such partnership shall be administered in terms of section 40 of Act 66 of 1965.

(Regulation 34(3)(d) substituted by regulation 5 of GNR 292 of 2010)

- (4) When land has been sold by or to a firm or partnership the transfer duty receipt issued in respect of the sale shall disclose the names of the members thereof.

35.

- (1) The following procedure shall be observed in the preparation of deeds conferring title to land in regard to the conditions to which such land is or may be subject:
 - (a) Where it appears from the deed produced to the Registrar that the land is subject to special conditions limiting the rights of the owner such conditions shall be repeated in every subsequent deed conferring title to such land, and where necessary be referred to as mentioned in the deed whereby they were created.
 - (b) Where it appears from the deed produced to the Registrar that the land is subject to conditions other than those specified in paragraph (a) they shall, if the Registrar so requires, be repeated, otherwise they shall be specially referred to as mentioned in such deed, and their character be described in general terms.
 - (c) Where the deed produced to the Registrar is not a grant from the State and contains a general reference to conditions in a prior title deed by which the land was held, every subsequent deed conferring title to such land shall be made subject also to such conditions as are referred to in the deed produced.

- (d) Where the deed produced to the Registrar is a grant or transfer from the State comprising land acquired by purchase or otherwise, and such grant contains a general or specific reference to the conditions contained in the deed by which the land was conveyed to the State, the provisions of paragraphs (a), (b) and (c) shall apply.
- (e) In any subsequent deed relating to land in connection with which the provisions of paragraphs (a), (b) and (c), or any of them, have been applied, such deed shall follow substantially the preceding deed in its reference to the conditions and omit in this connection any mention of the preceding deed until such time as the land is made subject to further conditions, in which case such further conditions shall also be mentioned or specially referred to in the manner prescribed in such paragraphs.
- (f) In every deed conferring title to land the rights of the State shall be expressly reserved.
- (g) The serial number and year (if any) of every deed to which reference is made in connection with conditions shall be quoted. Provided that the provisions of this sub-regulation may be relaxed by the Registrar in special circumstances in his discretion.

(Regulation 35(1)(g) amended by regulation 3 of GNR 1892 of 1983)

- (h) Should the provisions of this regulation not be applicable, the decision of the Registrar in regard to the procedure to be followed shall be observed.

- (2) Conditions should be inserted in deeds in the official language in which they were constituted, provided that where any conditions are embodied in a registered deed in another official language, such language may be perpetuated in subsequent deeds.

(Regulation 35(2) substituted by regulation 6 of GNR 292 of 2010)

- (3) Where it appears from a deed that an owner of land has acquired any right of servitude over other land, such right should also be specially referred to or mentioned and described in every deed conferring title to the first-mentioned land.
- (4) If a deed lodged for execution or registration reserves or grants an interest described as a life interest, except when such interest is created by will, the nature thereof shall be disclosed in such deed and in the relative power, if any.
- (5) Conditions must, as far as practicable, be embodied in the title deed and appear immediately after the extending sub-regulation, and only in exceptional circumstances may they be contained in an annexure.
- (6) No condition shall be included in any deed or bond which purports to impose upon a Registrar any duty or obligation not sanctioned by law.

- (7) If a deed conferring title to land contains conditions which operate pending the establishment of a local authority and a local authority has been established, all such conditions shall be omitted from any subsequent deed conferring title to such land: Provided that no such conditions shall be omitted unless it is clear from the wording thereof that such conditions lapse on the establishment of a local authority.

(Regulation 35(7) added by regulation 8 of GNR 493 of 1965)

36.

(Regulation 36 repealed by regulation 9 of GNR 184 of 1995)

37. Where in the circumstances contained in the proviso to sub-section (4) of section fifty-eight of the Act, it is necessary to pass transfer to the rehabilitated insolvent such transfer may be passed upon a power of attorney signed by the Master.

38.

(Regulation 38 deleted by regulation 7 of GNR 292 of 2010)

39.

- (1) The authority for the performance of the following acts of registration in relation to a mortgage or notarial bond:

- (a) The cancellation thereof;
- (b) the release therefrom of property or the property and person of a joint debtor or a surety;
- (c) the noting of a part-payment in respect of the capital due thereunder;
- (d) the noting of a reduction of the cover afforded thereby;
- (e) the waiver of preference of the security hypothecated in favour of another bond;
- (f) the cession thereof;
- (g) the cancellation of a cession thereof made as security;
- (h) the substitution of another person as debtor thereunder;
- (i) the noting of an agreement varying the terms thereof;
- (j) the substitution of other land for the land hypothecated pursuant to section 40(5)(a) of the Act;
- (k) consent to any other act of registration in relation to the security hypothecated thereunder,

(Regulation 39(1)(k) inserted by regulation 8 of GN 5943 dated 4 March 2025, with a duplication published under GN 5948 dated 5 March 2025.)

shall be given in the prescribed form each upon a separate sheet or sheets of paper by the holder of the bond, or, where applicable, by the holder and the mortgagor or the person about to be substituted as mortgagor or by his or their duly authorised agent, and shall be signed and duly witnessed: Provided that where the consent of a co-mortgagor is also required for the registration, such consent may be appended to the consent of the holder of the bond or given separately. Every such authority shall identify the bond, the legal holder of the bond, and any other consenting party.

(Words following regulation 39(1)(j) substituted by regulation 3(a) of GNR 547 of 30 June 2015)

(Regulation 39(1) amended by regulation 4 of GNR 1892 of 1983)

(2)

(Regulation 39(2) deleted by regulation 3(b) of GNR 547 of 30 June 2015)

(3) Not more than one bond may be included in any authority for the acts of registration referred to in subregulation (1).

(4)

(Regulation 39(4) deleted by regulation 8 of GNR 292 of 2010)

(Regulation 39 amended by regulation 9 of GNR 493 of 1965)

(Regulation 39 substituted by regulation 9 of GNR 359 of 1982)

40.

(Regulation 40 amended by regulation 10 of GNR 493 of 1965)

(Regulation 40 repealed by regulation 10 of GNR 359 of 1982)

41.

(1) Where it is sought to mortgage land held under special conditions limiting the rights of the owner the Registrar may require those conditions to be set out in the bond or a suitable reference made thereto.

(2) Every mortgage bond shall contain a full and clear description of the property to be hypothecated, including the extent thereof, and when two or more properties are to be hypothecated each property shall be described in a separate paragraph. The number (comprising the serial and year number), if any, of the deed by which the property is held shall also be quoted in each paragraph: Provided that where more than one property is held by one and the same deed, such number of the deed may be quoted after the description of the last of such properties.

(Regulation 41(2) substituted by regulation 11(a) of GNR 359 of 1982)

(3) When bonds are lodged for the purpose of noting any part payment or reduction of cover thereon such part payment or reduction of cover need not be noted on the title deed of the property affected.

(4) The deed of cession of a bond shall set forth the causa of such cession.

(5)

(Regulation 41(5) deleted by regulation 11(b) of GNR 359 of 1982)

(6) Where the cession of a bond has, prior to the coming into force of these regulations, been endorsed upon such bond a Registrar may accept for filing a duplicate original of the cession or an acknowledgement of such cession, in terms approved by him, signed by the cedent and duly witnessed, or a notarially certified copy of such cession.

(7) Any waiver of preference in respect of a registered real right in land (including rights mentioned in section sixty-six of the Act which may be contingent) to or in favour of a registered or registrable mortgage bond shall, if such bond has been registered, be contained in a notarial deed, and if such bond has not been registered be contained in a notarial deed or in such bond as the owner of such right may elect. Every waiver registered in terms hereof shall be duly noted on the owner's title to such right, and in the case of a registered bond on such bond.

(Regulation 41(7) substituted by regulation 5 of GNR 762 of 1998)

(8) When a notarial bond, which has been registered in more than one Deeds Registry, has been cancelled in any such Registry, a copy of the consent lodged for the purposes of such cancellation certified by the Registrar thereof may be accepted in any other Registry in lieu of an original consent.

42.

(Regulation 42 repealed by regulation 3 of GNR 498 dated 11 June 2021)

43.

(1) Every deed of transfer, certificate conferring title to immovable property, deed of cession referred to in section 32 of the Act or mortgage bond shall be prepared by a conveyancer, who shall make and sign a certificate in the undermentioned form in the upper right hand corner on the first page of the document concerned:

Prepared by me

.....

CONVEYANCER

.....

(State full name and surname in block letters)

.....

(Disclose Legal Practice Council Membership Number)

(Regulation 43(1) substituted by regulation 3 of GNR 195 of 2013)

(Regulation 43(1) substituted by Regulation 2 of GNR 884 dated 14 August 2020, with effect from 14 October 2020)

- (2) A conveyancer who prepares a deed of transfer, certificate, deed of cession or mortgage bond referred to in subregulation (1) shall initial personally all alterations or interlineations in such deed of transfer, certificate, deed of cession or mortgage bond and also every page thereof not requiring his signature if such deed of transfer, certificate, deed of cession or mortgage bond is written on separate sheets, and no such deed of transfer, certificate, deed of cession or mortgage bond shall be accepted for execution or registration if it does not bear such certificate and is not so initialled: Provided, however, that in the case of a deed of transfer or mortgage bond where an alteration or interlineation does not, in the opinion of the Registrar, require initialling by the conveyancer who prepared such deed of transfer or mortgage bond, such alteration or interlineation shall be initialled by the conveyancer executing such deed of transfer or mortgage bond.
- (3) The provisions of subregulations (1) and (2), and regulation 44 shall not apply in respect of the first issue of a certificate of title of a lot in terms of the Black Communities Development Act, 1984 (Act 4 of 1984).

(Regulation 43(3) added by regulation 5 of GNR 1195 of 1985)

(Regulation 43 substituted by regulation 6 of GNR 1077 of 1969)

(Regulation 43 substituted by regulation 5 of GNR 1892 of 1983)

44.

- (1) Subject to the provisions of subregulation (3), any power of attorney, application or consent required for the performance of an act of registration in a Deeds Registry and any agreement of partition referred to in section 26 of the Act executed after the coming into operation of this regulation and tendered for registration or filing of record in a Deeds Registry, shall be prepared by a practicing attorney (not necessarily practicing in the province in which such Deeds Registry is situate), notary or conveyancer, who shall make and sign a certificate in the undermentioned form in the upper right hand corner on the first page of the document concerned:

Prepared by me

.....
ATTORNEY/NOTARY/CONVEYANCER

(Use whichever is applicable)

.....
(State full name and surname in block letters)

.....
(Disclose Legal Practice Council Membership Number)

(Regulation 44(1) substituted by regulation 4(a) of GNR 195 of 2013)

(Regulation 44(1) substituted by Regulation 3(a) of GNR 884 dated 14 August 2020, with effect from 14 October 2020)

- (2) Subject to the provisions or *[sic]* subregulation (3), any material alteration or interlineation in any power of attorney, application, consent or agreement of partition referred to in subregulation (1) shall be initialled by the attorney, notary or conveyancer who prepared such document.
- (3) Notwithstanding the provisions of subregulations (1) and (2), a Registrar may in his discretion waive compliance with this regulation in respect of a power of attorney, application, consent or agreement of partition executed outside the Republic or in respect of a power of attorney, application, consent or agreement of partition not provided for by the Act or the Regulations.
- (4) The provisions of subregulations (1) and (2) shall not prevent any attorney, notary or conveyancer in the employ of the State from preparing, in the course of his employment, any document therein mentioned which is required for the performance of any function to be performed in the department in which he is employed.
- (5) When a certificate referred to in subregulation (1) is signed by an attorney or notary, the fact that the signatory is a practicing attorney or notary shall be confirmed by a practicing conveyancer, who shall countersign the certificate by making and signing the following certificate thereon:

Countersigned by me

.....

CONVEYANCER

.....

(State full name and surname in block letters)

.....

(Disclose legal Practice Council Membership Number)

(Regulation 44(5) substituted by regulation 4(b) of GNR 195 of 2013)

(Regulation 44(5) substituted by Regulation 3(b) of GNR 884 dated 14 August 2020, with effect from 14 October 2020)

(Regulation 44 amended by regulation 11 of GNR 493 of 1965)

(Regulation 44 substituted by regulation 12 of GNR 359 of 1982)

(Regulation 44 substituted by regulation 6 of GNR 1892 of 1983)

- 44A.** The person signing the preparation certificates prescribed by regulations 43 and 44(1) of the Regulations accepts, in terms of section 15A(1) and (2) of the Act, to the extent provided for in this regulation, responsibility for the correctness of the undermentioned facts stated in the deeds or documents concerned or which are relevant in connection with the registration or filing thereof, namely:

- (a) That all copies of the deeds or documents intended for execution and/or registration are identical at the date of lodgement;
- (b) that, in the case of a deed of transfer or certificate of title to land, all the applicable conditions of title contained in or endorsed upon the owner's copy of the title deed, together with any applicable proclaimed township conditions have been correctly brought forward in that deed of transfer or certificate of title to land;

(Regulation 44A(b) substituted by regulation 6(a) of GNR 1195 of 1985, as corrected by GNR 1374 of 1985)

- (c) that, in the case of a document referred to in regulation 44(1) being signed by any person in his capacity as a principal or representative appointed or recognised as such under or in terms of any act or court order including but not limited to an executor, trustee, tutor, curator, liquidator or judicial manager from perusal of the documents evidencing such appointment exhibited to him, such person has in fact been appointed in that capacity and is acting therein in accordance with the powers granted to him and that any security required has been furnished to the Master.

(Regulation 44A(c) substituted by regulation 10(a) of GNR 184 of 1995)

(Regulation 44A(c) substituted by regulation 6(a) of GNR 762 of 1998)

- (d) that, to the best of his knowledge and belief and after due enquiry has been made –

(i)

- (aa) the names, identity number or date of birth and marital status of any natural person being a party to a deed or document and in the case of any other person or a trust, its name and registered number, if any, are correctly reflected in that deed or document;

(bb)

(Regulation 44A(d)(i)(bb) deleted by regulation 10(b) of GNR 184 of 1995)

(Regulation 44A(d)(i) substituted by regulation 6(b) of GNR 1195 of 1985)

(Regulation 44A(d)(i) substituted by regulation 3 of GNR 1653 of 1986)

(Regulation 44A(d)(i) substituted by regulation 2 of GNR 2191 of 1986)

- (ii) in the case of a document referred to in regulation 44(1) –

- (aa) the necessary authority has been obtained for the signing of such document in a representative capacity on behalf of a natural person, company, close corporation, church, association, society, trust or other body of persons or an institution whether created by statute or otherwise;

(Regulation 44A(d)(ii)(aa) substituted by regulation 10(c) of GNR 184 of 1995)

(Regulation 44A(d)(ii)(aa) substituted by regulation 6(b) of GNR 762 of 1998)

(Regulation 44A(d)(ii)(aa) substituted by regulation 5(a) of GNR 195 of 2013)

(Regulation 44A(d)(ii)(aa) substituted by regulation 4(a) of GNR 547 of 30 June 2015)

- (bb) the transaction as disclosed therein is authorized by and in accordance with the constitution, regulations, or founding statement or trust instrument of a trust, as the case may be, of any church, association, company, close corporation, society, trust, or other body of persons, or any institution (whether created by statute, including a foreign statute or otherwise) being a party to such document.

(Regulation 44A(d)(ii)(bb) substituted by regulation 6(c) of GNR 1195 of 1985)

(Regulation 44A(d)(ii)(bb) substituted by regulation 10(d) of GNR 184 of 1995)

(Regulation 44A(d)(ii)(bb) substituted by regulation 6(c) of GNR 762 of 1998)

(Regulation 44A(d)(ii)(bb) substituted by regulation 5(b) of GNR 195 of 2013)

- (cc)

(Regulation 44A(d)(ii)(cc) added by regulation 6(d) of GNR 1195 of 1985)

(Regulation 44A(d)(ii)(cc) deleted by regulation 10(e) of GNR 184 of 1995)

- (dd) the person, entity, body of persons, whether created by statute or otherwise, is contractually capable of concluding the transaction disclosed in the deed or document lodged for registration; and

(Regulation 44A(d)(ii)(dd) inserted by regulation 4(b) of GNR 547 of 30 June 2015)

- (e) that, in the case where a conveyancer is signing the preparation certificate on a deed of transfer, certificate of title conferring title to immovable property or a mortgage bond, he shall accept responsibility that the particulars in the deed mentioned in paragraph (d)(i), have been brought forward correctly from the special power of attorney or application relating thereto.

(Regulation 44A inserted by regulation 7 of GNR 1892 of 1983)

LODGMET AND EXECUTION OF DEEDS.

45.

- (1) All deeds, bonds, documents and powers of attorney proper for execution or registration, as the case may be, lodged in terms of this Act, shall be lodged for examination by a conveyancer or by a person employed by such conveyancer, in covers with the receiving clerk (who shall note thereon the date of lodgement), on working days between the hours that the Registrar shall determine: Provided that a notary or a person employed by such notary may lodge notarial deeds: Provided further that any document lodged on behalf of a Government department or Development Board may be lodged by any person in the employ of the department or Development Board concerned, even though that person is not a notary or conveyancer, in the manner approved by the Registrar.

(Regulation 45(1) substituted by regulation 13(a) of GNR 359 of 1982)

(Regulation 45(1) substituted by regulation 7 of GNR 1195 of 1985)

(Regulation 45(1) substituted by regulation 3 of GNR 2191 of 1986)

(Regulation 45(1) substituted by regulation 9(a) of GN 5943 dated 4 March 2025, with a duplication published under GN 5948 dated 5 March 2025.)

(2)

(Regulation 45(2) amended by regulation 12 of GNR 493 of 1965)

(Regulation 45(2) substituted by GNR 1167 of 1969)

(Regulation 45(2) substituted by regulation 11 of GNR 184 of 1995)

(Regulation 45(2) deleted by regulation 5(a) of GNR 547 of 30 June 2015)

(2A)

(Regulation 45(2A) inserted by regulation 13(b) of GNR 359 of 1982)

(Regulation 45(2A) substituted by regulation 4 of GNR 1653 of 1986, as corrected by GNR 1775 of 1986)

(Regulation 45(2A) deleted by regulation 5(b) of GNR 547 of 30 June 2015)

- (3) On the expiration of either five or six working days, as the Registrar may determine, after such lodgment and between such hours as the Registrar may in his discretion fix, all deeds proper for execution before the Registrar or registration by the Registrar, and to the execution or registration of which no objection exists, shall be executed before the Registrar or registered by the Registrar, but the Registrar shall have discretion to permit deeds to be executed or registered before the time or expiration of the period determined by him and also to reject deeds not executed or registered within such time or period.

(Regulation 45(3) substituted by regulation 13(c) of GNR 359 of 1982)

- (4) In the event of two or more mortgage bonds being passed on the same day by one and the same mortgagor over the same property, the Registrar shall, if each bond does not disclose the order in which it is to rank, note on each the exact time at which he affixed his signature thereto.

- (5) Deeds lodged for execution or registration and to the execution or registration of which any objection exists shall, if circumstances permit, be rejected not later than five working days after lodgment.

(Regulation 45(5) substituted by regulation 13(d) of GNR 359 of 1982)

(6)

(Regulation 45(6) deleted by regulation 13(e) of GNR 359 of 1982)

- (7) Although a deed lodged in terms of this Act or in terms of the Electronic Deeds Registration Systems Act is to be fully examined in the first instance, if a defect of such a nature as to justify rejection is discovered in connection with any deed or other document lodged for execution or registration, the Registrar shall have power to direct that the further examination of the deed shall be postponed until the defect has been cured and to reject such deed in the ordinary course.

(Regulation 45(7) substituted by regulation 9(b) of GN 5943 dated 4 March 2025, with a duplication published under GN 5948 dated 5 March 2025.)

- (8) Notwithstanding any other provisions of this regulation, a registrar may, while the deeds office account of a conveyancer, notary, firm or institution is in arrear, refuse to accept lodgement of deeds, bonds, documents or powers of attorney by or on behalf of such conveyancer, notary, firm or institution.

(Regulation 45(8) inserted by regulation 3 of GNR 395 of 2000)

46. When lodging documents required for registering the transactions referred to in section five of the Act, there shall be produced such additional copies as shall be required for transmission to the other Deeds Registries affected. The additional copies shall be transmitted by the Registrar effecting registration to the other Registries.

47. No cession of the balance due under any bond shall be registered until the amount paid in reduction thereof have been noted.

(Regulation 47 amended by regulation 13 of GNR 493 of 1965)

(Regulation 47 substituted by regulation 9 of GNR 292 of 2010)

48.

(Regulation 48 deleted by regulation 10 of GNR 292 of 2010)

49.

- (1) Where application is made under the provisions of section forty-five of the Act there shall be produced, in addition to the title-deeds, lease under any law relating to land settlement and bonds, the undermentioned documents:

- (a)

(Regulation 49(1)(a) deleted by regulation 8(a) of GNR 1892 of 1983)

- (b) Where transfer duty is payable, a receipt for such duty.

(Regulation 49(1)(b) amended by regulation 8(b) of GNR 1892 of 1983)

- (c) Where the property or bond was bequeathed to such survivor, a copy of the will, codicil or other testamentary document accepted and certified a true copy by the Master.

(Regulation 49(1)(c) substituted by regulation 12(a) of GNR 184 of 1995)

- (d)

(Regulation 49(1)(d) deleted by regulation 12(b) of GNR 184 of 1995)

- (e) Where action is taken under section fifty-one, fifty-three or fifty-seven of the Administration of Estates Act, 1913, or in terms of section thirty-eight of the Estates Act, 1965, a certificate or consent from the Master.

(Regulation 49(1)(e) amended by regulation 14 of GNR 493 of 1965)

(Regulation 49(1)(e) substituted by regulation 12(c) of GNR 184 of 1995)

- (f) In circumstances where no consent or certificate by the Master is required, a certificate from a conveyancer that the liquidation account in the estate has lain for inspection, that no objection thereto has been received and that the endorsement to be made is in terms of the account.

(Regulation 49(1)(f) substituted by regulation 12(d) of GNR 184 of 1995)

- (g) Where such survivor is an heir in terms of section one of the Succession Act, 1934, or section one of the Intestate Succession Act, 1987-

- (i) proof that the deceased spouse left no valid will, and
- (ii) proof of the balance of the estate for distribution by means of a certificate by the Master or a copy of the liquidation account, when applicable.

(Regulation 49(1)(g)(ii) substituted by regulation 11 of GNR 292 of 2010)

(Regulation 49(1)(g) substituted by regulation 12(e) of GNR 184 of 1995)

- (h) When application is made for the endorsement of a lease under any law relating to land settlement, the consent of the Minister of Lands shall be produced to such endorsement.

- (2) When a title deed is endorsed under section forty-five of the Act the Registrar shall make an appropriate note in the register affected.

50.

- (1) Where land is to be transferred in pursuance of the provisions of a will, codicil, or other testamentary document, an accepted and certified a true copy by the Master, of the will, codicil, or other testamentary document, as the case may be, shall be lodged with the deed. The Registrar may also in the exercise of his or her discretion require any executor who seeks to transfer land belonging to the estate under his or her administration, to lodge an accepted and certified a true copy as aforesaid, of the will, codicil, or other testamentary instrument, as well as a copy of the liquidation account in the estate. If, however, a copy is already lodged in the Deeds Registry, it will be sufficient if a note is made in either case on the deed indicating the number and the date of the deed with which such copy is filed.

(Regulation 50(1) substituted by regulation 13 of GNR 184 of 1995)

(Regulation 50(1) substituted by regulation 12(a) of GNR 292 of 2010)

- (2) Where land is sought to be transferred by an executor in pursuance of -

(Words preceding regulation 50(2)(a) substituted by regulation 4(a) of GNR 395 of 2000)

(Words preceding regulation 50(2)(a) substituted by regulation 12(b) of GNR 292 of 2010)

- (a) the exception (b) to section twenty-one of the Act there shall be lodged with such transfer a certificate by the Master or the executor or a conveyancer that the land has been sold to pay the debts of the joint estate; or

- (b) the exception (c) to section twenty-one of the Act there shall be lodged with such transfer a certificate by the Master or a conveyancer that the surviving spouse has adiated under the will whereby the joint estate is massed or a statement to that effect signed by the surviving spouse and duly witnessed;
- (c) any of the exceptions to section twenty-one of the Act the deed of transfer or deed of cession shall indicate that the transfer or cession is on behalf of the joint estate and that the joint estate is divested.

(Regulation 50(2)(c) substituted by regulation 4(b) of GNR 395 of 2000)

51.

- (1) Where it is sought to deal with immovable property, the title deed of such property shall, notwithstanding the provisions of any other Act but save as provided in this Act and in subregulation (2) hereof, or if lodged in terms of the Electronic Deeds Registration Systems Act and the title deed is not available on the system, be produced and be mentioned in the deed dealing with such property. It shall, however, not be necessary, unless the Registrar so requires, to produce any deed by which the property was previously held, whether such deed be the diagram deed or any intermediate deed, nor shall the Registrar be required to endorse thereon any record of subsequent dealings with the property.

(Regulation 51(1) amended by regulation 15 of GNR 493 of 1965)

(Regulation 51(1) substituted by regulation 3(a) of GNR 1096 of 2004)

(Regulation 51(1) substituted by regulation 10 of GN 5943 dated 4 March 2025, with a duplication published under GN 5948 dated 5 March 2025.)

- (2) Where immovable property is to be transferred or ceded in execution of the judgment of any competent court by the officer appointed by law, or by such court, or where such immovable property is to be transferred or ceded by an officer appointed in terms of a law pertaining to insolvency or by an executor referred to in section 56(1)(b) of the Act, it shall not be necessary to produce the title deed of such property if such officer or executor certifies in writing that he or she has been unable to obtain possession of such title deed: Provided that where the duplicate original of such title deed filed of record in a Deeds Registry has been lost or destroyed it shall be necessary for such officer or executor to obtain a certificate of registered title under the provisions of section thirty-eight of the Act, for which purpose such officer or executor shall be regarded as the owner of the immovable property: Provided further that in the case of a transfer of immovable property by virtue of the second proviso of section 16, the above provisions shall not apply.

(Regulation 51(2) amended by regulation 14 of GNR 359 of 1982)

(Regulation 51(2) substituted by regulation 14 of GNR 184 of 1995, as corrected by Gen N 360 of 1995)

(Regulation 51(2) substituted by regulation 3(b) of GNR 1096 of 2004)

- (3)

(Regulation 51(3) deleted by regulation 3(c) of GNR 1096 of 2004)

52.

- (1) Where, in the partition of land, an undivided share in such land is registered in the name of a deceased person, or of his or her estate, or of his or her surviving spouse, the Registrar shall, if such share has been bequeathed, require not only the consent of the Master in terms of section 53 of the Administration of Estates Act, 1913 (Act 24 of 1913), or section 94 of the Administration of Estates Act, 1965 (Act 66 of 1965), as the case may be, on behalf of heirs or legatees who may be minors, but also the consent of the major heirs or legatees, if there are such, unless it can be proved to his or her satisfaction by documentary evidence that the partition was agreed upon during the lifetime of the testator.

(Regulation 52(1) substituted by regulation 13 of GNR 292 of 2010)

(Regulation 52(1) substituted by regulation 6 of GNR 547 of 30 June 2015)

- (2) Where a partition of land is effected in terms of sub-section (7) of section twenty-six of the Act, the agreement to partition or the powers of attorney shall set out all the properties to be partitioned and the properties awarded to each partitioner.

The deeds of partition transfer shall be executed simultaneously.

53.

(Regulation 53 repealed by regulation 15 of GNR 359 of 1982)

54.

- (1) Where immovable property has been acquired by any person not married in community of property and transfer thereof has not been effected during the lifetime of such person, the transfer deed shall be made out in favour of the estate of such person.

- (2) A certificate of title of immovable property which is registered in the name of a person since deceased shall be issued in the name of the registered owner (deceased), and not in favour of his estate.

(Regulation 54(2) substituted by regulation 6(c) of GNR 762 of 1998)

55. Where in the circumstances provided in sub-section (1)(b)(ii) of section fourteen of the Act transfer direct to a purchaser is lodged, such deed of transfer shall not be executed unless proof of the value of the immovable property being dealt with is furnished by means of a written valuation by a sworn appraiser.

56. Where transfer is lodged in the circumstances provided in sub-section (1) of section thirty of the Act such transfer shall not be executed unless proof that the land awarded on partition to the owner of any share subject to a *fideicommissum* is an equivalent of that share, is furnished by means of the written report of a sworn appraiser or of an impartial person approved by the magistrate of the district in which the property is situate.

57.

(Regulation 57 substituted by regulation 7 of GNR 1077 of 1969)

(Regulation 57 substituted by regulation 16 of GNR 359 of 1982)

(Regulation 57 repealed by regulation 15 of GNR 184 of 1995)

58.

(Regulation 58 substituted by regulation 17 of GNR 359 of 1982)

(Regulation 58 repealed by regulation 9 of GNR 1892 of 1983)

59. Any person making application to a Registrar for a consolidated title shall, if the diagram of the land in respect of which such application is made does not contain a description of the several pieces of land comprised therein corresponding so far as may be material for purposes of identification with that contained in the existing title deeds, cause to be lodged with his application a certificate containing such description from the Surveyor-General who approved the diagram.

60.

- (1) Whenever it appears from any statement on the diagram of a portion of a piece of land about to be transferred that the transferor has granted a servitude in favour of such portion over the remaining extent thereof or over some other land adjoining the land to be transferred and registered in the transferor's name, or has imposed a servitude over such portion in favour of such remaining extent or other land, such servitude shall be embodied in the power given for the purposes of the transfer of such portion and also in the relative deed of transfer, unless such servitude can only be created on the subsequent transfer of such portion.
- (2) If a diagram lodged with an application for any certificate of title contains a statement indicating the creation of a new servitude, the Registrar shall decline to issue such title, unless there has been lodged for registration with the application a notarial deed embodying the terms of such servitude: or unless such servitude is only to be created on eventual transfer of the land affected.
- (3) The land affected by a servitude shall be sufficiently described, and the serial number and year (if any) of the deed by which it is held shall be quoted. The provisions of this subregulation in respect of the serial number and year (if any) of the deed may be relaxed by the Registrar in special circumstances in his discretion.

(Regulation 60(3) amended by regulation 10 of GNR 1892 of 1983)

61.

- (1) Where cancellation of registration is sought under the provisions of sub-section (2) of section sixty-eight of the Act, a Registrar may accept a unilateral notarial deed of cancellation by the holder of such servitude provided such deed does not impose any obligation upon the owner of the land.
- (2) A Registrar may accept for registration a unilateral notarial deed of (a) cancellation of *fideicommissum* by the *fideicommissary* heirs, (b) cession of a personal servitude mentioned in section 66 of the Act, and (c) cessions of trading rights, by the holder of such servitude or rights, provided that such deed does not impose any obligations upon the owner of the land in case of (a) or upon a cessionary in the case of (b) or (c).

(Regulation 61(2) substituted by regulation 5 of GNR 395 of 2000)

(Regulation 61(2) substituted by regulation 14 of GNR 292 of 2010)

(Regulation 61(2) substituted by regulation 6 of GNR 195 of 2013)

62. In the circumstances mentioned in section seventy-six of the Act, the title deeds of the land affected shall be endorsed as to the nature of the praedial servitude created in a deed of transfer. Should, however, the description of the servitude be of such lengthy or complicated nature as to render an effective reference thereto or a transcription thereof impracticable by endorsement, an extract thereof certified by the conveyancer executing the deed of transfer shall be lodged for annexure by the Registrar to the originals and office duplicates of the deeds affected and a suitable reference to such extract shall be made by the Registrar upon such deeds.

63.

(1) If, in connection with the execution or registration or filing of record of any deed, power or other document, reference is necessary to any deed or document already filed or registered in a Deeds Registry, the number and year of that deed, or of the deed with which such document is filed, or the number under which it is registered, must be furnished when the deed, power, or document is lodged for execution or registration or record. When any deed, power, or document to which reference is necessary is of a lengthy character, it shall be the duty of the conveyancer or other person concerned to indicate the particular sub-regulation thereof which relates to the question to be determined.

(2) All deeds, bonds, diagrams, or documents necessary in connection with the examination, execution, or registration of any deed, bond, power or other document lodged in a Deeds Registry, including all receipts or certificates required by law to be produced, shall accompany such deed. A Registrar shall not execute or attest a deed or bond unless the title deeds and bonds thereon for cancellation, release or substitution accompany the deed or bond lodged for execution save where such production is specifically waived under the Act or these regulations.

(3) When a deed lodged for execution or registration is intended to be executed or registered, or otherwise dealt with, in conjunction with any other deed lodged, the conveyancer, notary or Government official responsible for the lodgment shall indicate in the manner approved by the Registrar that such deeds shall be executed or registered or dealt with simultaneously. If any conveyancer, notary or Government official omits to comply with this regulation, the deed in respect of which the omission was made may, if in order, be executed, registered, or otherwise dealt with independently of such other deed.

(Regulation 63(3) substituted by regulation 18 of GNR 359 of 1982)

(4)

(Regulation 63(4) repealed by regulation 11 of GNR 1892 of 1983)

64.

(Regulation 64 repealed by regulation 19 of GNR 359 of 1982)

POWERS AND CERTIFIED COPIES THEREOF.

65.

- (1) Any person seeking to pass, cede, or cancel a deed or to perform any other act in a Deeds Registry on behalf of any other person must, except as hereinafter provided or as provided in terms of the Electronic Deeds Registration Systems Act, lodge for filing with the Registrar the original power under which he or she claims to act.

(Regulation 65(1) substituted by regulation 11 of GN 5943 dated 4 March 2025, with a duplication published under GN 5948 dated 5 March 2025.)

- (2) Powers must specify the date as well as the place of their execution, the latter being described sufficiently [sic] to enable the Registrar to judge whether or not it is situated within the Republic.

(Regulation 65(2) amended by regulation 16 of GNR 493 of 1965)

(Regulation 65(2) substituted by regulation 7 of GNR 762 of 1998)

- (3) A special power of attorney to transfer, hypothecate or otherwise deal with land or other immovable property shall contain –

- (a) a clear and sufficient description of such land or property;
- (b) the registered number, if any, of such land or property;
- (c) the number (comprising the serial number and year number) of the deed whereby such land or property is held; and
- (d) in a power of attorney to transfer land, the date of disposal of such land.

(Regulation 65(3) substituted by regulation 20(a) of GNR 359 of 1982)

- (4) A general power of attorney shall not be available for the purpose of dealing with immovable property unless it contains express authority empowering the agent to do so.

- (5)

(Regulation 65(5) deleted by regulation 20(b) of GNR 359 of 1982)

- (6) If an original power is filed of record in any Deeds Registry, the Registrar at another Deeds Registry may accept a copy thereof certified under the hand and seal of the Registrar at any such first-mentioned Deeds Registry, if such copy bears an endorsement signed by the Registrar issuing the same that it has been issued for use in such second-mentioned Deeds Registry. A substitution by the mandatory appointed in such power of attorney shall be registered in the first-mentioned Registry only, and such substitution shall not be registered unless accompanied by a copy thereof for certification and transmission for use in such second-mentioned Deeds Registry.

- (7) A Registrar certifying a copy of a power for use in a Deeds Registry in terms of this regulation shall, before issuing the same, cause to be made on such power a suitable note indicating the issue of such copy, the date of such issue and the Deeds Registry for use in which such copy is issued, and shall further sign or initial such note.
- (8) If at any time written notice is received from the mandant by the Registrar in charge of a Deeds Registry in which an original power has been registered after 1 January 1919, cancelling the same, the Registrar in charge of such Deeds Registry shall forthwith cause a suitable note of such cancellation to be made on the power, and shall sign or initial such note. He shall also, in case a copy has been issued for use in another Deeds Registry, forthwith give notice, in writing, of such cancellation to the Registrar in charge thereof who, upon receipt of such notice, shall note thereon the time and date of receipt thereof and acknowledge the same, in writing, and shall further cause a suitable note of the cancellation to be made on the copy of the power and sign or initial such note.

(Regulation 65(8) substituted by regulation 8 of GNR 1077 of 1969)

- (9) A copy of any power accepted in terms of this regulation shall serve all the purposes of the original until the notice specified in the preceding sub-regulation has been received by the Registrar in charge of the Deeds Registry in respect of which the same was issued.
- (10) If an original power is filed of record in the office of a Registrar or Master of any Division of the High Court of South Africa, a Registrar of Deeds may recognize, as and for the purposes of an original, any copy certified under the hand and seal of such Registrar or Master, whether it is already lodged in the Deeds Registry or is hereafter lodged therein. Any copy of a power certified under the hand and seal of a Registrar of or Master of a High Court in any of the Provinces, or under the hand and seal of a Registrar of Deeds, which copy shall have been lodged in a Deeds Registry prior to the 1st January, 1919, shall also be recognized for such purposes; provided that when it is sought by virtue of any copy of a power referred to in this subregulation to perform any act before a Registrar of Deeds there shall be produced to the Registrar concerned a letter or certificate, signed by the officer in charge of the office or Registry, as the case may be, from which such copy was issued, dated not more than twenty-one days prior to the date of production thereof, evidencing that no notification of revocation of the original power had been received up to the date of such letter or certificate.

(Regulation 65(10) substituted by regulation 15 of GNR 292 of 2010)

- (11) When a letter or certificate, as the case may be, has been produced to and lodged with a Registrar of Deeds by virtue of the proviso to the last preceding sub-section, such Registrar shall also have authority to effect all necessary acts in connection with the registration of any consent, cession or other matter, given, made or completed at any time prior to the date of the production and lodgment of such letter or certificate.
- (12) A notice of the revocation of any power of attorney filed in a Deeds Registry will only be recognized if it is signed by the mandant or by some person expressly authorized by him in writing to revoke the same.

- (13) If a power of attorney is printed or written on a form of mortgage bond or deed of transfer, or authorizes the passing of a bond or transfer on a form annexed thereto, such form shall not be accepted for execution and registration as a bond or transfer.

COPIES OF DEEDS AND DOCUMENTS.

66. Copies of deeds conferring title to land or to any interest therein and copies of mortgage or notarial bonds, required for information only, shall be issued on the application of any person and the words "Issued for information only" shall be written or stamped on the face of every copy so issued.

67. Where copies of deeds conferring title to land or to any interest therein and copies of mortgage or notarial bonds are required for judicial purposes, they shall be issued on a written application signed by an attorney of the court or an enrolled law or admitted agent or on behalf of any State Department, and the words "Issued for judicial purposes only" shall be written or stamped on the face of every copy so issued.

(Regulation 67 amended by regulation 17 of GNR 493 of 1965)

68.

- (1) If any deed conferring title to land or any interest therein or any real right, or any registered lease or sublease or registered cession thereof or any mortgage or notarial bond, registered in terms of the provisions of this Act and not incorporated in the electronic deeds registration system, or if so incorporated but in respect of which the provisions of section 3(2) of the Electronic Deeds Registration Systems Act applies, is lost or destroyed and a copy is required for any purpose other than one of those mentioned in either of the last two preceding regulations, the registered holder thereof or his or her duly authorized agent may make written application for such copy, which application shall be accompanied by an affidavit describing the deed and stating that it has not been pledged and it is not being detained by any one as security for debt or otherwise, but that it has been actually lost or destroyed and cannot be found though diligent search has been made therefor, and further setting forth where possible the circumstances under which it was lost or destroyed: Provided that where a Registrar is satisfied that any deed mentioned in this paragraph has been inadvertently lost, destroyed, defaced or damaged by him or her, it shall, notwithstanding the provisions of subregulation (2), be competent for him or her to issue a copy thereof free of charge and without the need to comply with subregulation (1E), upon submission of an application and affidavit by the relevant conveyancer or person contemplated in section 15A(2).

(Regulation 68(1) amended by regulation 18(a) of GNR 493 of 1965)

(Regulation 68(1) amended by regulation 21(a) of GNR 359 of 1982)

(Regulation 68(1) substituted by regulation 6 of GNR 395 of 2000)

(Regulation 68(1) substituted by regulation 2(a) of GNR 62 dated 25 January 2019)

(Regulation 68(1) substituted by regulation 2(a) of GNR 1418 dated 1 November 2019)

(Regulation 68(1) substituted by regulation 12 of GN 5943 dated 4 March 2025, with a duplication published under GN 5948 dated 5 March 2025.)

- (1A)

(Regulation 68(1A) inserted by regulation 3(a) of GNR 1224 of 2003)

(Regulation 68(1A) deleted by regulation 2(a) of GNR 451 of 2005)

(1B)

(Regulation 68(1B) inserted by regulation 4 of GNR 1096 of 2004)

(Regulation 68(1B) deleted by regulation 2(b) of GNR 451 of 2005)

(1C)

(Regulation 68(1C) inserted by regulation 4 of GNR 1096 of 2004)

(Regulation 68(1C) deleted by regulation 2(c) of GNR 451 of 2005)

(1D)

(Regulation 68(1D) inserted by regulation 4 of GNR 1096 of 2004)

(Regulation 68(1D) deleted by regulation 2(d) of GNR 451 of 2005)

(1E)

- (a) Before the issuing of a certified copy of any deed conferring title to land or any interest therein or any real right, or any registered lease or sub-lease or registered cession thereof or any mortgage or notarial bond under this regulation, the applicant shall publish, substantially in the prescribed form, a notification of intention to apply for such certified copy in an issue of a newspaper circulating in the administrative district in which the land is situated and in the case of a notarial bond in an issue of one or more newspapers circulating in the area of every deeds registry in which such notarial bond is registered.

(Regulation 68(1E)(a) substituted by regulation 2(a) of GNR 3239 dated 31 March 2023), with effect from 1 May 2023)

- (b) Copies of deeds referred to in paragraph (a) shall be open for inspection in the deeds registry free of charge by any interested person, for a period of two weeks from the date of publication of the notice, during which period any person who has an interest in such deed or any person who alleges and can prove to be in possession of the original thereof, may object to the issue of a copy.
- (c) All persons having objection to the issue of such copy must lodge such objection in writing with the relevant Registrar of Deeds within two weeks from the date of the publication of the notice.
- (d) Persons who have an interest in a deed as contemplated in paragraph (b) and subregulation (11B)(b) are:
- (i) the registered holder of the deed as contemplated in subregulation (1) or a person contemplated in subregulation (3); and
 - (ii) a person contemplated in the proviso to subregulation (2).

(Regulation 68(1E) inserted by regulation 2(b) of GNR 62 dated 25 January 2019)

(Regulation 68(1E) substituted by regulation 2(b) of GNR 1418 dated 1 November 2019)

(Regulation 68(1E) substituted by regulation 2(a) of GNR 1595 dated 10 December 2021, with effect from 10 January 2022)

- (2) If the circumstances of the loss or destruction are not stated, or if they are stated and the Registrar is of opinion that further evidence is necessary, either from the applicant himself or some other person in whose custody the deed, lease or sub-lease or registered cession thereof, or bond may have been before the loss or destruction thereof, to establish such loss or destruction, he shall be entitled to call for such evidence: Provided that if it appears from the records of the Deeds Registry, in the case of a deed, that the land, interest or real right thereunder has been mortgaged or the owner has conferred a real right therein on some person who may by virtue thereof be in possession of the deed, or in the case of a lease or sub-lease or registered cession thereof, that the lessee has mortgaged his interest therein, or in the case of a bond, that it has been ceded, the Registrar shall require that the mortgagee, the person on whom the real right has been conferred or the cessionary to whom the bond has been ceded, shall state in writing that the deed, lease or sub-lease or registered cession thereof or bond is not in his possession and that he consents to the issue of a copy thereof to the applicant.

(Regulation 68(2) amended by regulation 18(b) of GNR 493 of 1965)

(Regulation 68(2) amended by regulation 21(b) of GNR 359 of 1982)

- (3) If such a registered holder is deceased or a lunatic, or is insolvent, or has assigned his estate for the benefit of his creditors under the provisions of the Insolvency Act, or under any prior statute governing the assignment of estates, or is a company under official liquidation, then the application and affidavit may be made by the legally acknowledged representative of the estate or by the liquidator of the company: Provided that if such representative or liquidator is not able to produce evidence definitely establishing the loss or destruction of the deed the Registrar may, on being satisfied that all necessary steps have been taken to recover the same, issue a copy thereof upon compliance with the requirements of this regulation.

(Regulation 68(3) amended by regulation 21(c) of GNR 359 of 1982)

(Regulation 68(3) substituted by regulation 16 of GNR 184 of 1995)

- (4)

(Regulation 68(4) deleted by regulation 21(d) of GNR 359 of 1982)

- (5)

(Regulation 68(5) deleted by regulation 21(d) of GNR 359 of 1982)

- (6) On compliance with the provisions of this regulation the Registrar shall, if he is satisfied that no good reason to the contrary exists, issue the certified copy asked for: Provided that no such copy shall be issued until the Registrar has searched the registers and has made suitable endorsements regarding transactions, if any, registered therein in connection with the deed or bond concerned.

(Regulation 68(6) substituted by regulation 21(e) of GNR 359 of 1982)

- (7) If a copy issued to serve as an original is itself lost or destroyed, the Registrar may, subject to the fulfilment *mutatis mutandis* of the conditions prescribed in this regulation in regard to the loss of originals, issue a further copy to serve in lieu of the original.
- (8) If any deed referred to in sub-regulation (1) hereof or any registered lease or sub-lease or registered cession thereof or any mortgage or notarial bond has for any reason become unserviceable, it shall be competent for the Registrar to issue a certified copy thereof to serve in place of the original on written application being made to him by the owner or the legal holder or the duly authorized agent of such owner or holder; provided that the original deed shall be lodged with such application. If any such deed, lease or sub-lease or registered cession thereof, or bond is lodged for any purpose without an application for a certified copy, the Registrar shall have power, if in his opinion the same is not serviceable for the purpose intended, to require a certified copy to be taken out.

(Regulation 68(8) amended by regulation 18(c) of GNR 493 of 1965)

- (9) The provisions of this regulation shall apply *mutatis mutandis* to any deed, lease or sub-lease or registered cession thereof or bond indicated in subregulation (1) hereof that may have been made in favour of the State President of the Republic of South Africa, or in regard to deeds, leases or sub-leases or registered cessions thereof, or bonds passed prior to Union in favour of the Governor or the Government of one of the Colonies or States included in the Union, for any official of such Government: Provided that the requisite application and affidavit may be made by an officer charged with the custody of such deeds, leases or sub-leases or registered cessions thereof, or bonds.

(Regulation 68(9) amended by regulation 18(d) of GNR 493 of 1965)

(Regulation 68(9) substituted by regulation 21(f) of GNR 359 of 1982)

- (10) In the event of any deed, lease or sub-lease or registered cession thereof, or bond, in lieu of which a copy has been issued under the provisions of this regulation being subsequently found and produced to the Registrar, he shall endorse thereon that it has become void except in the case of a deed of transfer affected by the provisions of sub-section (2) of section thirty-four of the Act, when the provisions of sub-regulation (13) hereof shall apply.

(Regulation 68(10) amended by regulation 18(e) of GNR 493 of 1965)

- (11) If the registered holder of a mortgage or notarial bond (which has been lost, destroyed or is unserviceable) or his or her duly authorised agent desires to procure cancellation of the bond, and has made written application duly witnessed to the Registrar to cancel such bond, and has complied, *mutatis mutandis*, with the provisions of subregulations (1), (2) and (3) of this regulation, the Registrar shall, if he or she is satisfied that no good reason to the contrary exists, cancel the registration duplicate of such bond, and such cancellation shall be deemed to be a cancellation of such bond notwithstanding that the original of such bond was not submitted for cancellation.

(Regulation 68(11) substituted by regulation 9 of GNR 1077 of 1969)

(Regulation 68(11) substituted by regulation 21(g) of GNR 359 of 1982)

(Regulation 68(11) amended by regulation 12 of GNR 1892 of 1983)

(Regulation 68(11) substituted by regulation 3(b) of GNR 1224 of 2003)

(Regulation 68(11) substituted by regulation 2(e) of GNR 451 of 2005)

(Regulation 68(11) substituted by regulation 5 of GNR 428 of 2017)

(Regulation 68(11) substituted by regulation 2(c) of GNR 62 dated 25 January 2019)

(Regulation 68(11) substituted by regulation 2(c) of GNR 1418 dated 1 November 2019)

(11A)

(Regulation 68(11A) inserted by regulation 16 of GNR 292 of 2010)

(Regulation 68(11A) deleted by regulation 7(a) of GNR 195 of 2013)

(11B)

- (a) The registered holder of a mortgage or notarial bond, or his or her duly authorised agent, who desires to procure cancellation of such bond which has been lost, destroyed, or became incomplete or unserviceable and of which the registry duplicates have also been lost, destroyed, or became incomplete or unserviceable, must at own expense publish (in the prescribed form) notice of intention to apply for the cancellation of the registration of such bond, in an issue of a newspaper circulating in the administrative district in which the mortgaged land is situated, and in the case of a notarial bond in an issue of one or more newspapers circulating in the area of every deeds registry in which such notarial bond is registered.

(Regulation 68(11B)(a) substituted by regulation 2(b) of GNR 3239 dated 31 March 2023), with effect from 1 May 2023)

- (b) The notice of intention referred to in paragraph (a) must call upon any person who has an interest in such mortgage or notarial bond or any person who alleges and can prove to be in possession of the original thereof to furnish the Registrar at the deeds registry in which the bond is registered, with an objection, if any, to the cancellation of the registration of the bond within a period of two weeks from the date of the publication of the notice in the newspaper.

(Regulation 68(11B)(b) substituted by regulation 2(b) of GNR 1595 dated 10 December 2021, with effect from 10 January 2022)

(Regulation 68(11B) inserted by regulation 7(b) of GNR 195 of 2013)

(Regulation 68(11B) amended by regulation 7 of GNR 547 of 30 June 2015)

(Regulation 68(11B) substituted by regulation 4(a) of GNR 498 dated 11 June 2021)

- (11C) Where after the expiry of the two-week period referred to in subregulation (11B)(b), the registered holder of the bond, or his or her duly authorised agent, has lodged with the Registrar within a further period of six weeks, a consent to cancellation of the registration of the relevant bond, and has complied with the necessary changes with the provisions of subregulations (1), (2) and (3) of this regulation, the Registrar shall, if satisfied that no good reason to the contrary exists, endorse such consent to indicate the cancellation of the bond, and the endorsed consent shall be deemed to be a cancellation of the bond notwithstanding that the original or registration duplicate of the bond was not submitted for cancellation.

(Regulation 68(11C) inserted by regulation 7(b) of GNR 195 of 2013)

(Regulation 68(11C) substituted by regulation 4(b) of GNR 498 dated 11 June 2021)

- (12) In the circumstances mentioned in sub-section (2) of section thirty-four of the Act, the provisions of this regulation shall *mutatis mutandis* be complied with.
- (13) Where any person has obtained a certificate of registered title under the provisions of sub-section (2) of section thirty-four of the Act, the Registrar shall endorse upon the registry duplicate of the lost or destroyed deed the fact that a certificate has been issued in respect of the share of the applicant under the aforesaid section. Should the lost deed be found and produced to the Registrar a similar endorsement shall be made thereon.
- (14) If any deed as referred to in subregulation (1) is lost or destroyed and the rights held thereunder are attached, then the application and affidavit may be made by the Sheriff concerned: Provided that if such Sheriff is not able to produce evidence definitely establishing the loss or destruction of the deed the Registrar may, on being satisfied that all necessary steps have been taken to recover the same, issue a copy thereof upon compliance with the requirements of this regulation.

(Regulation 68(14) inserted by regulation 16 of GNR 184 of 1995)

69. When the original of a notarial bond which has been registered[^] in terms of the provisions of this Act, at two or more Deeds Registries has been lost or destroyed the registered holder thereof or his or her duly authorized agent may elect to apply for a certified copy thereof under the provisions of the preceding regulation to the Registrar in charge of any of such Registries, but before issuing any such copy the Registrar to whom application has been made shall require the production of a certificate from the Registrar of every other Deeds Registry in which such bond was registrable stating that no objection exists to the issue of such copy to the applicant and containing full particulars of all endorsements of registration and of any cessions or other transactions which may have been registered in respect of such bond in such other Deeds Registry, and shall further, when issuing any such copy, forthwith notify the fact of such issue to such other Registrar.

(Regulation 69 substituted by regulation 13 of GN 5943 dated 4 March 2025, with a duplication published under GN 5948 dated 5 March 2025.)

70. If a certified copy of any document not specified in sub-regulation (1) of regulation 68 is required by any person, such person may obtain the same upon application and within such period as circumstances permit.

MISCELLANEOUS

71. No preparation, lodgment or registration of deeds or other documents shall be done in a Deeds Registry by means of correspondence.

(Regulation 71 substituted by regulation 1 of GNR 2578 of 1978)

(Regulation 71 substituted by regulation 13 of GNR 1892 of 1983)

(Regulation 71 substituted by regulation 5 of GNR 1224 of 2003)

72.

(Regulation 72 deleted by regulation 17 of GNR 292 of 2010)

73.

(1)

(Regulation 73(1) deleted by regulation 18(a) of GNR 292 of 2010)

- (2) A diagram shall be annexed to each copy of the relevant deed in respect of leases and subleases of land and cessions thereof affecting only a portion of land held under such deed, and to notarial releases of any part of the property leased and also to deeds creating or defining servitudes and real rights whether created or defined by the parties thereto or by order of the Court or a Water Court: Provided that a servitude feature of uniform width, or a servitude feature at a specified distance from and parallel to a surveyed line shown on a registered diagram, in either instance extending along the entire length of such surveyed line other than a servitude for road widening purposes, may be registered by description without a supporting diagram: Provided further that any other servitude may, at the discretion of the Surveyor-General, be registered if he or she is satisfied that such servitude can be plotted on the diagram of the land affected: Provided further that a diagram need not be annexed to each copy of a deed creating or defining a servitude if such servitude is represented on a general plan filed in a Deeds Registry: Provided further that nothing in this subregulation shall exclude the registration of a servitude in general terms.

(Regulation 73(2) amended by regulation 19 of GNR 493 of 1965)

(Regulation 73(2) amended by regulation 22 of GNR 359 of 1982)

(Regulation 73(2) substituted by regulation 9 of GNR 762 of 1998)

(Regulation 73(2) amended by regulation 4 of GNR 1224 of 2003)

(Regulation 73(2) substituted by regulation 18(b) of GNR 292 of 2010)

(Regulation 73(2) substituted by regulation 8 of GNR 547 of 30 June 2015)

(2A)

(Regulation 73(2A) inserted by regulation 18(c) of GNR 292 of 2010)

(Regulation 73(2A) deleted by regulation 8 of GNR 195 of 2013)

- (3) For the purposes of this regulation the Registrar shall not accept for registration any deed to which there is attached any sketch or plan other than a diagram.

(4)

(Regulation 73(4) deleted by regulation 18(d) of GNR 292 of 2010)

- 74.** If any lease or licence is tendered for registration under the provisions of the State Land Disposal Act, 1961, it shall be sufficient if there are annexed to the deeds so lodged, compilations plans of the land dealt with certified by the Surveyor-General.

(Regulation 74 substituted by regulation 19 of GNR 292 of 2010)

75.

(Regulation 75 substituted by regulation 10 of GNR 1077 of 1969)

(Regulation 75 deleted by regulation 20 of GNR 292 of 2010)

76. The holder of a real right mentioned in sub-section (1) of section sixty-four of the Act may transfer the whole thereof (if transferable), without first obtaining a certificate as mentioned in the said section.

77. When a Registrar effects registration of any change in the name of a person or partnership by virtue of the authority vested in him by section ninety-three of the Act he shall, if there is evidence indicating that the name of the applicant appears in any deed, document, or power of attorney mentioned in such section registered in another Registry, notify the Registrar in charge thereof of such registration.

78.

(Regulation 78 repealed by regulation 14 of GNR 1892 of 1983)

79.

(Regulation 79 repealed by regulation 23 of GNR 359 of 1982)

79bis. It shall be the duty of the Registrar to notify the Surveyor-General concerned of the registration of a general plan and where any act of registration affects a diagram.

(Regulation 79bis substituted by regulation 3 of GNR 1418 dated 1 November 2019)

INFORMATION.

80.

- (1) Where in any Registry access into strong rooms by any member of the public for the purpose of conducting any search is permitted, a Registrar shall have power to regulate during which hours such access may be allowed. A Registrar shall have power to refuse admission to any member of the public without assigning a reason for such refusal.
- (2) Where access to strong rooms is permitted, attorneys, notaries, conveyancers, surveyors, sheriffs or messengers of magistrates' courts, or such of their clerks as have received the approval of the Registrar, may inspect the records and registers, but other members of the public shall not be permitted such inspection unless under the personal supervision of a responsible officer: Provided that any document filed of record in the form of a microfilm reproduction of the original shall be made available for inspection only under the personal supervision of a responsible officer designated by the Registrar, and where information is required from any record stored in a computer, the Registrar shall as soon as conveniently possible furnish such information.

(Regulation 80(2) amended by regulation 24 of GNR 359 of 1982)

BINDING OF RECORDS.

81. A deed or document duly cancelled in terms of section 3(1) of the Act may in terms of the proviso to section 3(1)(a) of the Act be destroyed –

- (a) in the case of a deed or document, after a lapse of five years from the date when it was cancelled;
- (b) in the case of an authority for the cancellation of a deed or document, after a lapse of 30 years from the date when such cancellation was registered.

(Regulation 81 substituted by regulation 25 of GNR 359 of 1982)

FORMS AND TARIFFS.

82. The certificates of title to be issued by a Registrar under the Act, and the further deeds or documents prescribed thereunder or under these regulations shall be prepared substantially in the forms provided in the schedule of Forms to these regulations, which forms shall also *mutatis mutandis* apply to leasehold transactions.

(Regulation 82 substituted by regulation 8 of GNR 1195 of 1985)

82bis. The certificate of registered title to be issued by a Registrar in terms of section 14(7) and 49(4)(b) of the Sectional Titles Act, 1986 (Act No. 95 of 1986), shall be prepared substantially in the relevant form provided in the Schedule to these regulations.

(Regulation 82bis inserted by regulation 1 of GNR 1141 of 1980)

(Regulation 82bis substituted by regulation 10 of GNR 762 of 1998)

83.

(Regulation 83 repealed by regulation 3 of GNR 628 of 1984)

84. The fees of office to be charged in respect of any act, matter, or thing required, or permitted, to be done in or in relation to a Deeds Registry shall be those specified in the schedule of fees of office to these regulations.

85.

(Regulation 85 repealed by regulation 17 of GNR 184 of 1995)

86. Except as otherwise provided in any law, the fees of office specified in the schedule of fees of office to these regulations, shall apply *mutatis mutandis* to the office of the Registrar of Johannesburg in respect of matters connected with stands or lots in townships until a freehold title has been obtained therefor under the Township Amendment Act, 1908 (Transvaal), or the Conversion of Leasehold to Freehold Act, 1952, or any amendments thereof.

(Regulation 86 substituted by regulation 18 of GNR 184 of 1995)

SCHEDULE OF FEES OF OFFICE*(Prescribed by Regulation 84)*

Item	R
1. For services rendered regarding the registration of -	
(a) Lodgement fee (excluding RDP Housing)	50,00 lodgement per deed/ document
(b) A transfer of which the purchase price plus any additional consideration (if any) for such acquisition/the fair value of property, whichever is the greater –	
(i) does not exceed R100 000	50,00
(ii) exceeds R100 000 but does not exceed R200 000	114,00
(iii) exceeds R200 000 but does not exceed R300 000	727,00
(iv) exceeds R300 000 but does not exceed R600 000	906,00
(v) exceeds R600 000 but does not exceed R 800 000	1 275,00
(vi) exceeds R 800 000 but does not exceed R1 000 000	1 464,00
(vii) exceeds R1 000 000 but does not exceed R2 000 000	1 646,00
(viii) exceeds R2 000 000 but does not exceed R4 000 000	2 281,00
(ix) exceeds R4 000 000 but does not exceed R6 000 000	2 767,00
(x) exceeds R6 000 000 but does not exceed R8 000 000	3 296,00
(xi) exceeds R8 000 000 but does not exceed R10 000 000	3 853,00
(xii) exceeds R10 000 000 but does not exceed R15 000 000	4 587,00
(xiii) exceeds R15 000 000 but does not exceed R20 000 000	5 510,00
(xiv) exceeds R20 000 000	7 340,00

(c) A bond of which the capital amount –	
(i) does not exceed R150 000	561,00
(ii) exceeds R150 000 but does not exceed R300 000	727,00
(iii) exceeds R300 000 but does not exceed R600 000	906,00
(iv) exceeds R600 000 but does not exceed R 800 000	1 275,00
(v) exceeds R 800 000 but does not exceed R1 000 000	1 464,00
(vi) exceeds R1 000 000 but does not exceed R2 000 000	1 646,00
(vii) exceeds R2 000 000 but does not exceed R4 000 000	2 281,00
(viii) exceeds R4 000 000 but does not exceed R6 000 000	2 767,00
(ix) exceeds R6 000 000 but does not exceed R8 000 000	3 296,00
(x) exceeds R8 000 000 but does not exceed R10 000 000	3 853,00
(xi) exceeds R10 000 000 but does not exceed R15 000 000	4 587,00
(xii) exceeds R15 000 000 but does not exceed R20 000 000	5 510,00
(xiii) exceeds R20 000 000 but does not exceed R30 000 000	6 422,00
(xiv) exceeds R30 000 000	9 176,00
(d) A notarial lease/sub-lease/cession of which the lease consideration/value of the lease:	
(i) does not exceed R150 000	561,00
(ii) exceeds R150 000 but does not exceed R300 000	727,00
(iii) exceeds R300 000 but does not exceed R600 000	906,00
(iv) exceeds R600 000 but does not exceed R 800 000	1 275,00

(v) exceeds R 800 000 but does not exceed R1 000 000	1 464,00
(vi) exceeds R1 000 000 but does not exceed R2 000 000	1 646,00
(vii) exceeds R2 000 000 but does not exceed R4 000 000	2 281,00
(viii) exceeds R4 000 000 but does not exceed R6 000 000	2 767,00
(ix) exceeds R6 000 000 but does not exceed R8 000 000	3 296,00
(x) exceeds R8 000 000 but does not exceed R10 000 000	3 853,00
(xi) exceeds R10 000 000 but does not exceed R15 000 000	4 587,00
(xii) exceeds R15 000 000 but does not exceed R20 000 000	5 510,00
(xiii) exceeds R20 000 000 but does not exceed R30 000 000	6 422,00
(xiv) exceeds R30 000 000	9 176,00
(e) A cancellation of, or release of a person or property from the operation of a registered mortgage or notarial bond, and an application in terms of section 4(1)(b) of the Act	169,00
(f) Consent to any other act of registration in relation to the security hypothecated under a registered mortgage bond.	169,00
(g) Any other registration or annotation in registers or records, including certificates of title and all other registrations which are not exempted by a law or where no purchase price is involved	474,00
(h) Withdrawal of deed/document lodged for registration (only for account holder requesting such withdrawal and regardless of number of deeds/documents in the batch)	256,00
2. For a certificate or an affidavit by a registrar of any fact	137,00
3.	
(a) For a report/supplementary report to Court made by a registrar in terms of section 97 of the Act	702,00

(b) For a report/supplementary report to Court unilaterally made by a registrar in terms of section 97 of the Act	0,00
4. For a copy of a deed or document obtained through any other electronic system or	103,00
(a) issued by a registrar in terms of regulations 66, 67, and 70	103,00 per copy
(b) For the application and the issuing of a certified copy of a deed in terms of regulation 68(1)	624,00 per copy
(c) For the keeping of a client's copy of a deed, on approval and at discretion of the registrar	492,00 per copy per year or part thereof
5.	
(a) For an enquiry relating to a person, property or deed	18,00
(b) For a deeds office tracking system enquiry	18,00
(c) For information regarding the daily transfer of property per property	18,00
(d) For the supply of registration information in respect of a series of properties per property	18,00
(e) For the supply of an alphabetical list, in electronic format, containing the names of all the townships, or sectional title schemes, or allotment areas, or agricultural holdings, or farms, in a registration office	291,00 per list
(f) For viewing and/or downloading a deed or document through any electronic system:	103,00 per deed or document
(g) For any unattended continuous search for information including the taking of notes, photographs or voice recordings for every 30 minutes or part thereof	26,00
(h) For any enquiry not specially provided for, a fee to be fixed by the registrar, provided the minimum fee shall be	18,00

(i)	For Statistical and Analytical reports consisting of the following records: Number/Range of Registration or Recordal records read to produce report	
(i)	1 to 5 000	1 619,00
(ii)	5 001 to 10 000	3 104,00
(iii)	10 001 to 100 000	4 727,00
(iv)	100 001 to 1 000 000	6 752,00
(v)	1 000 001 to 10 000 000	9 455,00
(vi)	More than 10 000 000	13 506,00
6.	For transmitting any certificate, deed, document or any other information by using fax or any other electronic media	103,00 per copy
7.		
(a)	For registering as a DeedsWeb user a non-refundable administration fee of	217,00
(b)	For reconnecting a DeedsWeb user whose service has been suspended because of outstanding debts	291,00
(c)	For subscribing as DeedsWeb user	18,00 per month
8.	For any information, copy or other service referred to in this Schedule, other than the registration of deeds and documents, which may be required by the Accounting Officer of the Department of Land Reform and Rural Development or her or his delegate, for her or his official purposes.	per item 0,00

EXEMPTIONS

No fees shall be levied by a registrar in respect of the performance of any act prescribed in section 3(1)(w) of the Act.

(Schedule of Fees of Office amended by regulation 2 of GNR 1105 of 1966)

(Schedule of Fees of Office amended by regulation 11 of GNR 1077 of 1969)

(Schedule of Fees of Office amended by regulation 2 of GNR 2578 of 1978)

(Schedule of Fees of Office substituted by regulation 26 of GNR 359 of 1982)

(Schedule of Fees of Office substituted by regulation 4 of GNR 628 of 1984)

(Schedule of Fees of Office amended by regulation 9 of GNR 1195 of 1985)

(Schedule of Fees of Office substituted by regulation 2 of GNR 1658 of 1994, as corrected by GenN 1128 of 1994)

(Schedule of Fees of Office substituted by regulation 2 of GNR 946 of 1997)

(Schedule of Fees of Office substituted by regulation 2 of GNR 740 of 1998)

(Schedule of Fees of Office amended by regulation 2 of GNR 906 of 1998)

(Schedule of Fees of Office substituted by regulation 2 of GNR 204 of 1999)

(Schedule of Fees of Office substituted by regulation 2 of GNR 193 of 2000)

(Schedule of Fees of Office substituted by regulation 2 of GNR 208 of 2001)

(Schedule of Fees of Office substituted by regulation 2 of GNR 308 of 2003)

(Schedule of Fees of Office substituted by regulation 2 of GNR 1115 of 2004)

(Schedule of Fees of Office substituted by regulation 2 of GNR 1031 of 2008)

(Schedule of Fees of Office substituted by regulation 2 of GNR 198 of 2009)

(Schedule of Fees of Office substituted by regulation 2 of GNR 659 of 2010)

(Schedule of Fees of Office substituted by regulation 2 of GNR 166 of 2012)

(Schedule of Fees of Office substituted by regulation 2 of GNR 241 of 2013)

(Schedule of Fees of Office substituted by regulation 2 of GNR 269 of 2015)

(Schedule of Fees of Office substituted by regulation 2 of GN 200 of 2016)

(Schedule of Fees of Office substituted by regulation 2 of GNR 175 of 2017)

(Schedule of Fees of Office substituted by regulation 2 of GNR 557 of 31 May 2018)

(Schedule of Fees of Office substituted by regulation 2 of GNR 283 of 28 February 2019)

(Schedule of Fees of Office substituted by regulation 2 of Proc. No. 11 of 2020 of 28 February 2020)

(Schedule of Fees of Office substituted by regulation 2 of GNR 153 of 1 March 2021)

(Schedule of Fees of Office substituted by regulation 2 of GNR 1802 of 28 February 2022)

(Schedule of Fees of Office substituted by regulation 2 of GNR 3095 dated 28 February 2023)

(Schedule of Fees of Office substituted by regulation 2 of GNR 4447 dated 29 February 2024)

(Schedule of Fees of Office substituted by regulation 2 of GN 5917 dated 28 February 2025)

TARIFF OF FEES AND CHARGES PRESCRIBED BY REGULATION 85

(Tariff of Fees and Charges amended by GNR 557 of 1963)

(Tariff of Fees and Charges amended by GNR 1251 of 1964)

(Tariff of Fees and Charges amended by regulation 3 of GNR 1105 of 1966)

(Tariff of Fees and Charges amended by regulation 12 of GNR 1077 of 1969)

(Tariff of Fees and Charges substituted by GNR 437 of 1973)

(Tariff of Fees and Charges substituted by regulation 3 of GNR 2578 of 1978, as corrected by GNR 127 of 1979)

(Tariff of Fees and Charges substituted by regulation 27 of GNR 359 of 1982)

(Tariff of Fees and Charges substituted by regulation 5 of GNR 628 of 1984)

(Tariff of Fees and Charges amended by regulation 10 of GNR 1195 of 1985)

(Tariff of Fees and Charges substituted by regulation 5 of GNR 1653 of 1986, as corrected by GNR 1775 of 1986)

(Tariff of Fees and Charges substituted by regulation 2 of GNR 2825 of 1989)

(Tariff of Fees and Charges amended by regulation 2 of GNR 203 of 1991)

(Tariff of Fees and Charges substituted by regulation 2 of GNR 1225 of 1993)

(Tariff of Fees and Charges repealed by regulation 19 of GNR 184 of 1995)

FORM A(1).

(Form A renumbered to A(1) by regulation 20 of GNR 493 of 1965)

(Form A(1) deleted by regulation 28 of GNR 359 of 1982)

FORM A(2)

(Form A(2) inserted by regulation 20 of GNR 493 of 1965)

(Form A(2) deleted by regulation 28 of GNR 359 of 1982)

FORM B.

(Form B deleted by regulation 28 of GNR 359 of 1982)

FORM C.

(Form C deleted by regulation 13 of GNR 1077 of 1969)

FORM D.

Prepared by me

.....
CONVEYANCER

.....
(State full name and surname in block letters)

.....
(Disclose Legal Practice Council Membership Number)

CERTIFICATE OF REGISTERED STATE TITLE

[Issued under the provisions of section 18 of the Deeds Registries Act, 1937 (No. 47 of 1937).]

Whereas the Minister of has applied under the provisions of section 18 of the Deeds Registries Act, 1937, for the issue to the *NATIONAL GOVERNMENT OF THE REPUBLIC OF SOUTH AFRICA/PROVINCIAL GOVERNMENT OFof a certificate of registered State title in respect of the undermentioned land, being a piece of unalienated State land which has been separately surveyed and is shown on the diagram annexed hereto;

Now, therefore, in pursuance of the provisions of the said Act, I the Registrar of Deeds at do hereby certify that the said *NATIONAL GOVERNMENT OF THE REPUBLIC OF SOUTH AFRICA/ PROVINCIAL GOVERNMENT OF, its successors in title or assign is the registered owner of (describe the land, giving its name, registered number, designation of the registration division, name of administrative district in which it is situate, its extent and a reference to the annexed diagram).

In witness whereof I, the said Registrar, have subscribed to these presents and have caused the seal of office to be affixed thereto.

Thus done and executed at the Office of the Registrar of Deeds at.....on this· day of Two Thousand and

Registrar of Deeds

*Omit which is not applicable.

(Form D amended by regulation 15(a) of GNR 1892 of 1983)

(Form D substituted by regulation 21(a) of GNR 292 of 2010)

(Form D amended by regulation 9(a) of GNR 195 of 2013)

(Form D amended by regulation 4(a) of GNR 884 dated 14 August 2020, with effect from 14 October 2020)

FORM E.

Prepared by me

.....

CONVEYANCER

.....

(State full name and surname in block letters)

.....

(Disclose Legal Practice Council Membership Number)

DEED OF TRANSFER

Be it hereby made known:

That appeared before meat
....., the said appearer, being duly authorised thereto by a power
of attorney granted to him/her dated
the day of19 and signed at
.....and the said appearer declared that
..... (here insert an
appropriate recital of the nature of the transaction or the circumstances necessitating transfer) and that he/she
in his/her capacity aforesaid, did, by these presents, cede and transfer to and on behalf of
....., heirs, executors, administrators or assigns, *in full and free property/all rights,
title and interest in a leasehold/initial ownership (here insert the description
of the land or share therein to be conveyed, including the name, number, registration division and
administrative district, and the area. The regulations governing the extending clause and reference to
conditions must be observed).

Wherefore the appearer, renouncing all the rights and title (insert
name of transferor) heretofore had to the premises, did, in consequence also acknowledge him/her/it, to be
entirely dispossessed of, and disentitled to, the same; and that, by virtue of these presents, the said
....., heirs, executors, administrators or assigns, now is and henceforth
shall be entitled thereto, conformably to local customs; the State, however, reserving its rights, and finally
acknowledging (here quote the * purchase price /
declared value of the property where a purchase price is not applicable / purchase price and the declared
value where the declared value of the property is higher than the purchase price).

In witness whereof I, the said Registrar, together with the appearer, have subscribed to these presents, and
have caused the seal of office to be affixed thereto.

Prepared by:

Thus done and executed at the Office of the at
..... on this day of in the year

.....
Signature of appearer q.q.
.....

In my presence

.....

Registrar of Deeds

(Add a registration clause approved by the Registrar.)

N.B. - In the case of donation transfers if a signed acceptance is lodged with the deed such acceptance should be quoted in the recital and no further reference would be necessary. If it is desired to insert an acceptance clause in the deed, such must appear immediately before the "In witness whereof" clause: Provided that this is only applicable to donations entered into prior to 19 October 1982.

- * Omit whichever is not applicable;
- The Legal Practice Council Membership Number must be disclosed together with the full name and surname of the conveyancer- appearer in the pre-amble of the Deed of Transfer.

(Form E amended by regulation 15(a) of GNR 1892 of 1983)

(Form E substituted by regulation 2 of GNR 330 of 1996)

(Form E substituted by regulation 11 of GNR 762 of 1998)

(Form E amended by regulation 9(a) of GNR 195 of 2013)

(Form E substituted by regulation 3(a) of GNR 62 dated 25 January 2019)

(Form E amended by regulation 4(a) of GNR 884 dated 14 August 2020, with effect from 14 October 2020)

(Footnote to Form E amended by regulation 4(b) of GNR 884 dated 14 August 2020, with effect from 14 October 2020)

FORM F.

Prepared by me

.....
CONVEYANCER

.....
(State full name and surname in block letters)

.....
(Disclose Legal Practice Council Membership Number)

DEED OF PARTITION TRANSFER.

In terms of section twenty-six of the Deeds Registries Act, 1937 (No. 47 of 1937).

Be it hereby made known:

That appeared before me at
..... he, the said appearer, being duly authorised thereto by a power of attorney
granted to him by (insert names of parties to partition)dated the
.....day ofand signed at And the
said appearer declared that whereas his said principals heretofore held and possessed in joint ownership the
(describe the land to be partitioned, giving the share held by the transferee and the number and date of his
title) and whereas the said joint owners have
agreed to partition the said land by sub-dividing the same according to their respective interests therein and
receiving transfer in severalty of such sub-divided portions;

Now therefore, the said appearer, in his capacity aforesaid and in pursuance of the above in part recited
agreement, declared that he did by these presents, cede and transfer in full and free property unto and on
behalf of the said heirs, executors, administrators, or assigns (here describe the
land giving the name, number, registration division and administrative district; the area, and conform to the
regulations relative to extending clause and insertion of conditions:-all the titles under which the land is held
must be quoted with the dates thereof).

Wherefore the appearer, renouncing all the right and title his principals heretofore jointly had to the premises,
on behalf as aforesaid, did in consequence, also acknowledge his said principals with the exception of the
above transferee to be entirely dispossessed of and disentitled to the land hereby transferred; and that, by
virtue of these presents, the saidheirs, executors, administrators
or assigns, now is and henceforth shall be entitled thereto conformably to local custom, the State, however,
reserving its rights; and finally, acknowledging his remaining principals to have received as a consideration

transfer on this day of their respective (portion, portions or share in, as the case may be) in the landed property partitioned as aforementioned.

In witness whereof I, the said Registrar, together with the appearer, have subscribed to these presents, and have caused the seal of office to be affixed thereto.

Thus done and executed at the Office of the at
..... on this day of
in the year of Our Lord, One thousand Nine hundred and

.....
Signature of Appearer.

In my presence:

.....
Registrar of Deeds or
Rand Townships Registrar.
(Add a registration clause approved by the Registrar.)

- Legal Practice Council Membership Number must be disclosed together with the full name and surname of the conveyancer-appearer in the pre-amble of the Deed of Partition Transfer.

(Form F amended by regulation 15(a) of GNR 1892 of 1983)

(Form F amended by regulation 9(a) of GNR 195 of 2013)

(Form F amended by regulation 4(a) of GNR 884 dated 14 August 2020, with effect from 14 October 2020)

(Footnote to Form F inserted by regulation 4(c) of GNR 884 dated 14 August 2020, with effect from 14 October 2020)

FORM G.

Prepared by me

.....

CONVEYANCER

.....

(State full name and surname in block letters)

.....

(Disclose Legal Practice Council Membership Number)

DEED OF TRANSFER.

[By virtue of section thirty-one of the Deeds Registries Act, 1937 (No. 47 of 1937).]

Be it hereby known:

That whereas the undermentioned land has been (here state whether expropriated or vested in, and quote the authority in either event) which land is at present registered in the Deeds Registry atin the name of.....under Deed of.....No.....dated

And whereas a certificate has been furnished to me in terms of section thirty-one (4)(a) of Act No. 47 of 1937, by the transferee to the effect that the provisions of any law in connection with the change of ownership in the land in consequence of expropriation (or vesting), have been complied with.

Now, therefore, by virtue of the authority vested in me by the said Act, I, the at do, by these presents, cede and transfer in full and free property to and in favour of (here insert the name of the transferee entitled to claim transfer), its successors in title or assigns (here insert the description of the property giving name, number, registration division, administrative district and conform to regulations relative to extending clause and conditions).

Wherefore the said(registered owner referred to in first paragraph) is entirely dispossessed of and disentitled to the said land, and that by virtue of the said expropriation (if transfer is by reason of an expropriation by the State) or by virtue of these presents (in other cases) the said its successors in title, or assigns, now is and hereafter shall be entitled thereto conformably to local custom (add, the State, however, reserving its rights, where the State is not the transferee).

In witness whereof I, the said Registrar have subscribed to these presents, and have caused the seal of office to be affixed thereto.

Thus done and executed at the Office of the at
..... on this day of
..... in the year of Our Lord, One thousand Nine hundred and

.....
Registrar of Deeds
Rand Townships Registrar.

(Add a registration clause approved by the Registrar.)

(Form G substituted by regulation 4 of GNR 1105 of 1966)

(Form G amended by regulation 15(a) of GNR 1892 of 1983)

(Form G amended by regulation 9(a) of GNR 195 of 2013)

(Form G amended by regulation 4(a) of GNR 884 dated 14 August 2020, with effect from 14 October 2020)

FORM H.

Prepared by me

.....

CONVEYANCER

.....

(State full name and surname in block letters)

.....

(Disclose Legal Practice Council Membership Number)

DEED OF TRANSFER.

By virtue of section thirty-three of the Deeds Registries Act, 1937 (No. 47 of 1937).

Be it hereby made known:

That in obedience to an Order of the.....

.....I, the

Registrar at.....by virtue thereof, cede and transfer in full and

free property to and on behalf of..... heirs, executors,

administrators, or assigns, certain (describe the property, giving name, number, registration division,

administrative district and observe the regulations relative to extending clause and conditions) and that by

virtue hereof the saidheirs, executors, administrators, or assigns, now

is and henceforth shall be entitled thereto conformably to local custom, the State, however, reserving its rights.

In witness whereof I, the said Registrar, have subscribed to these presents, and have caused the seal of office to be affixed thereto.

Thus done and executed at the Office of the at

on thisday of..... in the year of Our Lord, One thousand Nine

hundred and

.....

Registrar of Deeds or Rand Townships Registrar.

(Add a registration clause approved by the Registrar.)

.....
(Form H amended by regulation 15(a) of GNR 1892 of 1983)

(Form H amended by regulation 9(a) of GNR 195 of 2013)

(Form H amended by regulation 4(a) of GNR 884 dated 14 August 2020, with effect from 14 October 2020)

FORM I

Prepared by me

.....

CONVEYANCER

.....

(State full name and surname in block letters)

.....

(Disclose Legal Practice Council Membership Number)

CERTIFICATE OF REGISTERED TITLE.

Issued under the provisions of section thirty-seven of the Deeds Registries Act, 1937 (No. 47 of 1937).

Whereashas applied for the issue to him of a Certificate of Registered Title under the provisions of section..... of the Deeds Registries Act, 1937, and whereas he is the registered owner of the undermentioned land held by him under deed of (quote title) No.....dated.....

Now, therefore, pursuant to the provisions of the said Act, I, the atdo hereby certify that the said..... heirs, executors, administrators, or assigns, is the registered owner of certain (describe the land giving name, number, registration division, administrative district and observe the regulations relative to extending clause and conditions) and that by virtue of these presents (he, she or it) is now and henceforth shall be entitled thereto conformably to local custom, the State, however, reserving its rights.

In witness whereof I, the said Registrar, have subscribed to these presents, and have caused the seal or office to be affixed thereto.

Thus done and executed at the Office of the.....at..... on this.....day of..... in the year of Our Lord, One thousand Nine hundred and

.....

Registrar of Deeds or Rand Townships Registrar.

(Add a registration clause approved by the Registrar.)

.....
(Form I amended by regulation 15(a) of GNR 1892 of 1983)

(Form I amended by regulation 9(a) of GNR 195 of 2013)

(Form I amended by regulation 4(a) of GNR 884 dated 14 August 2020, with effect from 14 October 2020)

FORM J.

Prepared by me

.....
CONVEYANCER

.....
(State full name and surname in block letters)

.....
(Disclose Legal Practice Council Membership Number)

CERTIFICATE OF REGISTERED TITLE.

Issued under the provisions of section thirty-seven of the Deeds Registries Act, 1937 (No. 47 of 1937).

Whereashas applied for the issue to him of a Certificate of Registered Title, under the provisions of sub-section (2) of section thirty-four of the Deeds Registries Act, 1937, in lieu of(describe the deed) No.....dated..... which has been lost or destroyed and whereas the land therein described is held in joint ownership and the share held by the applicant under the aforementioned deed is that hereunder described;

Now, therefore, in pursuance of the provisions of the said Act, I, the at.....do hereby certify that the said.....heirs, executors, administrators, or assigns is the registered owner of (describe the land, quoting name, number, registration division, administrative district and comply with the regulations as to existing conditions and extending clause);

And that by virtue of these presents the saidheirs, executors, administrators, or assigns, now is and henceforth shall be entitled thereto, conformably to local custom, the State, however, reserving its rights.

In witness whereof I, the said Registrar, have subscribed to these presents, and have caused the seal of office to be affixed thereto.

Thus done and executed at the Office of the at..... on this..... day of.....in the year of Our Lord, One thousand Nine hundred and

.....
Registrar of Deeds
Rand Townships Registrar.

(Add a registration clause approved by the Registrar.)

(Form J amended by regulation 15(a) of GNR 1892 of 1983)

(Form J amended by regulation 9(a) of GNR 195 of 2013)

(Form J amended by regulation 4(a) of GNR 884 dated 14 August 2020, with effect from 14 October 2020)

FORM K.

*** LOST / DESTROYED / INCOMPLETE / UNSERVICEABLE TITLE DEED**

(Form of publication in terms of section thirty-eight of the Act.)

Notice is hereby given that under the provisions of section thirty-eight of the Deeds Registries Act, 1937, I, the.....atintend to issue a Certificate of Registered Title in lieu of (here describe the deed) No..... datedpassed by (here insert the name of the transferor) in favour of (here insert the name of the person in favour of whom the deed was passed) in respect of certain (here insert the description of the property) which has been * lost, destroyed, incomplete or unserviceable.

All persons having objection to the issue of such Certificate are hereby required to lodge the same in writing with the.....atwithin six weeks after the date of the first publication in the *Gazette*.

Dated at.....this.....day of

Registrar of Deeds

* Delete whichever is inapplicable

(Form K substituted by regulation 9(b) of GNR 195 of 2013)

FORM L.

Prepared by me

.....
CONVEYANCER

.....
(State full name and surname in block letters)

.....
(Disclose Legal Practice Council Membership Number)

CERTIFICATE OF REGISTERED TITLE IN LIEU OF A LOST DEED.

Issued under the provisions of section thirty-eight of the Deeds Registries Act, 1937 (No. 47 of 1937).

Whereas has applied for the issue to him of a Certificate of Registered Title in lieu of.....(describe the deed) No..... dated....., which has been lost or destroyed, and whereas it appears that he is the registered owner of the land, hereinafter described;

Now, therefore, in pursuance of the provisions of the said Act, I, the atdo hereby certify that the, saidheirs, executors, administrators, or assigns, is the registered owner of (here describe the land, quoting name; number, registration division, administrative district .and comply with the regulations as to existing conditions giving extending clause where a diagram is not annexed).

And that, by virtue of these presents the saidheirs, executors, administrators, or assigns, now is and henceforth shall be entitled thereto conformably to local custom, the State, however reserving its rights.

In witness whereof I, the said Registrar, have subscribed to these presents, and have caused the seal of office to be affixed thereto.

Thus done and executed at the Office of the at on thisday ofin the year of Our Lord, One thousand Nine hundred· and

.....
Registrar of Deeds
Rand Townships Registrar.

(Add a registration clause approved by the Registrar.)

(Form L amended by regulation 15(a) of GNR 1892 of 1983)

(Form L amended by regulation 9(a) of GNR 195 of 2013)

(Form L amended by regulation 4(a) of GNR 884 dated 14 August 2020, with effect from 14 October 2020)

FORM M.

Prepared by me

.....
CONVEYANCER

.....
(State full name and surname in block letters)

.....
(Disclose Legal Practice Council Membership Number)

CERTIFICATE OF REGISTERED TITLE.

[Issued under the provisions of section thirty-nine (1), of the Deeds Registries Act, 1937 (No. 47 of 1937).]

Whereas has applied for the issue to him of a Certificate of Registered Title in terms of section thirty-nine (1) of the said Deeds Registries Act, 1937;

And whereas the said is the registered owner of the hereinafter-mentioned property under Deed of Transfer No registered on

And whereas the said property was again transferred to the saidunder Deed of Transfer No.registered this day in order to correct an error in registration;

And whereas the said now holds the said property under two deeds of transfer and it is necessary to rectify the aforesaid registrations.

Now therefore, in pursuance of the provisions of the said Act, I, the at do hereby certify that the said , his heirs, executors, administrators or assigns is the registered owner of (describe the land, quoting name, number, registration division, district, and comply with the regulations as to existing conditions and extending clause.

N.B - Both titles under which applicant holds the property must be quoted).

And that by virtue of these presents the said his heirs, executors, administrators or assigns, now is and henceforth shall be entitled thereto, conformably to local custom, the State, however, reserving its rights.

In witness whereof I, the said Registrar, have subscribed to these presents, and have caused the seal of office to be affixed thereto.

Prepared by:

Thus done and executed at the office of the at
on this day of in the year of Our Lord, One thousand Nine
hundred and (19.....)

.....
Registrar of Deeds
Rand Townships Registrar.

(Add a registration clause approved by the Registrar.)

(Form M amended by regulation 15(a) of GNR 1892 of 1983)

(Form M amended by regulation 9(a) of GNR 195 of 2013)

(Form M amended by regulation 4(a) of GNR 884 dated 14 August 2020, with effect from 14 October 2020)

FORM N.

Prepared by me

.....
CONVEYANCER

.....
(State full name and surname in block letters)

.....
(Disclose Legal Practice Council Membership Number)

CERTIFICATE OF REGISTERED TITLE.

[Issued under the provisions of section thirty-nine (3) of the Deeds Registries Act, 1937 (No. 47 of 1937).]

Whereas has applied for the issue to him of a Certificate of Registered Title in lieu of(describe the deed) No. datedfree of the (conditions) or (servitudes) therein reading (quote the conditions or servitudes affected) which (have lapsed by merger duly noted or have been cancelled, as the case may be) and whereas it appears that he is the registered owner of the land hereinafter described.

Now, therefore, in pursuance of the provisions of the said Act, I, the atdo hereby certify that the said heirs, executors, administrators, or assigns, is the registered owner of (describe the land, quoting name, number, registration division, administrative district and comply with the regulations as to existing conditions and extending clause);

And that by virtue of these presents the said Heirs, executors, administrators, or assigns, now is and henceforth shall be entitled thereto, conformably to local custom, the State, however, reserving its rights.

In witness whereof I, the said Registrar, have subscribed to these presents, and have caused the seal of office to be affixed thereto.

Thus done and executed at the office of the at on this day of in the year of Our Lord, One thousand Nine hundred and (19.....)

.....
Registrar of Deeds
Rand Townships Registrar.

(Add a registration clause approved by the Registrar.)
(or alternative form not quoting conditions or servitudes affected.)

Whereas has applied for the issue to him of a Certificate of Registered Title in lieu of (describe the deed) No. dated free of the (conditions) or (servitudes) therein which (have lapsed by merger duly noted or have been cancelled, as the case may be) and whereas it appears that he is the registered owner of the land hereinafter described;

Now, therefore, in pursuance of the provisions of the said Act, I, theat do hereby certify that the said.....heirs, executors, administrators, or assigns, is the registered owner of (describe the land. quoting name, number, registration division, administrative district and comply with the regulations as to existing conditions and extending clause);

And that by virtue of these presents the saidheirs, executors, administrators, or assigns, now is and henceforth shall be entitled thereto, conformably to local custom, the State, however, reserving its rights.

In witness whereof I, the said Registrar, have subscribed to these presents, and have caused the seal of office to be affixed thereto.

Thus done and executed at the office of the at on this day of in the year of Our Lord, One thousand Nine hundred and (19.....)

.....
Registrar of Deeds
Rand Townships Registrar.

(Add a registration clause approved by the Registrar.)

(Form N amended by regulation 15(a) of GNR 1892 of 1983)

(Form N amended by regulation 9(a) of GNR 195 of 2013)

(Form N amended by regulation 4(a) of GNR 884 dated 14 August 2020, with effect from 14 October 2020)

FORM O

Prepared by me

.....
CONVEYANCER

.....
(State full name and surname in block letters)

.....
(Disclose Legal Practice Council Membership Number)

CERTIFICATE OF CONSOLIDATED TITLE.

Issued under the provisions of section forty of the Deeds Registries Act, 1937 (No. 47 of 1937)

Whereas.....has applied for the issue to him of a Certificate of Consolidated Title under the provisions of section forty of the Deeds Registries Act, 1937; and

Whereas he is the registered owner of (here describe the pieces of land, omitting the areas) held under deeds of (describe the title) Nos.datedwhich have been consolidated into the land hereinafter described;

Now, therefore, in pursuance of the provisions of the said Act, I, theat do hereby certify that the saidheirs, executors, administrators, or assigns, is the registered owner of (describe the land, giving name, number, registration division, administrative district and comply with the regulations relative to conditions).

And that by virtue of these presents the saidheirs, executors, administrators, or assigns, now is and henceforth shall be entitled thereto conformably to local custom, the State, however, reserving its rights.

In witness whereof I, the said Registrar, have subscribed to these presents, and have caused the seal of office to be affixed thereto.

Thus done and executed at the office of the at on this day of in the year of Our Lord, One thousand Nine hundred and

.....
Registrar of Deeds
Rand Townships Registrar.

(Add a registration clause approved by the Registrar.)

Prepared by:

(Form O amended by regulation 15(a) of GNR 1892 of 1983)

(Form O amended by regulation 9(a) of GNR 195 of 2013)

(Form O amended by regulation 4(a) of GNR 884 dated 14 August 2020, with effect from 14 October 2020)

FORM P.

(Form P deleted by regulation 15(b) of GNR 1892 of 1983)

FORM Q.

Prepared by me

.....
CONVEYANCER

.....
(State full name and surname in block letters)

.....
(Disclose Legal Practice Council Membership Number)

CERTIFICATE OF UNIFORM TITLE.

Issued under the provisions of section forty-two of the Deeds Registries Act, 1937 (No. 47 of 1937).

Whereas has applied for the issue to him of a Certificate of Uniform Title under section forty-two of the Deeds Registries Act, 1937, and whereas it appears that he is the registered owner of (describe the piece or pieces of land, omitting areas) under deed or deeds of (describe the title or titles) No. datedwhich (is or are) held [here describe whether under different conditions of tenure, or subject to different rights reserved in favour of the State. If section 42(1) applies also state that the pieces of land have been consolidated into the land hereinafter described].

And whereas the Minister has by written consent agreed to the issue of a Certificate of Uniform Title in respect of the aforesaid land subject to the undermentioned (here describe whether uniform conditions of tenure or reservation of uniform rights in favour of the State).

Now, therefore, in pursuance of the provisions of the said Act, I, theat do hereby certify that the saidheirs, executors, administrators, or assigns, is the registered owner of (describe the land, giving name, number, registration division, administrative district and insert the conditions approved by the Minister).

And that by virtue of these presents the said heirs, executors, administrators, or assigns, now is and henceforth shall be entitled thereto conformably to local custom, the State, however, reserving its rights.

In witness whereof I, the said Registrar, have subscribed to these presents, and have caused the seal of office to be affixed thereto.

Prepared by:

Thus done and executed at the Office of the at
on this day of in the year of Our Lord, One thousand Nine
hundred and

.....
Registrar of Deeds
Rand Townships Registrar.

(Add a registration clause approved by the Registrar.)

(Form Q amended by regulation 15(a) of GNR 1892 of 1983)

(Form Q amended by regulation 9(a) of GNR 195 of 2013)

(Form Q amended by regulation 4(a) of GNR 884 dated 14 August 2020, with effect from 14 October 2020)

FORM R.

Prepared by me

.....

CONVEYANCER

.....

(State full name and surname in block letters)

.....

(Disclose Legal Practice Council Membership Number)

CERTIFICATE OF REGISTERED TITLE.

Issued under the provisions of section forty-three of the Deeds Registries Act, 1937 (No. 47 of 1937).

Whereas has applied for the issue to him of a Certificate of Registered Title under section forty-three of the Deeds Registries Act, 1937, in respect of the undermentioned land, being portion of the land registered in his name (describe the title deed under which applicant holds).

Now, therefore, in pursuance of the provisions of the said Act, I, the at do hereby certify that the said heirs, executors, administrators, or assigns, is the registered owner of (describe the land, giving name, number, registration division, administrative district and observing the regulations relative to the diagram deed and conditions).

And that by virtue of these presents the said heirs, executors, administrators, or assigns, now is and henceforth shall be entitled thereto conformably to local custom, the State, however, reserving its rights.

In witness whereof I, the said Registrar, have subscribed to these presents, and have caused the seal of office to be affixed thereto.

Thus done and executed at the Office of the at on this day of in the year of Our Lord, One thousand Nine hundred and

.....

Registrar of Deeds

Rand Townships Registrar.

(Add a registration clause approved by the Registrar.)

(Form R amended by regulation 15(a) of GNR 1892 of 1983)

Prepared by:

LawExplorer

(Form R amended by regulation 9(a) of GNR 195 of 2013)

(Form R amended by regulation 4(a) of GNR 884 dated 14 August 2020, with effect from 14 October 2020)

FORM S.

(Form S deleted by regulation 28 of GNR 359 of 1982)

FORM T.

Prepared by me

.....

ATTORNEY/NOTARY/CONVEYANCER

(Use whichever is applicable.)

.....

(State full name and surname in block letters)

.....

(Disclose Legal Practice Council Membership Number)

(Form of Consent by Survivor and the legal holder of a Bond under section forty-five of the Act.)

I, The surviving spouse of the lateand the
mortgagor under Bond No. Dated passed by me in favour of
..... For the sum ofdo hereby:

- (a) Consent to the release of the estate of my said late spouse from liability under the said Bond;
- (b) assume full liability for all indebtedness under the said Bond; and
- (c) consent to the substitution of myself as the sole debtor in respect of the said Bond; and

I, the legal holder of the aforementioned Bond, do hereby consent to the
release, assumption of liability and substitution of debtor as aforesaid.

Dated at thisday of

.....

Signature of Survivor.

As witness:

.....

.....

.....

Signature of legal holder of Bond.

As witness:

.....

.....

(Form T amended by regulation 21 of GNR 493 of 1965)

Prepared by:

(Form T amended by regulation 15(c) of GNR 1892 of 1983)

(Form T amended by regulation 9(c) of GNR 195 of 2013)

(Form T amended by regulation 4(d) of GNR 884 dated 14 August 2020, with effect from 14 October 2020)

FORM U.

(Form U deleted by regulation 28 of GNR 359 of 1982)

FORM V.

Certificate of township title

[Issued under the provisions of section forty-six (4) of the Deeds Registries Act, 1937 (47 of 1937).]

Prepared by me

.....
CONVEYANCER

.....
(State full name and surname in block letters)

.....
(Disclose Legal Practice Council Membership Number)

Whereas has applied for the issue to him/her of a Certificate of Township Title under section forty-six (4) of the Deeds Registries Act, 1937, and whereas he/she is the registered owner of (here describe the land held under his title deed) under Deed of Transfer (or Grant) dated and whereas there is laid out a township called upon a portion of the aforementioned land, hereinafter described.

Now, therefore, in pursuance of the provisions of the said Act, I, the Registrar of Deeds at do hereby certify that the said, heirs, executors, administrators, or assigns, is the registered owner of certain portion (describe it) now known as the township of of the farm (quote name, number, registration division, administrative district and quote the diagram deed and last deed in accordance with regulations) now known as (insert township name), measuring as will more fully appear from diagram S. G. hereunto annexed approved by the Surveyor-General on the (here observe the regulations regarding conditions).

And that by virtue of these presents the said, heirs, executors, administrators, or assigns, now is and henceforth shall be entitled thereto conformably to local custom, the State, however, reserving its rights.

In witness whereof I, the said Registrar of Deeds, have subscribed to these presents, and have caused the seal of office to be affixed thereto.

Thus done and executed at the Office of the at on this
..... day of in the year of Our Lord, Two thousand

.....

Registrar of Deeds

(Add a registration clause approved by the Registrar.)

(Form V amended by regulation 15(a) of GNR 1892 of 1983)

(Form V amended by regulation 9(a) of GNR 195 of 2013)

(Form V amended by regulation 4(a) of GNR 884 dated 14 August 2020, with effect from 14 October 2020)

(Form V substituted by regulation 5 of GNR 498 dated 11 June 2021)

FORM W

Prepared by me

.....

ATTORNEY/NOTARY/CONVEYANCER

(Use whichever is applicable.)

.....

(State full name and surname in block letters)

.....

(Disclose Legal Practice Council Membership Number)

CONSENT TO SUBSTITUTION

[Form of consent to substitution of debtor under section 57(1) of the Act]

Issued under the provisions of section 57 of the Deeds Registries Act, 1937 (No. 47 of 1937).

Whereas I am the legal holder of Mortgage Bond
No.dated passed by
for the sum ofwhereby was hypothecated as a mortgage
certain (here describe the property).

And whereas the said has transferred the aforesaid land to
..... who is ready and willing to take over the liability of the said
..... under the said bond and to be substituted for the said transferor as the
debtor under the bond.

Now, therefore, I agree under the provisions of the said Act, that the transferee aforesaid shall be substituted
as debtor under the bond and that from the date of execution of the transfer the transferor shall be released
from any obligation under the said bond.

Dated at..... thisday of

.....

Signature of mortgagee

As witness:

.....

.....

And I, the transferee aforesaid, having read the above consent of the
legal holder of the bond, do hereby consent to accept transfer of the land subject to such bond and to be

substituted for the transferor as debtor under the bond and hereby assume full liability for the indebtedness under the said bond in terms of the provisions of the said Act.

Dated at..... thisday of

.....
Signature of Transferee

As witness:

.....
.....

(Form W amended by regulation 22 of GNR 493 of 1965)

(Form W amended by regulation 15(c) of GNR 1892 of 1983)

(Form W substituted by regulation 21(a) of GNR 292 of 2010)

(Form W amended by regulation 9(c) of GNR 195 of 2013)

(Form W amended by regulation 4(d) of GNR 884 dated 14 August 2020, with effect from 14 October 2020)

FORM X.

(Form X deleted by regulation 28 of GNR 359 of 1982)

FORM Y.

(Form Y deleted by regulation 28 of GNR 359 of 1982)

FORM Z.

Prepared by me

.....

CONVEYANCER

.....

(State full name and surname in block letters)

.....

(Disclose Legal Practice Council Membership Number)

CERTIFICATE OF REGISTERED REAL RIGHTS.

Issued under the provisions of section sixty-four of the Deeds Registries Act, 1937 (No. 47 of 1937.)

Whereas has applied for the issue to him of a Certificate of Real Rights under section sixty-four of the Deeds Registries Act, 1937, and whereas he is the holder of (describe the nature of the real right) in and upon the undermentioned land under and by virtue of (describe the deed conferring title to the real right).

Now, therefore, in pursuance of the provisions of the said Act, I, theat do hereby certify that the said is the registered holder of (describe the nature of the right) in and upon (describe the property giving name, number, registration division and administrative district) subject and entitled to the following conditions (if any)

In witness whereof I, the said Registrar, have subscribed to these presents, and have caused the seal of office to be affixed thereto.

Thus done and executed at the Office of the at on this day of in the year of Our Lord, One thousand Nine hundred and

.....

Registrar of Deeds
Rand Townships Registrar.

(Add a registration clause approved by the Registrar.)

.....
(Form Z amended by regulation 15(a) of GNR 1892 of 1983)

(Form Z amended by regulation 9(a) of GNR 195 of 2013)

(Form Z amended by regulation 4(a) of GNR 884 dated 14 August 2020, with effect from 14 October 2020)

Prepared by:

FORM AA;

(Form AA amended by regulation 15(a) of GNR 1892 of 1983)

(Form AA substituted by regulation 7 of GNR 395 of 2000)

(Form AA deleted by regulation 21(b) of GNR 292 of 2010)

FORM BB

(Form BB amended by regulation 15(a) of GNR 1892 of 1983)

(Form BB deleted by regulation 21(b) of GNR 292 of 2010)

FORM CC.

(Form CC amended by regulation 15(a) of GNR 1892 of 1983)

(Form CC deleted by regulation 21(b) of GNR 292 of 2010)

FORM DD.

(Form DD amended by regulation 15(a) of GNR 1892 of 1983)

(Form DD deleted by regulation 21(b) of GNR 292 of 2010)

FORM EE.

(Form EE amended by regulation 15(a) of GNR 1892 of 1983)

(Form EE deleted by regulation 21(b) of GNR 292 of 2010)

FORM FF.

(Form FF amended by regulation 15(a) of GNR 1892 of 1983)

(Form FF deleted by regulation 21(b) of GNR 292 of 2010)

FORM GG.

(Form GG amended by regulation 15(a) of GNR 1892 of 1983)

(Form GG deleted by regulation 21(b) of GNR 292 of 2010)

FORM HH.

(Form HH amended by regulation 15(a) of GNR 1892 of 1983)

(Form HH deleted by regulation 21(b) of GNR 292 of 2010)

FORM II.

(Form II deleted by regulation 21(b) of GNR 292 of 2010)

FORM JJ

(Form JJ amended by regulation 15(a) of GNR 1892 of 1983)

(Form JJ deleted by regulation 21(b) of GNR 292 of 2010)

(Suggested form of Collateral Bond.)

FORM KK.

Prepared by me

.....

CONVEYANCER

.....

(State full name and surname in block letters)

.....

(Disclose Legal Practice Council Membership Number)

COLLATERAL MORTGAGE BOND.

Be it hereby made known:

That.....appeared before me the at he the said appearer being duly authorised thereto by a power of attorney granted to him by dated and signed at and the said appearer declared that;

Whereas his principal the said is truly and lawfully indebted to (hereinafter styled the mortgagee) in the sum of arising from and beingas security for which indebtedness Mortgage Bond No. (hereinafter called the principal bond) was registered in the Deeds Registry at on the over the property thereby specially hypothecated;

And whereas the said mortgagee requires the indebtedness of the appearer's principal under the principal bond to be further secured by the hypothecation of the undermentioned property as collateral security therefor;

Now, therefore, the appearer, renouncing all benefits arising from the legal exceptions with the full force and effect of which he declared his said principal to be fully acquainted, did by these presents declare and acknowledge his said principal to be held and firmly bound unto and on behalf of the said..... his order assigns in the aforesaid sum of together with the sum a preferent charge for costs and other matters as more fully set out in the principal bond, and as collateral security for the due and proper repayment of the aforesaid sums with interest on the said capital sum and for the due and proper fulfilment of all the terms and conditions mentioned or referred to in the principal bond as well as all his said principal's obligations thereunder, the appearer on behalf of his said principal hereby declared to bind specially as a mortgage (here describe the property).

Prepared by:

And the appearer further declared that this Collateral Bond shall be subject to all the terms and conditions set out in the principal bond as fully and effectually as if the same had been inserted herein and to the special condition that upon payment and discharge of all obligations under the principal bond this bond shall be null and void but shall otherwise be and remain in full force, virtue and effect.

In witness whereof I, the said Registrar, together with the appearer, have subscribed to these presents, and have caused the seal of office to be affixed thereto.

Thus done and executed at the Office of the at on this day of in the year of Our Lord, One thousand Nine hundred and

.....
Signature of appearer

In my presence:

.....
Registrar of Deeds
(Rand Townships Registrar)

(Add a registration clause approved by the Registrar.)

- Legal Practice Council Membership Number must be disclosed together with the full name and surname of the conveyancer-appearer in the pre-amble of the Collateral Mortgage Bond.

(Form KK amended by regulation 15(a) of GNR 1892 of 1983)

(Form KK amended by regulation 9(a) of GNR 195 of 2013)

(Form KK amended by regulation 4(a) of GNR 884 dated 14 August 2020, with effect from 14 October 2020)

(Footnote to Form KK inserted by regulation 4(e) of GNR 884 dated 14 August 2020, with effect from 14 October 2020)

FORM LL.

Prepared by me

.....

CONVEYANCER

.....

(State full name and surname in block letters)

.....

(Disclose Legal Practice Council Membership Number)

SURETY BOND.

Know all men whom it may concern:-

That appeared before me, the athe being duly authorised thereto by a power of attorney dated a on and granted to him by (here describe the surety) which power of attorney has this day been exhibited to me. And the Appearer declared that,

Whereas (here describe the principal debtor) (hereinafter called the principal debtor) is truly and lawfully indebted in the sum of (.....) together with the sum of (.....) as a preferent charge for costs and other matters to and on behalf of (describe the mortgagee) arising from and being as security for which indebtedness the said principal debtor has registered Mortgage Bond No....., dated in the Deeds Registry at over the property thereby especially hypothecated.

And whereas the said has agreed to bind himself as surety and co-principal debtor for the due payment of the aforesaid sum and interest thereon and for the compliance with all the terms and conditions of the aforesaid principal bond, mortgaging as security for the fulfilment of the said obligations the hereinafter-mentioned property.

Now therefore, the appearer declared his principal, the said to be truly and lawfully indebted and held and firmly bound to and on behalf ofin the sum ofarising from the considerations aforementioned under renunciation of the legal exceptions with the force and effect whereof he declared his principal to be fully acquainted together with the sum of (.....) as a preferent charge for costs and other matters as more fully set out in the said principal bond.

And the appearer hereby bound his principal to pay or cause to be paid to the mortgagee or other bolder of this bond, his heirs, executors, administrators or assigns, the said principal sum of with such interest as may from time to time become due and payable

thereon in terms of the principal bond, and for the proper performance of the terms thereof the appearer *q.q.* declared to bind specially as a mortgage (describe the property).

And the appearer *q.q.* declared it to be a special condition of this bond that should the principal debtor fulfil all his obligations under the said principal bond by payment of all the sums due thereon by way of capital and interest and comply further with all the terms and conditions of the aforesaid bond this bond shall become null and void.

In witness whereof I, the said Registrar, together with the appearer, have subscribed to these presents, and have caused the seal of office to be affixed thereto.

Thus done and executed at the office of the at on this day of in the year of Our Lord, One thousand Nine hundred and(19.....).

.....
Appearer *q.q.*

(Add a registration clause approved by the Registrar.)

In my presence:

.....
Registrar of Deeds
(Rand Townships Registrar)

- Legal Practice Council Membership Number must be disclosed together with the full name and surname of the conveyancer-appearer in the pre-amble of the Surety Bond.

(Form LL amended by regulation 23 of GNR 493 of 1965)

(Form LL amended by regulation 15(a) of GNR 1892 of 1983)

(Form LL amended by regulation 9(a) of GNR 195 of 2013)

(Form LL amended by regulation 4(a) of GNR 884 dated 14 August 2020, with effect from 14 October 2020)

(Footnote to Form LL inserted by regulation 4(f) of GNR 884 dated 14 August 2020, with effect from 14 October 2020)

FORM MM.

Prepared by me

.....
ATTORNEY/NOTARY/CONVEYANCER

(Use whichever is applicable.)

.....
(State full name and surname in block letters)

.....
(Disclose Legal Practice Council Membership Number)

CONSENT.

(To cancellation, Part-payment, Release, Cession, Cancellation of Cession, Substitution, etc., of from or under Bonds)

the undersigned,

the legal holder of the undermentioned Bond, namely:

No.dateFolio

passed by

in favour of

for the sum of

*and ceded to

*by Cession registered on

Do hereby

Dated at this day of

Witness:

1.

2.

NOTE.- If Bond was not ceded delete *.

Omit all irrelevant *[sic]* matter

(Form MM amended by regulation 24 of GNR 493 of 1965)

(Form MM amended by regulation 15(c) of GNR 1892 of 1983)

(Form T amended by regulation 9(c) of GNR 195 of 2013)

(Form MM amended by regulation 4(d) of GNR 884 dated 14 August 2020, with effect from 14 October 2020)

Prepared by:

FORM NN

(Form NN added by regulation 25 of GNR 493 of 1965)

(Form NN amended by regulation 15(a) of GNR 1892 of 1983)

(Form NN deleted by regulation 21(b) of GNR 292 of 2010)

FORM OO

(Form OO added by regulation 5 of GNR 1105 of 1966)

(Form OO amended by regulation 15(a) of GNR 1892 of 1983)

(Form OO deleted by regulation 21(b) of GNR 292 of 2010)

FORM OO(1)

(Form OO(1) added by regulation 2 of GN 1854 of 1989)

(Form OO(1) deleted by regulation 21(b) of GNR 292 of 2010)

FORM PP.

Prepared by me

.....
CONVEYANCER

.....
(State full name and surname in block letters)

.....
(Disclose Legal Practice Council Membership Number)

CERTIFICATE OF REGISTERED REAL RIGHTS: TOWNSHIP OR SETTLEMENT

[In respect of a township or settlement being laid out.]

[Issued under the provisions of section 64 of the Deeds Registries Act, 1937 (No. 47 of 1937).]

Whereas has laid out a *township or settlement upon the land hereunder described in respect whereof he/she has reserved to him-/herself (here describe the nature of the rights reserved) and whereas a register has this day been opened for the said *township or settlement;

Now, therefore, pursuant to the provisions of the said Act, I, the at do hereby certify that the said his/her heirs, executors, administrators, or assigns, is/are the registered holder(s) of (here describe the nature of the rights reserved) in and upon certain portion (describe it) now known as the *township or settlement of of the farm (describe the land giving name, number, registration division, administrative district and title deed) subject and entitled to the following conditions (here set forth the conditions from the title deed which are applicable).

In witness whereof I, the said Registrar, have subscribed to these presents, and have caused the seal of office to be affixed thereto.

Thus done and executed at the office of the at on this day of Two Thousand and

Registrar of Deeds.

*Omit which is not applicable

(Form PP added by regulation 5 of GNR 1105 of 1966)

(Form PP amended by regulation 15(a) of GNR 1892 of 1983)

(Form PP substituted by regulation 21(a) of GNR 292 of 2010)

Prepared by:

(Form PP amended by regulation 9(a) of GNR 195 of 2013)

(Form PP amended by regulation 4(a) of GNR 884 dated 14 August 2020, with effect from 14 October 2020)

FORM QQ.

Prepared by me

.....
CONVEYANCER

.....
(State full name and surname in block letters)

.....
(Disclose Legal Practice Council Membership Number)

CERTIFICATE OF REGISTERED REAL RIGHTS: LAND TRANSFERRED

(In respect of land being transferred)

[Issued under the provisions of 64 of the Deeds Registries Act, 1937 (No. 47 of 1937).]

Whereas has this day transferred under Deed of Transfer No.
..... the land hereunder described in respect whereof he/she has reserved to him-/herself
..... (here described the rights reserved);

Now, therefore, pursuant to the provisions of the said Act, I, the at
..... do hereby certify that the said, his/her heirs,
executors, administrators, or assigns, is/are the holder(s) of (here
describe the rights reserved) in and upon (describe the land, giving
name, number, registration division and administrative district) subject and entitled to the following conditions
..... here set out the conditions from the title deed which are
applicable).

In witness whereof I, the said Registrar, have subscribed to these presents and have caused the seal of office
to be affixed thereto.

Thus done and executed at the office of the at on this
..... day of Two Thousand and

Registrar of Deeds

(Form QQ added by regulation 5 of GNR 1105 of 1966)

(Form QQ amended by regulation 15(a) of GNR 1892 of 1983)

(Form QQ substituted by regulation 21(a) of GNR 292 of 2010)

(Form QQ amended by regulation 9(a) of GNR 195 of 2013)

(Form QQ amended by regulation 4(a) of GNR 884 dated 14 August 2020, with effect from 14 October 2020)

FORM RR

Prepared by me

.....

CONVEYANCER

.....

(State full name and surname in block letters)

.....

(Disclose Legal Practice Council Membership Number)

DEEDS OF CESSION OFNo

[In terms of section 32 of the Deeds Registries Act, 1937 (No. 47 of 1937)]

Be it hereby made known:

That whereas the undermentioned servitude has been (state whether expropriated by or vested in and quote the authority in either event) over/in and upon the undermentioned land which (land, servitude) is at present registered in the name ofunder deed of transfer (or other title) No. dated

And whereas a certificate has been furnished to me in terms of section 32(4) of the Deeds Registries Act, 1937, by the cessionary to the effect that the provisions of any law in connection with the *expropriation or vesting) of such (mention servitude) have been complied with;

Now, therefore, by virtue of the authority conferred upon me by section 32 of the Deeds Registries Act, 1937, I, the..... at do hereby cede to(description of cessionary), its successors in title or assigns:-

Description or nature of servitude (refer to any diagram annexed) overdescription of landextent (in words and figures)

In witness whereof I, the said Registrar, have subscribed to these presents, and have caused the seal of office to be affixed thereto.

Thus done and executed at the office of the at on this day of Two Thousand and

Prepared by:

Registrar of Deeds

*Omit which is not applicable.

(Form RR added by regulation 14 of GNR 1077 of 1969)

(Form RR amended by regulation 15(a) of GNR 1892 of 1983)

(Form RR substituted by regulation 21(a) of GNR 292 of 2010)

(Form RR amended by regulation 9(a) of GNR 195 of 2013)

(Form RR amended by regulation 4(a) of GNR 884 dated 14 August 2020, with effect from 14 October 2020)

FORM SS

Prepared by me

.....
CONVEYANCER

.....
(State full name and surname in block letters)

.....
(Disclose Legal Practice Council Membership Number)

CERTIFICATE OF REGISTERED TITLE

[Issued in terms of section 43A(1) of the Deeds Registries Act, 1937 (Act 47 of 1937)]

Whereas, in terms of section 14(7)/14(8)/49(4)(b) of the Sectional Titles Act, 1986, the land held by, (disclose nature of title deed) No. dated, has reverted to the land register;

Now, therefore, in terms of the said section, I, the Registrar atdo hereby certify that the said is the registered owner of (describe the land giving name, number, registration division, administrative district and extent and refer to the diagram of the land where such diagram is annexed or the original diagram deed relating to the land and set out the conditions of title) and that he/she/it is entitled thereto, the State, however, reserving its rights.

Signed at, on, and confirmed with my seal of office.

.....
Registrar of Deeds

(If required, add a registration clause approved by the Registrar.)

(Form SS inserted by regulation 2 of GNR 1141 of 1980)

(Form SS amended by regulation 15(a) of GNR 1892 of 1983)

(Form SS amended by regulation 4(a) of GNR 2191 of 1986)

(Form SS substituted by regulation 12 of GNR 762 of 1998)

(Form SS amended by regulation 9(a) of GNR 195 of 2013)

(Form SS substituted by regulation 9(d) of GNR 195 of 2013)

(Form SS amended by regulation 4(a) of GNR 884 dated 14 August 2020, with effect from 14 October 2020)

FORM TT

Form for an extending clause for a title deed in respect of an entity of land not previously registered

..... (disclose the full description of the property and its situation) measuring
.....(disclose the extent of the property) as will appear from the annexed
diagram/general plan (disclose the number of the diagram annexed or the
number of the general plan, whichever is applicable) and held by
(disclose whether a deed of grant, transfer or certificate of title) (disclose serial
number followed by an oblique line and the year number if any).

(Form TT inserted by regulation 28 of GNR 359 of 1982)

(Form TT amended by regulation 15(d) of GNR 1892 of 1983)

FORM UU

Form for an extending clause for a title deed in respect of an entity of land already held under a title deed

.....
(Give the full description of the property and its situation) in extent (State the size of the property) first transferred/registered by (State whether a deed of grant, deed of transfer or certificate of title) (State the serial number followed by an oblique line and the year number, if any) with Diagram No. (State number of diagram) relating thereto or General Plan No. (State number of general plan) relating thereto and held by (State whether a deed of grant, deed of transfer or certificate of title) (State the serial number, followed by an oblique line and the year number, if any).

Notes:

1. No mention need be made of the diagram/general plan or the number of the diagram/general plan if not mentioned in the prior deed.
2. Omit the reference to the diagram or the general plan, whichever is not applicable.
3. Where the diagram is not annexed to the first deed but filed elsewhere, the extending clause must refer to the first title with the diagram relating thereto.
4. Where the property is still held under the first title deed, the necessary adaptation must be made.

(Form UU inserted by regulation 28 of GNR 359 of 1982)

(Form UU substituted by regulation 15(f) of GNR 1892 of 1983)

FORM VV

***Agreement to vary the terms of a bond in terms of section 3(1)(s) of the Deeds Registries Act, 1937
(Act 47 of 1937)***

Prepared by me

.....
ATTORNEY/NOTARY/CONVEYANCER

(Use whichever is applicable.)

.....
(State full name and surname in block letters)

.....
(Disclose Legal Practice Council Membership Number)

We,, the mortgagor, and
....., the legal holder of Bond
(disclose serial number including year number) for the sum of, do hereby agree that
the terms of the said bond shall be varied as follows:
.....

Dated at.. thisday of

.....
Mortgagor

Witnesses:

1.....
2.....

Dated at.. thisday of

.....
Legal holder

Witnesses:

1.....
2.....

N.B .-Alternatively the mortgagor and mortgagee may furnish their consents in separate documents.

(Form VV inserted by regulation 28 of GNR 359 of 1982)

(Form VV amended by regulation 15(g) of GNR 1892 of 1983)

(Form VV amended by regulation 9(c) of GNR 195 of 2013)

(Form VV amended by regulation 4(d) of GNR 884 dated 14 August 2020, with effect from 14 October 2020)

Prepared by:

FORM WW

Application and consent in terms of section 40(5)(a) of the Deeds Registries Act, 1937 (Act 47 of 1937)

Prepared by me

.....
ATTORNEY/NOTARY/CONVEYANCER

(Use whichever is applicable.)

.....
(State full name and surname in block letters)

.....
(Disclose Legal Practice Council Membership Number)

I,..... the owner, having applied for the issue of a certificate of consolidated title in respect of.....
(describe the consolidated land), represented on diagram (disclose number), comprising(describe the land mortgaged), mortgaged under Bond(disclose serial number including year number) and other land, do hereby apply for the consolidated land as represented on the said diagram to be substituted for the aforesaid land mortgaged under the said bond.

.....
Owner

Witnesses:

1.....
2.....

and I,
the legal holder of the aforesaid bond do hereby consent to the substitution of the consolidated land as represented on the said diagram for the aforesaid land mortgaged under the said bond.

Dated at. thisday of

.....
Legal holder

Witnesses:

1.....
2.....

N.B .-Alternatively the mortgagor and mortgagee may furnish their consents in separate documents.

Prepared by:

(Form WW inserted by regulation 28 of GNR 359 of 1982)

(Form WW amended by regulation 15(g) of GNR 1892 of 1983)

(Form WW amended by regulation 9(c) of GNR 195 of 2013)

(Form WW amended by regulation 4(d) of GNR 884 dated 14 August 2020, with effect from 14 October 2020)

FORM XX

Endorsement in terms of section 16B(1) of Act 47 of 1937.

The right of leasehold held hereunder is hereby converted to ownership as contemplated in section 57A of Act 4 of 1984.

Application with T

Subject to the conditions in the application.

DEEDS OFFICE

.....
Registrar of deeds

(Form XX inserted by regulation 4(b) of GNR 2191 of 1986)

FORM YY

Prepared by me

.....
CONVEYANCER

.....
(State full name and surname in block letters)

.....
(Disclose Legal Practice Council Membership Number)

Application in terms of section 16B of Act 47 of 1937

I, hereby apply for the conversion of my right of leasehold in respect of held under TL. into ownership in terms of section 57A of Act 4 of 1984 by the endorsement of said title as contemplated in section 16B(1) of Act 47 of 1937 subject to the following conditions

Signed at on

.....
Legal holder

Witnesses:

1.....

2.....

(Form YY inserted by regulation 4(b) of GNR 2191 of 1986)

(Form YY amended by regulation 9(a) of GNR 195 of 2013)

(Form YY amended by regulation 4(a) of GNR 884 dated 14 August 2020, with effect from 14 October 2020)

Prepared by:

FORM ZZ

Endorsement in terms of section 16B (2) of Act 47 of 1937

The right of leasehold *[sic]* mortgaged hereunder has been converted to ownership subject to the conditions in
T

DEEDS OFFICE

.....
Registrar of deeds

.....
.....

Footnote.-If restrictive conditions are imposed which affect the rights of the bondholder, his consent must be obtained.

(Form ZZ inserted by regulation 4(b) of GNR 2191 of 1986)

FORM AAA

(Form AAA inserted by regulation 2 of GNR 1403 of 1993)

(Form AAA deleted by regulation 3 of GNR 330 of 1996)

FORM BBB

Prepared by me

.....

ATTORNEY/NOTARY/CONVEYANCER

(Use whichever is applicable.)

.....

(State full name and surname in block letters)

.....

(Disclose Legal Practice Council Membership Number)

[Form of consent by both former spouses and the legal holder of a bond under section 45*bis* (2)(b) of the Deeds Registries Act, 1937 (Act No. 47 of 1937)]

We,, the former spouses and mortgagors under Mortgage Bond No. pass by us in favour offor the sum of do hereby:

- (a) consent to the release of our joint estate from liability under the said bond; and
- (b) jointly and severally assume full liability for all indebtedness under the said bond; and
- (c) renounce the exception *de duobus vel pluribus reis debendi*; and

I,the legal holder of the afore-mentioned Bond, do hereby consent to the release, the severally assumption of liability and renunciation by the mortgagors as afore-mentioned.

Dated atthis day of

As witness:

1.

2.

Signatures of former spouses

As witness:

1.

2.

Signature of legal holder of bond

(Form BBB inserted by regulation 20 of GNR 184 of 1995)

(Form BBB amended by regulation 9(c) of GNR 195 of 2013)

(Form BBB amended by regulation 4(d) of GNR 884 dated 14 August 2020, with effect from 14 October 2020)

FORM CCC

Prepared by me

.....
*CONVEYANCER / AUTHORISED OFFICER

.....
(State full name and surname in block letters)

.....
(Conveyancer to disclose Legal Practice Council
Membership Number)

DEED OF TRANSFER OF INITIAL OWNERSHIP

(In terms of the provisions of section 62 of the Development Facilitation Act, 1995)

Whereas I,
(insert particulars of transferor)

.....
(here insert an appropriate recital of the nature and date of the transaction or the circumstances necessitating transfer as well as the compensation).

Now, therefore, I hereby cede and transfer all rights and title in initial ownership in the hereinafter property, to and on behalf of
(insert particulars of transferee)

in respect of
(insert the description of the land, stating name, number, registration division or administrative district, province and area).

As will appear from layout plan
*held by
(disclose nature of title deed and serial number) /being an unregistered portion of land which land is held by (disclose nature of title deed and serial number).

Subject and/or entitled to the provisions of the Development Facilitation Act, 1995.

Signed at on 19

.....

Transferor/duly authorized agent

Before me

*Conveyancer/Authorized officer

Registered at on

.....

Registrar of Deeds

Seal of Office

*Omit which is not applicable.

(Form CCC inserted by regulation 4 of GNR 330 of 1996)

(Form CCC amended by regulation 9(e) of GNR 195 of 2013)

(Form CCC amended by regulation 4(g) of GNR 884 dated 14 August 2020, with effect from 14 October 2020)

FORM DDD

Prepared by me

.....
*CONVEYANCER / AUTHORISED OFFICER

.....
(State full name and surname in block letters)

.....
(Conveyancer to disclose Legal Practice Council
Membership Number)

Deed of Transfer

(In terms of the provisions of section **)

Whereas I,
(insert particulars of transferor)

.....
(here insert an appropriate recital of the nature and date of the transaction or the circumstances necessitating transfer as well as the compensation).

Now, therefore, I hereby cede and transfer, the State, however, reserving its rights, to and on behalf of
.....
(insert particulars of transferee)

in full and free property/all rights, title and interest in a leasehold/initial ownership

.....
(insert the description of the land, stating name, number, registration division or administrative district, province and area, and comply with the regulations with reference to extending clause and conditions).

Signed at on

.....
Transferor/duly authorized agent

Before me

*Conveyancer/Authorized officer

Registered at on

Prepared by:

.....
Registrar of Deeds

Seal of Office

*Omit which is not applicable.

**Refer to section 86A of Housing Act (House of Representatives), 1987 (Act 2 of 1987), or section 40A of the Development Act (House of Representatives), 1987 (Act 3 of 1987), or section 5 of Conversion of Certain Rights into Leasehold or Ownership Act, 1988 (Act 81 of 1988), or section 3(1) or 13(1) of the Upgrading of Land Tenure Rights Act, 1991 (Act 112 of 1991), or section 9(1) or 26(1) of the Less Formal Township Establishment Act, 1991 (Act 113 of 1991), or section 9(1) of the Provision of Certain Land for Settlement Act, 1993 (Act 126 of 1993), or section 64(1) of the Development Facilitation Act, 1995 (Act 67 of 1995), or any other applicable act.

(Form DDD inserted by regulation 4 of GNR 330 of 1996)

(Form DDD substituted by regulation 8 of GNR 395 of 2000)

(Form DDD amended by regulation 9(e) of GNR 195 of 2013)

(Form DDD amended by regulation 4(g) of GNR 884 dated 14 August 2020, with effect from 14 October 2020)

FORM EEE

Prepared by me

.....

CONVEYANCER

.....

(State full name and surname in block letters)

.....

(Disclose Legal Practice Council Membership Number)

CERTIFICATE OF REGISTERED REAL RIGHTS

[In respect of the remainder of a township or settlement)

[Issued under the provisions of section 64 of the Deeds Registries Act, 1937 (No. 47 of 1937).]

Whereas has applied for the issue to him/her of a Certificate of Registered Real Rights under section 64 of the Deeds Registries Act, 1937, and whereas he/she is the owner of the *township or settlement known as laid out in (describe the property and quote title) and whereas there have been transferred certain *erven, lots or holdings in the aforesaid *township or settlement and whereas (describe the nature of the rights) were reserved upon the layout of the said *township or settlement and whereas the applicant is desirous of obtaining a certificate in respect of such rights in the remainder of such *township or settlement which remainder, in accordance with a Certificate of Remainder issued by the Surveyor-General, is hereunder described.

Now, therefore, pursuant to the provisions of the said Act, I, the at do hereby certify that the said, his/her heirs, executors, administrators, or assigns is/are the holder(s) of (describe the nature of the rights) in and upon the remainder of the *township or settlement known as laid out on (describe the property) held by him/her under the Deed of (describe the title) dated which remainder is in extent as will more fully appear from a Certificate of Remainder issued by the Surveyor-General on the day of subject and entitled to the following conditions (here set forth the conditions, which must be in conformity with the conditions applicable, appearing in the titles of erven or holdings already transferred).

In witness whereof I, the said Registrar, have subscribed to these presents, and have caused the seal of office to be affixed thereto.

Thus done and executed at the Office of the at on this
..... day of Two Thousand and.....

Registrar of Deeds.

NB-The Registrar at Johannesburg cannot execute in respect of land other than a township.

*Omit which is not applicable.

(Form EEE inserted by regulation 13 of GNR 762 of 1998)

(Form EEE substituted by regulation 21(a) of GNR 292 of 2010)

(Form EEE amended by regulation 9(a) of GNR 195 of 2013)

*(Form EEE amended by regulation 4(a) of GNR 884 dated 14 August 2020, with effect from 14 October
2020)*

Form FFF

Prepared by me

.....
CONVEYANCER

.....
(State full name and surname in block letters)

.....
(Disclose Legal Practice Council Membership Number)

CERTIFICATE OF REGISTERED REAL RIGHTS

[In respect of rights reserved before the commencement of the Deeds Registries Act, 1937 (No. 47 of 1937)
in land on which a township or settlement has been established.]

[Issued under the provisions of section 64 of the Deeds Registries Act, 1937 (No. 47 of 1937).]

Whereas has applied for the issue to him/her of a Certificate of
Registered Real Rights under section 64 of the Deeds Registries Act, 1937, and whereas he/she is the holder
of or entitled to (describe the nature of the rights) in and upon
certain (describe the land over which
the reservation was originally made) forming the, or part of the *township or settlement of
.....

And whereas there have been transferred certain *erven, lots or holdings in the aforesaid *township or
settlement and whereas the applicant is desirous of obtaining a certificate in respect of such *erven, lots or
holdings.

And whereas the said rights are at present held in respect of the said *erven, lots or holdings as follows
.....(here describe the properties concerned and quote the
titles thereto).

Now, therefore, pursuant to the provisions of the said Act, I, the at
..... do hereby certify that the said, his/her
heirs, executors, administrators, or assigns, is/are the holder(s) of(here
describe the rights reserved) in and upon (describe each erf,
lot or holding, its situation, and extent, in separate paragraphs) subject and entitled to the following conditions
.....(here set out the conditions from the title deed which are
applicable).

In witness whereof I, the said Registrar, have subscribed to these presents, and have caused the seal of
Registry to be affixed thereto.

Prepared by:

Thus done and executed at the Registry of the at on this
..... day of Two Thousand

Registrar of Deeds.

*Omit which is not applicable.

(Form FFF inserted by regulation 13 of GNR 762 of 1998)

(Form FFF substituted by regulation 21(a) of GNR 292 of 2010)

(Form FFF amended by regulation 9(a) of GNR 195 of 2013)

*(Form FFF amended by regulation 4(a) of GNR 884 dated 14 August 2020, with effect from 14 October
2020)*

FORM GGG

(Form GGG inserted by regulation 5 of GNR 1224 of 2003)

(Form GGG deleted by regulation 3(a) of GNR 451 of 2005)

FORM HHH

(Form HHH inserted by regulation 5 of GNR 1224 of 2003)

(Form HHH deleted by regulation 3(b) of GNR 451 of 2005)

FORM III

Notice of intention to apply for the cancellation of the registration of a lost / destroyed bond

[By virtue of regulation 68(11B) of the Deeds Registries Act, 1937 (Act 47 of 1937)]

Notice is hereby given that it is the intention to apply for the cancellation of the registration of(here insert the bond code, number and year), registered on passed byfor the amount ofin favour ofin respect of certain(here insert the description of the property), which bond has been lost or destroyed, and of which the registration duplicate has also been lost or destroyed.

All persons having objection to the cancellation of the registration of such bond are hereby required to lodge same in writing with the Registrar of Deeds at the deeds registry in which the bond is registered, within a period of six weeks after the date of the first publication of this notice,*being / this being the first publication.

Dated at this..... day of

.....

Signature of registered holder of the bond, or his or her duly authorised agent

*State date of publication of first notice/ delete whichever is not applicable

(Form III added by regulation 9(f) of GNR 195 of 2013)

FORM JJJ
*** LOST OR DESTROYED DEED**

Notice is hereby given in terms of regulation 68 of the Deeds Registries Act, 1937, of the intention to apply for the issue of a certified copy of (here describe the deed) passed by in favour of in respect of certain (here insert the description of the property, omitting extent) which has been lost or destroyed.

All interested persons having objection to the issue of such copy are hereby required to lodge the same in writing with the Registrar of Deeds at within two weeks from the date of the publication of this notice.

Dated at this day of

.....

Applicant

Address

E-mail address

Contact number

* Form does not apply to lost or destroyed bonds.

(Form JJJ added by regulation 3(b) of GNR 62 dated 25 January 2019)

(Form JJJ substituted by regulation 4(a) of GNR 1418 dated 1 November 2019)

FORM KKK
LOST OR DESTROYED BOND

Notice is hereby given in terms of regulation 68 of the Deeds Registries Act, 1937, of the intention to apply for the issue of a certified copy of (here insert bond code, number and year) passed by for a capital amount of in favour of *in respect of certain (here insert the description of the property, omitting extent) which has been lost or destroyed.

All interested persons having objection to the issue of such copy are hereby required to lodge the same in writing with the Registrar of Deeds at within two weeks from the date of the publication of this notice.

Dated at this day of

.....

Applicant

Address

E-mail address

Contact number

* In the case of Notarial Bonds, omit reference to property.

(Form KKK added by regulation 3(c) of GNR 62 dated 25 January 2019)

(Form KKK substituted by regulation 4(b) of GNR 1418 dated 1 November 2019)

FORM LLL

Information obtained in terms of Regulation 18(4) of the Deeds Registries Act, 1937 (Act 47 of 1937)

State whether the Form is completed by a * natural person / juristic person / trust/ association/ body corporate/ other (specify)												
Surname: <i>(to be completed by natural persons only)</i>												
Full Names:												
South African Identity Number or Date of Birth / Registration number / Trust number / other number												
Foreign Passport Number if not a South African citizen: <i>(to be completed by natural persons only)</i>												
** Race:	Black African		Coloured		Indian		White		Other (specify)			
** Gender:	Female				Male			Other				
** Nationality:												
Are you a South African citizen? <i>(to be completed by natural persons only)</i>	Yes				No				If no, state citizenship			
Foreign company / trust / association / other	Yes				No				If yes, state country of incorporation			

Permanent Resident status:	Yes	No
-----------------------------------	------------	-----------

* Omit which is not applicable

** Specifics relating to race, gender and nationality must relate to the majority shareholding / beneficiaries / members / others when not completed by a natural person

- **NOTE: The above information may be used only for statistical and land audit purposes relating to land ownership in South Africa.**

I..... (full name of transferee / registered owner or holder / attorney / conveyancer /notary public / statutory officer) hereby certify to the correctness of the above-mentioned information.

Dated at thisday of

Signature:

.....

(Form LLL added by regulation 14 of GN 5943 dated 4 March 2025, with a duplication published under GN 5948 dated 5 March 2025.)