



rural development
& land reform


Department:
Rural Development & Land Reform
REPUBLIC OF SOUTH AFRICA

OFFICE OF THE REGISTRAR OF DEEDS
Private Bag X183, Pretoria, 0001; Tel: 012 338 7000; Fax: 012 338 7103

REGISTRAR'S CIRCULAR NO. 01/2013

REGULATION 38 OF ORDINANCE 15 OF 1986.

1. The City of Johannesburg is currently issuing certificates in terms of Regulation 38 of the Town Planning and Townships Ordinance 15 of 1986 wherein conditions have been imposed. Some examiners are rejecting deeds where conditional Regulation 38 certificates are lodged.
2. A meeting was held with the City of Johannesburg on 14th March 2014.
3. At the meeting with the City of Johannesburg it was decided that Regulation 38 Certificates with conditions must be accepted where such certificates are dated **on or before 15th April 2013 and the relevant deeds must not be rejected because such a certificate is lodged with them.** The City Council has undertaken to resolve the issue by April 15th 2013.
4. This Circular is effective immediately



ACTING REGISTRAR OF DEEDS
PRETORIA
MR. P.J. GWANGWA
DATED: 27/03/13

[LOGO OF COUNCIL]

**CERTIFICATE IN TERMS OF SECTION 118 OF THE LOCAL GOVERNMENT:
MUNICIPAL SYSTEMS ACT, 2000 (ACT 32 OF 2000)
(AS PRESCRIBED IN TERMS OF SECTION 120 OF ACT 32 OF 2000)
ISSUED BY
Name of Council as Uppercase**

In terms of section 118 of the Local Government Municipal Systems Act, 2000 (Act 32 of 2000), it is hereby certified that all amounts that became due to [Name of Council] in connection with the under mentioned property situated within that municipality for municipal service fees, surcharges on fees, property rates and other application for this certificate, have been fully paid.

DESCRIPTION OF PROPERTY

[Type of Right] [Description of right]
Description:

Scheme Name: [Scheme Name]

Scheme Number: [Registration Number]

Zoning: [Zone]

Suburb: [Suburb]

Town: [Town]

Registered owner: [Seller]

Cedent: [Cedent]

This certificate is valid unit [Valid until date]

Declaration By Conveyancer:

I

acting on behalf of

[Attorney Firm] – [Branch]

hereby certify that this is a true copy of the rates clearance certificate drawn from *GhostConvey*.

Generic Title

Generic Signatory

Signature:

Date:

[LOGO OF COUNCIL]

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MUNICIPAL SYSTEMS ACT, 2000 (ACT 32 OF 2000)**

(AS PRESCRIBED IN TERMS OF SECTION 120 OF ACT 32 OF 2000)

ISSUED BY

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In terms of section 118 of the Local Government Municipal Systems Act, 2000 (Act 32 of 2000), it is hereby certified that all amounts that became due to [Name of Council] in connection with the under mentioned property situated within that municipality for municipal service fees, surcharges on fees, property rates and other application for this certificate, have been fully paid.

DESCRIPTION OF PROPERTY

Scheme Name: [Scheme Name]

Scheme Number: [Registration Number]

Exclusive Use Area: [Description of Exclusive Use Area]

Zoning: [Zone]

Suburb: [Suburb]

Town: [Town]

Registered owner: [Seller]

This certificate is valid unit [Valid until date]

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