



## rural development & land reform

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Rural Development and Land Reform  
REPUBLIC OF SOUTH AFRICA

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### **REGISTRARS CIRCULAR 3 OF 2017, DEEDS REGISTRY PRETORIA AND 2 OF 2017, DEEDS REGISTRY LIMPOPO**

#### **1. PURPOSE**

The purpose of this circular is to provide for transitional measures relating to the Pretoria Deeds Registry and the opening of the Limpopo Deeds Registry.

#### **2. LODGEMENTS**

2.1 Lodgement for transactions relating to properties falling within the Limpopo Province will only be allowed in the Pretoria Deeds Registry up and until the **27<sup>th</sup> March 2017**. All transactions lodged on or before the **27<sup>th</sup> March 2017** will be processed in the Pretoria Deeds Registry.

2.2 From the **3<sup>rd</sup> April 2017** lodgement for transactions relating to properties falling within the Limpopo Province will only be accepted in the Limpopo Deeds Registry. Limpopo transactions lodged in the Pretoria Deeds Registry after the **3<sup>rd</sup> April 2017** will be rejected.

#### **3. REJECTIONS**

3.1 Incorrectly rejected deeds may be re-lodged in the Pretoria Deeds Registry. Provided that it is re-lodged within 10 (ten) working days from date of delivery. The conveyancer must, before the deeds are re-lodged, approach the Registrar/Deputy Registrar for approval

3.2 Correctly rejected deeds must be re-lodged in the Limpopo Deeds Registry.

#### **4. PERMANENTLY FILED TITLES**

The conveyancer who applied for the title to be filed permanently in the Pretoria Deeds Registry, relating to properties in Limpopo, must withdraw TR's, CB's and DT's. If it is still a requirement to file the title permanently, the conveyancer, practising at the seat of the Limpopo Deeds Registry, must re-apply to have the title filed permanently.

## 5. TITLE DEEDS WITH BOTH PRETORIA AND LIMPOPO PROPERTIES

The following procedure will be followed with regards to the title deeds that contain properties for both Limpopo and Pretoria:-

5.1 As from the 3<sup>rd</sup> April 2017, the registrar of Deeds Pretoria and Limpopo will start endorsing title deeds that reflect properties for both Limpopo and Pretoria to the effect that the deed is inactive in respect of the "other" properties therein. The endorsement will be worded along the following line:-

**'Endorsement in terms of section 3 (1)(v) of act 47 of 1937**

***By virtue of the fact that the property described in in paragraph(s).....herein is/are registered in the deeds registry at....., this deed in so far as it relates to the aforesaid paragraph, may only be dealt with in the Pretoria/ Limpopo Deeds Registry."***

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Date\_\_\_\_\_

Registrar of Deeds

5.2 Another, smaller endorsement must be placed next to the actual description of each property to be "excluded" from the deed. The endorsement will be worded along the following lines:

***"Property may only be dealt with in Pretoria/ Limpopo Deeds Registry- se relevant endorsement on page on....."***

5.3 In instance where a title contains properties that fall within both Deeds Registries and the owner envisages dealing with them simultaneously, he/she may apply for the issuing of certificate of registered title for one of the properties. The application must however be lodged in the Deeds Registry that has the jurisdiction over the property for which the CRT is being applied for.

## 6. GENERAL POWER OF ATTORNEYS.

6.1 In instance where a General Power Attorney is filed in the Deeds Pretoria and is required for use at the Limpopo Deeds Registry the provisions of Regulation 65(6) and (7) of the Deeds Registries Act 47 of 1937 must be complied with.

6.2 Alternative to paragraph 6.1 supra, the conveyancer may apply for the registration of a new General Power of Attorney in the Limpopo Deeds Registry

## 7. ISSUING OF VA COPIES FOR TITLE DEEDS WITH BOTH PRETORIA AND LIMPOPO PROPERTIES

The Registrar of Deeds Pretoria and Limpopo may issue VA copies in respect of title that contain properties for both the Pretoria and Limpopo Deeds Registries. The relevant Registrar may however only issue a VA copy in respect of the

property that falls within his/her jurisdiction and such VA copy will only be valid for use in that particular Deeds Registry.

The following endorsement will be placed on the title deed:

***"This VA copy is only valid in respect of (mention property description and paragraph number) and may only dealt with in the (mention the Deeds Registry)"***

Date: \_\_\_\_\_

Registrar of Deeds Limpopo /Pretoria

## **8. CANCELLATION OF BOND OVER A PROPERTY IN PRETORIA AND LIMPOPO**


8.1 In a case where there is one bond registered over two properties, one in Limpopo and one in Pretoria and such bond needs to be cancelled. It is the responsibility of the lodging conveyancer to ensure that such bond is cancelled in both Pretoria and Limpopo deeds registries and it must comply with the following requirements:-

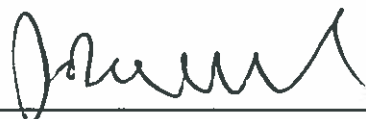
8.1.1 Lodge original consents to cancellations in both deeds registries. Copies of consents will not be accepted.

8.1.2 Lodge original bond in one deeds registry and copy of the same bond in another deeds registry.

8.2 The registration of the cancellation in both registries must be on the same day meaning it must be a *simuls* between two registries. The normal procedure in respect of *simuls* between two deeds registries must be followed by both the conveyancer and the both deeds registries

**9. This circular will come into operation on the 27<sup>th</sup> March 2017.**

  
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Registrar of Deeds Pretoria  
Date: 15/03/2017

  
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Registrar of Deeds Limpopo  
Date: 15/03/2017