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, 0001.TEL: (012) 338 7000, FAX: (012) 338 7103

REGISTRARS CIRCULAR 20 OF 2016

SECTION 53 COMPLIANCE CERTIFICATE FOR EKURHULENI METROPOLITAN MUNICIPALITY IN TERMS OF SPATIAL PLANNING AND LAND USE MANAGEMENT ACT, 2013 (ACT NO. 16 OF 2013)

1. Please find herewith a letter dated 5/08/2016 received from the Ekurhuleni Metropolitan Municipality which is self-explanatory (Annexure A).

2. Please note that the letter should be regarded as a compliance certificate in terms of Section 53 of the Spatial Planning and Land Use Management Act, 16 OF 2013 that all requirements and conditions for approval of a land development application within the area of jurisdiction of the Ekurhuleni Metropolitan Municipality have been complied with. No separate Section 53 certificate will be required for registration of transactions.
   The status quo will remain for transactions and Examiners should only call for certificates in terms of legislation applicable before SPLUMA came into operation.

REGISTRAR OF DEEDS
DEEDS REGISTRY
PRETORIA
DATE: 19/08/2016

AKTEKANTOOR
2016 -08- 19
PRETORIA
DEEDS OFFICE

Annexure "A"

Ekurhuleni
METROPOLITAN MUNICIPALITY

Date: 5 August 2016

Ground Floor
Sanlam Building
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THE REGISTRAR OF DEEDS
PRETORIA DEEDS OFFICE

Dear Sir

RE: SECTION 53 OF THE SPATIAL PLANNING AND LAND USE MANAGEMENT ACT, 16 OF 2013

Reference is made to the Registrar's Circular 3 of 2016 and it is confirmed that at this point in time the City of Ekurhuleni Metropolitan Municipality has not yet published its Municipal Planning By-law to give effect to the Spatial Planning and Land Use Management Act, 2013 (SPLUMA). The publication of the said By-law is imminent.

With reference, therefore, to Section 53 of the SPLUMA, this letter should be regarded as a compliance certificate in the interim for all transactions in compliance with the above section, including transactions in respect of consolidations as well as sectional title schemes. The City of Ekurhuleni Metropolitan Municipality will not issue separate certificates for transactions in terms of Registrar's Circular 3 of 2016 and in terms of Section 53 of SPLUMA until the City's By-laws has been promulgated.

Other certificates will still be issued in terms of the enabling provisions of the legislation in terms of which such land development applications were submitted because the City is still dealing with such legislation as it has not been repealed and to the extent that it is not inconsistent with SPLUMA.

This will be the status until the City's By-law has been promulgated.

Trust you will find the above in order.

Kind Regards

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Mr Motubatse Motubatse (Pr. Pln.)
HOD: CITY PLANNING
Ekurhuleni Metropolitan Municipality