



rural development  
& land reform

Department:  
Rural Development and Land Reform  
REPUBLIC OF SOUTH AFRICA

OFFICE OF THE REGISTRAR OF DEEDS, PRETORIA, PRIVATE BAG X 183, CORNER PRETORIUS AND BOSMAN STREETS, PRETORIA,  
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**REGISTRAR'S CIRCULAR 6 of 2016**  
**ISSUING OF LOST COPIES IN TERMS OF REGULATION 68 Act 47 of 1937**

**1. Purpose**

This circular is issued to prevent fraudulent transactions taking place upon the issuing of a copy (herein after referred to as a VA copy) of a title deed to serve in the place of the original thereof.

**2. Challenge**

Regulation 68 of the Act provides for the issue of a VA copy where the original deed is lost or destroyed. This Regulation is used by fraudsters to fraudulently obtain a copy to serve in the place of the original. The valid owner of the property is defrauded of ownership of his/her property as the issued copy is then used to illegally transfer the property to a new owner.

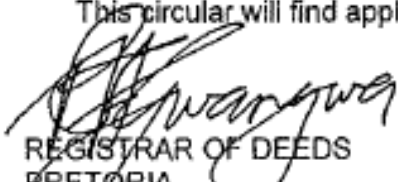
**3. Resolution**

A new procedure will be implemented at Execution for registration of all VA copies.

**4. Requirements for Registration**

- 4.1 If registration is requested in case of a single VA copy, or if a VA application forms part of a batch from which transfer of a property is effected, the Conveyancer who requests registration of the VA copy must present the deed/deeds **in person** to the Assistant Registrar in charge of Execution.
- 4.2 The Conveyancer who requests registration of the VA will sign a separate Register of executing Conveyancers specially allocated for VAs in the presence of the Assistant Registrar in charge of Execution at the time when the deeds are handed over.
- 4.3 The Conveyancer will wait in front of the Assistant Registrar in charge of Execution while the deeds are being scanned into Execution.
- 4.4 The Conveyancer will only sign the request for registration in the presence of the Assistant Registrar in charge of Execution and the deed/deeds will be attested at the same time by the Assistant Registrar authorized in terms of Section 2 of the Deeds Registries Act.
- 4.5 The following must be provided to the Assistant Registrar in charge of Execution and be attached to the VA register:
  - A certified admittance certificate as Conveyancer, issued by the High Court of South Africa (see Annexure A) *and*
  - A certified copy of the marriage certificate, only in case the surname of the Conveyancer differs due to change in marital status *and*
  - A certified copy of the Conveyancers Identity document.

This circular will find application with effect from 1/06/2016.

  
REGISTRAR OF DEEDS  
PRETORIA  
Date: 13/05/2016

**IN THE HIGH COURT OF SOUTH AFRICA  
(TRANSVAAL PROVINCIAL DIVISION)**

**PRETORIA, this 26TH day of NOVEMBER 2002**

**BEFORE THE HONOURABLE MR JUSTICE SOUTHWOOD  
BEFORE THE HONOURABLE MR JUSTICE SATCHWELL**

**IT APPEARING THAT**

*[Redacted Name]*

*is duly qualified to practise and to be admitted as*

**CONVEYANCER** *of this Court, it is hereby ordered that his/her*

*name be enrolled as such by the proper officer.*

**By order of the Court**

*[Signature]*  
**Registrar**

**Enrolled same day.**

*[Signature]*  
**Registrar**

