

## **CHIEF REGISTRAR'S CIRCULAR NO. 3 OF 2010**

### **SECTIONAL TITLES ACT, 1986 (ACT NO. 95 OF 1986) AMENDMENT OF REGULATIONS**

#### **1. COMMENCEMENT OF AMENDED REGULATIONS**

The amended regulations, published under Government Notice No. R.291 in Government Gazette No. 33111, shall be effective from 16 April 2010.

#### **2. NATURE AND/OR IMPACT OF THE AMENDMENTS**

##### **2.1. Amendment of regulation 13:**

Regulation 13 is hereby amended by the insertion after subregulation (4) of the following subregulation:

"(4 A) The documents, notices and correspondence referred to in subregulation (4)(a), (b) and (c), as well as any certificates, plans, schedules, rules and other documents relating to the scheme as a whole and which must be filed in a sectional title file, must be endorsed with a deeds registry date endorsement upon the lodgement thereof. "

The abovementioned amendment makes it peremptory for a registrar of deeds to endorse all documents, which are to be filed in a sectional title file, with a deeds registry date endorsement. The reason for the inclusion of this subregulation is to prevent the substitution of documents, rules, etc., subsequent to the opening of a scheme.

##### **2.2. Form Z**

The provisions of regulation 41(1) of the Deeds Registries Act No. 47 of 1937 apply, with the necessary changes, to sectional mortgage bonds. Form Z has therefore been amended to provide for the insertion of a general conditional clause.

The amended form Z must only be required for bonds that have been executed before a conveyance, after 16 April 2010.

##### **2.3. Form AJ**

The addition of Form AJ provides a format for a collateral sectional mortgage bond.

**2.4. Form AK**

The addition of Form AK provides a format for a surety bond.

**2.5. Annexure 8:**

Certain amendments have been effected to Annexure 8 of the Regulations. The said amendments relate to consumer issues and are not referred to in this Circular.

**3. IMPLEMENTATION OF AMENDED REGULATIONS**

- 3.1. The amended regulations must be applied only to deeds and documentation lodged after the date of commencement thereof (16 April 2010).
- 3.2. The new form Z must only be required for bonds executed before a conveyancer after 16 April 2010.



**CHIEF REGISTRAR OF DEEDS**  
**DATE: 30 APRIL 2010**

REFERENCE: A.6/2/P AND A.4/2/2/1

**RINGBINDER: 55**  
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