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Contents

No.		Gazette No.	Page No.
GOVERNMENT NOTICES • GOEWERMENTSKENNISGEWINGS			
Agriculture, Land Reform and Rural Development, Department of / Landbou, Grondhervorming en Landelike Ontwikkeling, Departement van			
7056	Deeds Registries Act (47/1937): Amendment of Regulations	54039	3
7056	Registrasie van Aktes Wet (47/1937): Wysiging van Regulasies	54039	6

GOVERNMENT NOTICES • GOEWERMENTSKENNISGEWINGS

DEPARTMENT OF AGRICULTURE, LAND REFORM AND RURAL DEVELOPMENT

NO. 7056 **30 January 2026**

DEPARTMENT OF LAND REFORM AND RURAL DEVELOPMENT

DEEDS REGISTRIES ACT, 1937 (ACT NO. 47 OF 1937): AMENDMENT OF REGULATIONS

I, Mzwanele Nyhontso, Minister of Land Reform and Rural Development, acting in terms of section 9 (9) of the Deeds Registries Act, 1937 (Act No. 47 of 1937), hereby approves the regulations contained in the Schedule as made by the Deeds Registries Regulations Board under section 10 of the said Act. The regulations will come into operation one month from the date of publication hereof in the *Gazette*.

MR MZWANELE NYHONTSO, MP
MINISTER OF LAND REFORM AND RURAL DEVELOPMENT

SCHEDULE

Definitions

1. In this Schedule "the Regulations" mean the Regulations promulgated by Government Notice No. R. 474 of 29 March 1963, as amended.

Substitution of regulation 30

2. The following regulation is hereby substituted for regulation 30 of the Regulations:

"**30** (1) In the description of immovable property the term 'share' shall be employed when an undivided share in a piece of immovable property is being dealt with, and such share shall be expressed in a percentage in its lowest term, the method of arriving at the result being also given in complicated cases.

(2) Where immovable property is held by or is transferred to two or more persons in undivided shares, and where the shares held by such persons are not equal, in the description of the shares of such persons, the provisions of sub-regulation (1) must be complied with to express the share held by each person.".

Amendment of regulation 73

3. Regulation 73 of the Regulations is hereby amended by the insertion after subregulation (2A) of the following subregulation:

"(2B) The Registrar must inform the Surveyor General of the registration of a servitude that has been registered by description without a supporting diagram, as contemplated in sub-regulation (2).".

4. Regulation 80 of the Regulations is hereby amended by the substitution for subregulation (2) of the following subregulation:

"(2) Where access to strong rooms is permitted, attorneys, notaries, conveyancers, surveyors, sheriffs or messengers of magistrates' courts, or such of their clerks as have received the approval of the Registrar, may inspect the records and registers, but other members of the public shall not be permitted such inspection unless under the personal supervision of a responsible officer: Provided that any document filed of record in the form of a microfilm reproduction of the original shall be made available for inspection only under the personal supervision of a responsible officer designated by the Registrar, and where information is required from any record stored in a computer, the Registrar, or when applicable the Chief Registrar of Deeds, shall as soon as conveniently possible furnish such information.".

Substitution of regulation 84

5. The following regulation is hereby substituted for regulation 84 of the Regulations:

"**84.** The fees of office to be charged in respect of any act, matter, or thing required, or permitted, to be done in or in relation to a Deeds Registry, or in respect of information provided by the Chief Registrar of Deeds, shall be those specified in the schedule of fees of office to these Regulations.".

Short title

6. These regulations shall be known as the Deeds Registries Amendment Regulations, 2026.

DEPARTEMENT VAN LANDBOU, GRONDHERVORMING EN LANDELIKE ONTWIKKELING

NO. 7056 **30 Januarie 2026**

DEPARTEMENT VAN LANDELIKE ONTWIKKELING EN GRONDHERVORMING

REGISTRASIE VAN AKTES WET, 1937 (WET NO. 47 VAN 1937): WYSIGING VAN REGULASIES

Ek, Mzwanele Nyhontso, Minister van Landelike Ontwikkeling en Grondhervorming, handelend kragtens artikel 9(9) van die Registrasie van Aktes Wet, 1937 (Wet No. 47 van 1937), keur hiermee die regulasies soos in die Bylae vervat, uitgevaardig deur die Registrasieregulasieraad kragtens artikel 10 van bedoelde Wet, goed. Die Regulasies tree in werking een maand vanaf die datum van publikasie hiervan in die *Staatskoerant*

MNR MZWANELE NYHONTSO, LP
MINISTER VAN LANDELIKE ONTWIKKELING EN GRONDHERVORMING

BYLAE

Woordomskrywing

1. In hierdie Bylae beteken "die Regulasies" die regulasies uitgevaardig by Goewermentskennisgewing No. R. 474 van 29 Maart 1963, soos gewysig.

Vervanging van regulasie 30

2. Regulasie 30 van die Regulasies word hierby deur die volgende regulasie vervang:

"**30** (1) By die beskrywing van onroerende goed moet die uitdruking "aandeel" gebesig word wanneer daar sprake is van 'n onverdeelde aandeel in 'n stuk onroerende goed, en sodanige aandeel moet uitgedruk word in 'n persentasie in sy kleinste vorm; in ingewikkelde gevalle moet duidelik gemaak word hoe die resultaat verkry is.

(2) Waar onroerende goed gehou of getransporteer word aan twee of meer persone in onverdeelde aandele, en waar die aandele gehou deur die persone nie gelyk is nie, moet die bepaling van subregulasie (1) nagekom word deur in die beskrywing van die aandele van die persone, die aandeel gehou deur elke persoon uit te druk.".

Wysiging van Regulasie 73

3. Regulasie 73 van die Regulasies word hierby gewysig deur na subregulasie (2A) die volgende subregulasie in te voeg :

"(2B) Die Registrateur moet die Landmeter-generaal in kennis stel van die registrasie van 'n serwituut wat geregistreer is deur beskrywing sonder 'n bygaande kaart, soos beoog in subregulasie (2).".

4. Regulasie 80 van die Regulasies word hierby gewysig deur subregulasie (2) deur die volgende subregulasie te vervang:

"(2) Waar toegang tot kluise vergun word, kan prokureurs, notarisse, transportbesorgers, landmeters, balju's of geregsbodes of sodanige van hulle klerke wat toestemming van die Registrateur ontvang het, insae hê in die aantekenings en registers, maar ander lede van die publiek word dit nie toegelaat nie tensy onder die persoonlike toesig van 'n verantwoordelike amptenaar: Met dien verstande dat 'n dokument wat op rekord geliasseer is in die vorm van 'n mikrofilmreproduksie van die oorspronklike vir inspeksie beskikbaar gestel word slegs onder die persoonlike toesig van 'n verantwoordelike beampte deur die Registrateur aangewys, en dat, waar inligting verlang word van enige rekord in 'n rekenaar gebêre, die Registrateur, of Hoofregistrateur van Aktes waar van toepassing, so spoedig doenlik sodanige inligting moet verskaf.".

Vervanging van regulasie 84

5. Regulasie 84 van die Regulasies word hierby deur die volgende regulasie vervang:

"**84.** Die kantoorgelde wat gehef word ten opsigte van enige handeling, saak of iets wat verlang word, of veroorloof is om verrig te word in of met betrekking tot 'n Registrasiekantoor, of met betrekking tot inligting voorsien deur die Hoofregistrateur van Aktes, moet wees soos gespesifiseer in die lys van kantoorgelde aan hierdie regulasies geheg.".

Kort titel

6. Hierdie regulasies heet die Aktesregistrasie Wysigingsregulasies, 2026.

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