

REPUBLIEK  
VAN  
SUID-AFRIKA



REPUBLIC  
OF  
SOUTH AFRICA

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## GOEWERMENTSKENNISGEWING

### DEPARTEMENT VAN ONTWIKKELINGS- HULP

No. R. 1538

23 Julie 1986

#### WYSIGING VAN DIE REGULASIES VIR DIE ADMINI- STRASIE EN BESTUUR VAN DORPE IN SWART GE- BIEDE

Ek, Gerrit van Niekerk Viljoen, Minister van Onderwys en Ontwikkelingshulp, kragtens die bevoegdheid my verleen by artikel 30 (2) van die Swart Administrasie Wet, 1927 (Wet 38 van 1927), gelees met artikel 2 (2) van die Wysigingswet op Wetgewing op Samewerking en Ontwikkeling, 1984 (Wet 83 van 1984), wysig hierby, met ingang van die datum van afkondiging hiervan, die Regulasies vir die Administrasie en Bestuur van Dorpe in Swart Gebiede, afgekondig by Proklamasie R. 293 van 1962, in die mate uiteengesit in die bygaande Bylae.

G. VAN N. VILJOEN,

Minister van Onderwys en Ontwikkelingshulp.

(Lêer GA1/3/1)

#### BYLAE

#### HOOFSTUK 1: ALGEMEEN

1. Regulasie 1 van Hoofstuk 1 van die Regulasies word hierby gewysig—

- (a) deur die omskrywing van "eienaarseenheid" deur die volgende omskrywing te vervang:

"'eienaarseenheid' 'n perseel in 'n dorp waarvan die eiendomsreg op 'n geregistreerde eienaar oorgegaan het uit hoofde van 'n transportakte of 'n grondbrief of wat gehou word uit hoofde van 'n reg van huurpag';";

- (b) deur die omskrywing van "grondbrief" deur die volgende omskrywing te vervang:

"'grondbrief' 'n grondbrief ten opsigte van 'n eienaarseenheid kragtens regulasie 9 (2) van Hoofstuk 2 uitgereik of geag daarkragtens uitgereik te gewees het";

## GOVERNMENT NOTICE

### DEPARTMENT OF DEVELOPMENT AID

No. R. 1538

23 July 1986

#### AMENDMENT OF THE REGULATIONS FOR THE AD- MINISTRATION AND CONTROL OF TOWNSHIPS IN BLACK AREAS

I, Gerrit van Niekerk Viljoen, Minister of Education and Development Aid, do hereby, by virtue of the powers vested in me by section 30 (2) of the Black Administration Act, 1927 (Act 38 of 1927), read with section 2 (2) of the Laws on Co-Operation and Development Amendment Act, 1984 (Act 83 of 1984), with effect from the date of publication hereof, amend the Regulations for the Administration and Control of Townships in Black Areas, promulgated by Proclamation R. 293 of 1962, to the extent set out in the accompanying Schedule.

G. VAN N. VILJOEN,

Minister of Education and Development Aid.

(File GA1/3/1)

#### SCHEDULE

#### CHAPTER 1: GENERAL

1. Regulation 1 of Chapter 1 of the Regulations is hereby amended—

- (a) by the substitution for the definition of "deed of grant" of the following definition:

"'deed of grant' means a deed of grant in respect of an ownership unit issued or deemed to have been issued under regulation 9 (2) of Chapter 2;";

- (b) by the insertion of the following definition after the definition of "deed of grant":

"'deed of transfer' means a deed in respect of an ownership unit in a township, substantially in the form prescribed under the Deeds Registries Act, 1937 (Act 47 of 1937), and the regulations issued thereunder;";

- (c) deur na die omskrywing van "ingenieur" die volgende omskrywing in te voeg:

"'kaart' 'n dokument wat 'n geometriese, getals- en woordvoorstelling van 'n stuk grond bevat wat deur 'n landmeter opgemeet is en wat deur die Minister goedgekeur is;";

- (d) deur die omskrywing van "perseel" deur die volgende omskrywing te vervang:

"'perseel' enige stuk grond waarvoor 'n perseelnommer toegeken is en wat aangetoon word op 'n algemene plan of 'n kaart;";

- (e) deur die omskrywing van "registrasiekantoor" deur die volgende omskrywing te vervang:

"'registrasiekantoor' ten opsigte van die registrasie van 'n grondbrief en 'n reg van huurpag 'n registrasiekantoor bedoel in regulasie 1 van Hoofstuk 9 van hierdie Regulasies en ten opsigte van die registrasie van 'n transportakte 'n registrasiekantoor in artikel 102 van die Registrasie van Aktes Wet, 1937 (Wet 47 van 1937), bedoel;";

- (f) deur na die omskrywing van "registrasiekantoor" die volgende omskrywing in te voeg:

"'registrateur' ten opsigte van die registrasie van 'n grondbrief of reg van huurpag die beampte in regulasie 1 (2) van Hoofstuk 9 van hierdie Regulasies bedoel;"; en

- (g) deur na die omskrywing van "tesourie" die volgende omskrywing in te voeg:

"'transportakte' 'n akte ten opsigte van 'n eienaarsheid in 'n dorp, wesenlik in die vorm voorgeskryf kragtens die Registrasie van Aktes Wet, 1937 (Wet 47 van 1937), en die regulasies daarkragtens uitgereik;".

2. Die volgende regulasies word hierby in die Regulasies na regulasie 1 van Hoofstuk 1 ingevoeg:

*"Wyse van aankoop van eiendom"*

1A. (1) Onderworpe aan die beperkings vervat in hierdie regulasies kan enige persoon wat 'n perseel in 'n dorp koop, sodanige perseel by wyse van 'n transportakte, grondbrief of 'n reg van huurpag verkry en laat registreer: Met dien verstande dat 'n grondbrief of 'n reg van huurpag nie geregistreer word nadat 'n transportakte ten opsigte van sodanige perseel geregistreer is nie.

(2) Die transportakte, grondbrief of reg van huurpag word ooreenkomstig die voorgeskrewe prosedure opgestel en by die betrokke registrasiekantoor geregistreer.

*Spesiale bepalings ten opsigte van 'n grondbrief*

1B. Enige dokument wat voor 1 Augustus 1986 as 'n grondbrief ten opsigte van 'n perseel uitgereik is, kan, volgens die keuse van die geregistreerde eienaar van die perseel, by voorlegging van sodanige dokument kosteloos vervang word deur 'n grondbrief in die vorm in Bylae F voorgeskryf: Met dien verstande dat 'n grondbrief uitgereik voor 1 Augustus 1986 geag word 'n grondbrief te wees in die vorm in Bylae F voorgeskryf, en ondanks andersluidende bepalings vervat in sodanige oorspronklike grondbrief, is geen beletsel, voorwaarde of beperking van krag indien sodanige beletsel, voorwaarde of beperking geskrap is in hierdie Regulasies nie.

- (c) by the substitution for the definition of "deeds registry" of the following definition:

"'deeds registry' means, in respect of the registration of a deed of grant and a right of leasehold, a deeds registry referred to in regulation 1 of Chapter 9 of these regulations, and in respect of the registration of a deed of transfer a deeds registry referred to in section 102 of the Deeds Registries Act, 1937 (Act 47 of 1937);";

- (d) by the insertion of the following definition after the definition of "deeds registry":

"'diagram' means a document that contains a geometric, numerical and verbal representation of a piece of land surveyed by a land surveyor and approved by the Minister;";

- (e) by the substitution for the definition of "ownership unit" of the following definition:

"'ownership unit' means a site in a township the ownership of which is with a registered owner by virtue of a deed of transfer or deed of grant or which is held by virtue of a right of leasehold;";

- (f) by the insertion of the following definition after the definition of "proper authority":

"'registrar' means, in respect of the registration of a deed of grant of right of leasehold, the officer contemplated in regulation 1 (2) of Chapter 9 of these regulations;";

- (g) by the substitution for the definition of "site" of the following definition:

"'site' means any piece of land for which a site number has been allocated and which is indicated on a general plan or a diagram;";

2. The following regulations are hereby inserted after regulation 1 of Chapter 1 of the Regulations:

*"Manner of purchase of property"*

1A. (1) Subject to the restrictions contained in these regulations any person purchasing a site in a township may acquire and register such site by means of a deed of transfer, a deed of grant or right of leasehold: Provided that a deed of grant or right of leasehold shall not be registered after a deed of transfer has been registered in respect of such site.

(2) The deed of transfer, deed of grant or right of leasehold shall be drawn up in accordance with the prescribed procedure and registered at the deeds registry concerned.

*Special provisions in respect of a deed of grant*

1B. Any document issued as a deed of grant in respect of a site before 1 August 1986 may, on submission of such document, be replaced free of charge with a deed of grant in the form prescribed in Schedule F if the registered owner of the site so prefers: Provided that a deed of grant issued before 1 August 1986 shall be deemed to be a deed of grant in the form prescribed in Schedule F and that, notwithstanding any provisions to the contrary contained in such original deed of grant, no impediment, condition or reservation shall be of force if such impediment, condition or reservation is deleted in these Regulations.



### *Vervanging van grondbrief of reg van huurpag deur transportakte*

1C. (1) Behoudens die bepalings van hierdie regulasies, moet enige persoon wat begerig is om 'n grondbrief of reg van huurpag te vervang deur 'n transportakte—

- (a) 'n aansoek, wesenlik in die vorm van Bylae EE, om kansellasië van die grondbrief of reg van huurpag by die Registrateur indien;
- (b) waar van toepassing, die skriftelike goedkeuring van die verbandhouer vir die registrasie van 'n nuwe verband teen die transportakte verkry; en
- (c) op die wyse voorgeskryf in die Registrasie van Aktes Wet, 1937, die registrasie van 'n transportakte laat geskied.

(2) Indien 'n perseel verkoop word en die koper begerig is om die perseel te besit kragtens 'n transportakte, terwyl die verkoper die perseel besit het kragtens 'n grondbrief of reg van huurpag, moet die verkoper 'n aansoek, wesenlik in die vorm van Bylae FF, om die kansellasië van sodanige grondbrief of reg van huurpag indien, alvorens registrasie kragtens die Registrasie van Aktes Wet, 1937, kan geskied."

3. Regulasie 3 van Hoofstuk 1 van die Regulasies word hierby gewysig deur die volgende voorbehoudsbepaling by subregulasie (2) by te voeg:

"Met dien verstande dat die bepalings van die Opmetingswet, 1927 (Wet 9 van 1927), wel van toepassing is op die opmeting van grond wat by transportakte geregistreer word, en die bepalings van die Registrasie van Aktes Wet, 1937 (Wet 47 van 1937), wel van toepassing is op die registrasie van enige transportakte ten opsigte van sodanige grond."

### **HOOFSTUK 2: DORPSADMINISTRASIE**

4. Regulasie 3 van Hoofstuk 2 van die Regulasies word deur die volgende regulasie vervang:

"3. Persele in 'n dorp moet afgebaken word deur 'n landmeter ooreenkomstig 'n uitlegplan deur die Direkteur-generaal goedgekeur."

5. Regulasie 4 (2) (b) van Hoofstuk 2 van die Regulasies word hierby geskrap.
6. Regulasie 9 van Hoofstuk 2 van die Regulasies word hierby gewysig—

- (a) deur subregulasie (1) deur die volgende subregulasie te vervang:

"(1) Enige persoon wat begerig is om 'n perseel in 'n dorp te koop en dit kragtens 'n grondbrief wil verkry, moet om 'n grondbrief ten opsigte van sodanige perseel op die vorm wesenlik soos in Bylae B van hierdie Regulasie uiteengesit, aansoek doen."

- (b) deur subregulasie (2) (b), (c) en (d) te skrap.

7. Regulasie 11 van Hoofstuk 2 van die Regulasies word hierby geskrap.
8. Regulasie 12 van Hoofstuk 2 van die Regulasies word hierby geskrap.

### **HOOFSTUK 3: HANDEL**

9. Regulasie 4 (2) van Hoofstuk 3 van die Regulasies word hierby gewysig deur die uitdrukking "Bylae M" deur die uitdrukking "Bylae F" te vervang.
10. Regulasie 21 van Hoofstuk 3 van die Regulasies word hierby gewysig—
  - (a) deur subregulasie (2) te skrap;
  - (b) deur subregulasie (3) te skrap.
11. Regulasie 23 van Hoofstuk 3 van die Regulasies word hierby geskrap.

### *Substitution of deed of transfer for deed of grant or right of leasehold*

1C. (1) Subject to the provisions of these regulations, any persons who desires to substitute a deed of transfer for a deed of grant or right of leasehold shall—

- (a) submit to the Registrar an application, substantially in the form of Schedule EE, for the cancellation of the deed of grant or right of leasehold;
- (b) obtain, if applicable, the written approval of the mortgagee for the registration of a new mortgage against the deed of transfer; and
- (c) cause a deed of transfer to be registered in the manner prescribed in the Deeds Registries Act, 1937.

(2) If a site is sold and the buyer desires to own the site under a deed of transfer while the seller owns the site under a deed of grant or right of leasehold, the seller shall submit an application, substantially in the form of Schedule FF, for the cancellation of such deed of grant or right of leasehold before registration can be effected under the Deeds Registries Act, 1937."

3. Regulation 3 of Chapter 1 of the Regulations is hereby amended by the insertion of the following proviso in subregulation (2):

"Provided that the provisions of the Land Survey Act, 1927 (Act 9 of 1927), shall apply to the survey of land registered by means of a deed of transfer, and that the provisions of the Deeds Registries Act, 1937 (Act 47 of 1937), shall apply to the registration of any deed of transfer in respect of any such land."

### **CHAPTER 2: TOWNSHIP ADMINISTRATION**

4. The following regulation is hereby substituted for regulation 3 of Chapter 2 of the Regulations:

"3. Sites in a township shall be demarcated by a land surveyor in accordance with a lay-out plan approved by the Director-General."

5. Regulation 4 (2) (b) of Chapter 2 of the Regulations is hereby deleted.
6. Regulation 9 of Chapter 2 of the Regulations is hereby amended—

- (a) by the substitution for subregulation (1) of the following subregulation:

"(1) Any person who desires to purchase a site in a township and to obtain it under a deed of grant shall apply for a deed of grant in respect of such site substantially in the form set out in Schedule B to these regulations."

- (b) by the deletion of subregulation (2) (b), (c) and (d).

7. Regulation 11 of Chapter 2 of the Regulations is hereby deleted.
8. Regulation 12 of Chapter 2 of the Regulations is hereby deleted.

### **CHAPTER 3: TRADING**

9. Regulation 4 (2) of Chapter 3 of the Regulations is hereby amended by the substitution for the expression "Schedule M" of the expression "Schedule F".
10. Regulation 21 of Chapter 3 of the Regulations is hereby amended—
  - (a) by the deletion of subregulation (2);
  - (b) by the deletion of subregulation (3).
11. Regulation 23 of Chapter 3 of the Regulations is hereby deleted.

**HOOFTSTUK 9: REGISTRASIE VAN AKTES**

12. Die volgende regulasie word hierby na regulasie 6 van Hoofstuk 9 van die Regulasies ingevoeg:

*"Konsolidasie of onderverdeling van grond gehou kragtens 'n grondbrief of reg van huurpag"*

6A. (1) (a) Wanneer 'n persoon in wie se naam 'n grondbrief of reg van huurpag geregistreer is, aansoek doen om twee of meer aangrensende persele te konsolideer, kan die grondbriewe of sertifikate van reg van huurpag waarkragtens genoemde persele gehou word deur 'n sertifikaat van gekonsolideerde grondbrief of reg van huurpag, wesenlik in die vorm van Bylae DD, deur die registrateur uitgereik, vervang word, mits—

- (i) 'n konsolidasiekaart van die betrokke persele deur die Minister goedgekeur is; en
- (ii) die grondbriewe of sertifikate van reg van huurpag van die betrokke persele en elke verbandakte ten opsigte daarvan voorgelê is tesame met die skriftelike toestemming van die verbandhouders.

(b) Indien slegs 'n gedeelte van die grond wat deur die nuwe kaart voorgestel word met 'n verband beswaar is, mag 'n sertifikaat van gekonsolideerde grondbrief of reg van huurpag nie uitgereik word nie tensy die verband gekanselleer word. Met dien verstande dat op skriftelike aansoek deur die eienaar en met die toestemming van die verbandhouer al die grond inbegrepe in die nuwe kaart in die plek van die oorspronklike beswaarde grond met die verband beswaar word.

(c) Indien verskillende gedeeltes van die grond wat deur die nuwe kaart voorgestel word met verskillende verbande beswaar is, mag die sertifikaat van gekonsolideerde grondbrief of reg van huurpag nie uitgereik word nie tensy die verbande gekanselleer word en, indien nodig, kan al die grond inbegrepe in die nuwe kaart op skriftelike aansoek van die eienaar met 'n verband beswaar word.

(d) By die registrasie van 'n gekonsolideerde grondbrief of reg van huurpag moet die registrateur—

- (i) op die grondbriewe of sertifikate van reg van huurpag van die grond wat in die sertifikaat van gekonsolideerde grondbrief of reg van huurpag vermeld word, aanteken dat sodanige grond nou kragtens 'n gekonsolideerde grondbrief of reg van huurpag besit word;
- (ii) die besonderhede van kansellering van enige verbande ten opsigte van grond wat in die sertifikaat van gekonsolideerde grondbrief of reg van huurpag vermeld word, op die grondbriewe of sertifikate van reg van huurpag aanteken;
- (iii) die besonderhede van enige nuwe verband oor die grond wat kragtens die gekonsolideerde grondbrief of reg van huurpag gehou word, op die sertifikaat van gekonsolideerde grondbrief of reg van huurpag aanteken; en
- (iv) die nodige inskrywings in sy register maak van—

(aa) die kansellering van die grondbriewe of sertifikate van reg van huurpag ten opsigte van die grond vermeld in die sertifikaat van gekonsolideerde grondbrief of reg van huurpag;

(bb) die besonderhede van die sertifikaat van gekonsolideerde grondbrief of reg van huurpag;

(cc) die kansellering van enige verband oor grond vermeld in die sertifikaat van gekonsolideerde grondbrief of reg van huurpag; en

**CHAPTER 9: REGISTRATION OF DEEDS**

12. The following regulation is hereby inserted into the Regulations after regulation 6 of Chapter 9:

*"Consolidation or subdivision of land held under a deed of grant or right of leasehold"*

6A. (1) (a) When a person in whose name a deed of grant or right of leasehold is registered applies for consolidation of two or more adjacent sites, the deeds of grant or certificates of right of leasehold under which the said sites are held may be replaced by a certificate of consolidated deed of grant or right of leasehold, substantially in the form of Schedule DD, issued by the registrar, provided that—

- (i) a consolidation diagram of the sites concerned has been approved by the Minister; and
- (ii) the deeds of grant or certificates of right of leasehold of the sites concerned and of each mortgage deed in respect thereof have been submitted together with the written consent of the mortgagees.

(b) If only a part of the land represented by the new diagram has been encumbered with a mortgage, a certificate of consolidated deed of grant or right of leasehold may not be issued unless the mortgage is cancelled. Provided that, on written application by the owner and with the consent of the mortgage, all the land included in the new diagram may be encumbered with the mortgage in the place of the original encumbered land.

(c) If different parts of the land represented by the new diagram are encumbered with different mortgages, the certificate of consolidated deed of grant or right of leasehold shall not be issued unless the mortgages are cancelled, and all the land included in the new diagram may, if necessary, on written application by the owner, be encumbered with a mortgage.

(d) Upon registration of a consolidated deed of grant or right of leasehold the registrar shall—

- (i) note on the deeds of grant or certificates of right of leasehold of the land mentioned in the certificate of consolidated deed of grant or right of leasehold that such land is now owned by consolidated deed of grant or right of leasehold;
- (ii) note on the deeds of grant or certificates of right of leasehold the particulars of cancellation of any mortgages in respect of land mentioned in the certificate of consolidated deed of grant or right of leasehold;
- (iii) note on the certificate of consolidated deed of grant or right of leasehold the particulars of any new mortgage on the land held under the consolidated deed of grant or right of leasehold; and
- (iv) make the necessary entries in his register of—

(aa) the cancellation of the deeds of grant or certificates of right of leasehold in respect of the land mentioned in the certificate of consolidated deed of grant or right of leasehold;

(bb) the particulars of the certificate of consolidated deed of grant or right of leasehold;

(cc) the cancellation of any mortgage on land mentioned in the certificate of consolidated deed of grant or right of leasehold; and



(dd) die besonderhede van enige verband oor grond wat kragtens 'n sertifikaat van gekonsolideerde grondbrief of reg van huurpag gehou word.

(2) (a) Wanneer 'n persoon in wie se naam 'n grondbrief of reg van huurpag geregistreer is, aansoek doen om een of meer gedeeltes van 'n perseel te vervreem en die toestemming van die Minister tot onderverdeling van die perseel verkry is, word die volgende dokumente aan die registrateur voorgelê:

- (i) Die grondbrief of sertifikaat van reg van huurpag van die betrokke perseel en elke verbandakte ten opsigte daarvan, tesame met die skriftelike toestemming van die verbandhouders; en
- (ii) onderdelingskaarte soos vereis en deur die Minister goedgekeur.

(b) Wanneer aan die vereiste van paragraaf (a) voldoen is, reik die registrateur 'n grondbrief of sertifikaat van reg van huurpag ten opsigte van elke onderverdeling uit en endosseer hy die oorspronklike grondbrief of sertifikaat van reg van huurpag te dien effekte dat die grond daarin vermeld nou kragtens verskillende grondbriewe of sertifikate van reg van huurpag gehou word.

(c) Besonderhede van sodanige onderverdeling word deur die Registrateur in sy register aangeteken."

#### BYLAE F

13. Bylae F van die Regulasies word hierby vervang deur die volgende Bylae:

#### "BYLAE F

#### REPUBLIEK VAN SUID-AFRIKA

(Seël)

#### GRONDBRIEF NO.

#### HIERMEE WORD BEKEND GEMAAK

#### DAT

(Verkoper)

die eiendom hierin omskryf in eiendom besit het en waarlik en wetlik verkoop het en dat hy dit in sy hoedanigheid as eienaar hiermee in volle en vrye eiendom gee aan

(Koper)

sy erfgename, eksekuteurs, administrateurs of regsverkrygendes,  
Perseel No. ...., groot ..... (Syfers) ..... (Woorde) vierkante meter,

op Algemene Plan/Kaart No. ...., geleë in die dorp ..... distrik .....

Die eiendom hierin omskryf is onderworpe aan ondergenoemde voorbehoude, voorwaardes en servitute (as daar is):

Derhalwe doen die Verkoper afstand van al die reg en titel wat hy voorheen op genoemde eiendom gehad het en erken hy dat hy geheel en al uit die besit daarvan onthef is en nie meer daartoe geregtig is nie en dat, kragtens hierdie Grondbrief, genoemde—

(dd) the particulars of any mortgage on land held under a certificate of consolidated deed of grant or right of leasehold.

(2) (a) When a person in whose name a deed of grant or right of leasehold is registered applies to alienate one or more parts of a site and permission to subdivide the site has been obtained from the Minister, the following documents shall be submitted to the registrar:

- (i) The deed of grant or certificate of right of leasehold of the site concerned and of each mortgage deed in respect thereof, together with the written consent of the mortgagees; and
- (ii) subdivision diagrams as required and approved by the Minister.

(b) When the requirements of paragraph (a) have been complied with, the registrar shall issue a deed of grant or certificate of right of leasehold in respect of each subdivision and he shall endorse the original deed of grant or certificate of right of leasehold to the effect that the land mentioned therein is now held under different deeds of grant or certificates of right of leasehold.

(c) Particulars of such subdivision shall be noted by the Registrar in his register."

#### SCHEDULE F

13. The following Schedule is hereby substituted for Schedule F:

#### "SCHEDULE F

#### REPUBLIC OF SOUTH AFRICA

(Seal)

#### DEED OF GRANT No.

#### BE IT HEREBY MADE KNOWN

#### THAT

(Seller)

owned the property described herein in ownership and sold it truly and legally and that he hereby, in his capacity as owner, gives it in full and unrestricted ownership to

(Buyer)

his heirs, executors, administrators or successors in title

Site No. .... Extent ..... (Numerals) ..... (Words) square metres.

on General Plan/Diagram No. ...., situated in the township of ..... District of .....

The property described herein is subject to the following reservations, conditions and servitudes (if any):

Therefore the Seller waives all rights and title previously vested in him in the said property and acknowledges that he is totally released of the possession thereof and shall not be entitled thereto and that, under this Deed of Grant, the said—

sy erfgename, eksekuteurs, administrateurs of regsverkrygendes, tans en voortaan daartoe in eiendom geregtig is ooreenkomstig plaaslike gebruik maar behoudens die regte van die Staat; en ten slotte erken hy dat die koopprys van die eiendom die som van R..... (.....) bedra.

Ten bewyse waarvan ek, genoemde Registrateur, hierdie Grondbrief onderteken en met die Ampseël bekragtig het.

ALDUS GEDOEN EN ONDERTEKEN TEN KANTORE VAN DIE REGISTRATEUR

te ..... op hede die .....  
dag van ..... in die jaar ..... (19....)

REGISTRATEUR

### BYLAE M

14. Bylae M van die Regulasies word hierby geskrap.
15. Die volgende Bylaes word hierby na Bylae CC van die Regulasies ingevoeg:

### BYLAE DD

### REPUBLIEK VAN SUID-AFRIKA

(Seël)

### SERTIFIKAAT VAN GEKONSOLIDEERDE GRONDBRIEF/REG VAN HUURPAG

NADEMAAL

(Volle naam van eienaar)

die geregistreerde eienaar is van

- 1) (Omskrywing van die komponent persele. Verwys na die grondbrief of sertifikaat van reg van huurpag van elk. Laat groottes uit.)
- 2)

wat gekonsolideer is in die perseel soos hierna beskryf is:

Perseel No. .... groot ..... (.....) vierkante meter,  
(Syfers) (Woorde)

aangetoon op aangehegte Kaart No. ...., geleë in die dorp ..... distrik .....

Die eiendom hierin omskryf is onderworpe aan ondergenoemde voorbehoude, voorwaardes en servitute (as daar is):

Derhalwe sertifiseer ek, .....  
in my hoedanigheid as Registrateur, dat

(Volle naam van eienaar)

sy erfgename, eksekuteurs, administrateurs of regsverkrygendes, tans en voortaan daartoe in eiendom geregtig is ooreenkomstig plaaslike gebruik maar behoudens die regte van die Staat.

Ten bewyse waarvan ek, genoemde Registrateur, hierdie Sertifikaat onderteken en met die Ampseël bekragtig het.

ALDUS GEDOEN EN ONDERTEKEN TEN KANTORE VAN DIE REGISTRATEUR

te ..... op hede die .....  
dag van ..... in die jaar ..... (19....)

REGISTRATEUR

his heirs, executors, administrators or successors in title shall now and henceforth be entitled to the property in accordance with local custom, but subject to the rights of the State, and lastly he acknowledges that the sum of R..... (.....) is the purchase price of the property.

In proof of which I, the said Registrar, have signed and sealed this Deed of Grant with the Official Seal.

THUS DONE AND SIGNED IN THE OFFICE OF THE REGISTRAR

at ..... this .....  
day of ..... in the year ..... (19....)

REGISTRAR

### SCHEDULE M

14. Schedule M of the Regulations is hereby deleted.
15. The following Schedules are hereby inserted into the Regulations after Schedule CC:

### SCHEDULE DD

### REPUBLIC OF SOUTH AFRICA

(Seal)

### CERTIFICATE OF CONSOLIDATED DEED OF GRANT/RIGHT OF LEASEHOLD

WHEREAS .....  
(Full name of Owner)

is the registered owner of

- 1) (Description of the component sites. Refer to the deed of grant or certificate of right of leasehold of each. (Omit sizes.)
- 2)

which have been consolidated in the site as described below:

Site No. .... Extent ..... (.....) square metres,  
(Numerals) (Words)

shown on Diagram No. .... hereto annexed, situated in the township of ..... District of .....

The property described herein is subject to the following reservations, conditions and servitudes (if any):

Now therefore, I, .....  
in my capacity as Registrar, certify that

(Full name of Owner)

his heirs, executors, administrators or successors in title shall now and henceforth be entitled to the property in accordance with local custom, but subject to the rights of the State.

In proof of which, I, the said Registrar, have signed and sealed this Certificate with the Official Seal.

THUS DONE AND SIGNED IN THE OFFICE OF THE REGISTRAR

at ..... this .....  
day of ..... in the year ..... (19....)

REGISTRAR

**BYLAE EE****AANSOEK OM KANSELLASIE VAN GRONDBRIEF OF REG VAN HUURPAG—OMSKEPPING IN 'N TRANSPORTAKTE**

Ek, .....  
 (Volle naam van eienaar)  
 die geregistreerde eienaar van Perseel No. ....  
 groot ..... (Syfers) ..... (Woorde) vierkante meter,  
 soos aangetoon op aangehegte Kaart No. ....  
 geleë in die dorp ..... distrik  
 , wens hiermee aansoek te doen om die  
 kansellasië van Grondbrief/Sertifikaat van Reg van Huurpag No. ....  
 uitgereik deur die Registrateur op ..... 19....  
 welke grondbrief/sertifikaat van reg van huurpag hiermee oorhandig word.

Voorts wens ek te bevestig dat die eiendom beswaar is ten bedrae van  
 R ..... , kragtens Verbandakte No. .... 19....  
 gehou deur .....

Ek is van voorneme om kragtens die bepalings van die Registrasie van Aktes Wet, 1937, aansoek te doen om die uitreiking van 'n transportakte.

Ek verklaar verder dat ek bewus is daarvan—

- (a) dat alle koste verbonde aan die registrasie en uitreiking van 'n transportakte op my naam ten opsigte van bogenoemde eiendom deur my gedra moet word, insluitende die koste van die kansellasië van bestaande verbande en die registrasie van nuwe verbande; en
- (b) dat die eiendom voortaan slegs kragtens 'n transportakte, geregistreer ingevolge die Registrasie van Aktes Wet, 1937, gehou mag word.

Desnieteenstaande versoek ek die Registrateur om die betrokke grondbrief/sertifikaat van reg van huurpag te kanselleer en die nodige bewyse van kansellasië in die besit van my regsvertegenwoordiger te plaas.

ALDUS onderteken te .....  
 op hede die ..... dag van ..... 19....

**Getuies:**

1. .... Handtekening

2. ....

Regsvertegenwoordiger: .....

Adres: .....

**BYLAE FF****AANSOEK OM KANSELLASIE VAN GRONDBRIEF OF REG VAN HUURPAG—VERKOOP VAN EIENDOM****A. VERKOPER**

Ek, .....  
 (Volle naam van Verkoper)  
 die geregistreerde eienaar van Perseel No. ....  
 groot ..... (Syfers) ..... (Woorde) vierkante meter,  
 soos aangetoon op aangehegte Kaart No. ....  
 geleë in die dorp ..... distrik  
 , wens hiermee aansoek te doen om die  
 kansellasië van Grondbrief/Sertifikaat van Reg van Huurpag No. ....  
 uitgereik deur die Registrateur op ..... 19.... welke  
 grondbrief/sertifikaat van reg van huurpag hiermee oorhandig word.

Voorts wens ek te bevestig dat die eiendom beswaar is ten bedrae van R ..... , kragtens Verbandakte No. .... 19....  
 gehou deur .....

ALDUS onderteken te .....  
 op hede die ..... dag van ..... 19....

**Getuies:**

1. .... (Verkoper)

2. ....

**SCHEDULE EE****APPLICATION FOR CANCELLATION OF DEED OF GRANT OR RIGHT OF LEASEHOLD—CONVERSION INTO A DEED OF TRANSFER**

I, .....  
 (Full name of owner)  
 the registered owner of Site No. ....  
 extent ..... (Numerals) ..... (Words) square metres,  
 shown on Diagram No. .... hereto annexed, situated in  
 the township of ..... District of  
 , hereby apply for the cancellation  
 of Deed of Grant/Certificate of Right of Leasehold No. ....  
 issued by the Registrar on ..... 19...., which deed of grant/  
 certificate of right of leasehold is herewith handed over.

Furthermore, I wish to confirm that the property is encumbered in  
 an amount of R ..... under Mortgage Deed No. ....  
 19...., held by .....

It is my intention to apply for the issue of a deed of transfer under  
 the provisions of the Deeds Registries Act, 1937.

I further declare that I am aware—

- (a) that all costs connected with the registration and issue of a deed of transfer in respect of the above-mentioned property in my name shall be for my account, including the cost of the cancellation of existing mortgages and the registration of new mortgages; and
- (b) that the property may henceforth be held only under a deed of transfer registered in terms of the Deeds Registries Act, 1937.

Nevertheless, I request the Registrar to cancel the deed of grant/  
 certificate of right of leasehold and to provide evidence of cancellation  
 to my legal representative.

THUS signed at .....  
 this ..... day of ..... 19....

**Witnesses:**

Signature

**Legal representative:**

Address: .....

**SCHEDULE FF****APPLICATION FOR CANCELLATION OF DEED OF GRANT OR RIGHT OF LEASEHOLD—SELLING OF PROPERTY****A. SELLER**

I, .....  
 (Full name of Seller)  
 the registered owner of Site No. ....  
 extent ..... (Numerals) ..... (Words) square metres,  
 shown on Diagram No. .... hereto annexed, situated in  
 the township of ..... District of  
 , hereby apply for the cancellation  
 of Deed of Grant/Certificate of Right of Leasehold No. ....  
 issued by the Registrar on ..... 19...., which deed of  
 grant/certificate of right of leasehold is herewith handed over.

Furthermore, I wish to confirm that the property is encumbered in  
 an amount of R ..... under Mortgage Deed No. ....  
 19...., held by .....

THUS signed at .....  
 this ..... day of ..... 19....

**Witnesses:**

(Seller)

1. ....

2. ....



**B. KOPER**

Ek, .....  
 (Volle naam van Koper)  
 die voornemende koper van Perseel No. ....  
 groot ..... (Syfers) ..... (Woorde) vierkante meter,  
 geleë in die dorp ..... distrik  
 ....., wens die eiendom van voormelde koper  
 aan te koop en op my naam te laat registreer kragtens die bepalings  
 van die Registrasie van Aktes Wet, 1937.

Ek verklaar verder dat ek bewus is daarvan—

- (a) dat alle koste verbonde aan die registrasie en uitreiking van 'n  
 transportakte op my naam ten opsigte van bogenoemde eiendom  
 deur my gedra moet word, insluitende die koste van die  
 kansellasië van bestaande verbande en die registrasie van  
 nuwe verbande; en
- (b) dat die eiendom voortaan slegs kragtens 'n transportakte, ge-  
 registreer ingevolge die Registrasie van Aktes Wet, 1937,  
 gehou mag word.

Desnieteenstaande versoek ek die Registrateur om die betrokke  
 grondbrief/sertifikaat van reg van huurpag te kanselleer en die nodige  
 bewyse van kansellasië in die besit van my regsverteenvoordiger te  
 plaas.

ALDUS onderteken te .....  
 op hede die ..... dag van ..... 19....

Getuies: .....  
 (Koper)

1.

2.

Regsverteenvoordiger: .....

Adres: .....

**B. BUYER**

I, .....  
 (Full name of Buyer)  
 the prospective buyer of Site No. ....  
 extent ..... (Numerals) ..... (Words) square metres,  
 situated in the township of ..... District of  
 ....., wish to purchase the property from  
 the aforementioned seller and to have it registered in my name under  
 the provisions of the Deeds Registries Act, 1937.

I, further declare that I am aware—

- (a) that all costs connected with the registration and issue of a  
 deed of transfer in respect of the above-mentioned property in  
 my name shall be for my account, including the cost of the  
 cancellation of existing mortgages and the registration of new  
 mortgages; and
- (b) that the property may henceforth be held only under a deed of  
 transfer registered in terms of the Deeds Registries Act, 1937.

Nevertheless, I request the Registrar to cancel the deed of grant/  
 certificate of right of leasehold and to provide evidence of cancella-  
 tion to my legal representative.

THUS signed at .....  
 this ..... day of ..... 19....

Witnesses: .....  
 (Buyer)

1.

2.

Legal representative: .....

Address: .....

**INHOUD**

| No.                                       | Bladsy<br>No.                                                                                                                            | Staats-<br>koerant<br>No. |
|-------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------|---------------------------|
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