MINUTES OF MEETING WITH THE JOHANNESBURG REGISTRAR OF DEEDS & OTHERS ON 15TH APRIL 2015 AT 11H30

PRESENT:

- Registrar
- Deputy Registrar ("DR")
- Pauline (Jhb Deeds Office)
- Marie (Roving Conveyancers' Representative)
- Nicci Sauli-Koren (JAA)
- Dylene Soobramoney (JAA)

AGENDA:

1. FEEDBACK FROM PREVIOUS MEETING HELD ON 11TH MARCH 2015
2. AVAILABILITY OF JUNIOR EXAMINERS
3. POSSIBLE NEW VA PROCESS TO BE INTRODUCED

MINUTES

1. FEEDBACK FROM PREVIOUS MEETING HELD ON 11TH MARCH 2015

1.1. **INFRASTRUCTURE** – The DR confirmed that the main server still needs to be replaced and rolled out.

1.2. **GENERATORS** - The DR confirmed that the status regarding the acquiring of new generators remains the same. They are currently making provisions for connectivity and space for the new generators and have already engaged the landlord in this regard.

1.3. **VA COPIES** – Pauline confirmed that VA copies of deeds registered on or about the 25th of March 2015 are currently being released. The deeds office staff working on the new systems still require further training and they are experiencing several teething issues. The deeds office has employed the services of 2 contractors to assist with the backlog on applications for VA copies and requests for information copies of deeds. This will assist in increasing productivity.

1.4. **STAFFING** – The Registrar confirmed that they will be appointing 9 new junior examiners in May 2015 and this will, following their training, increase productivity and the overall turn-around times.

1.5. **DELIVERIES** – Pauline re-iterated that the staff working on the new systems still require further training and there are several teething issues being experienced. They are currently releasing deeds registered during November 2014.

1.6. **ELEVATORS** – The DR and Marie confirmed that the situation regarding the elevators has improved but still requires close monitoring.

1.7. **REGISTRAR'S CIRCULAR 2 OF 2015** – The DR undertook to send this notice to Nicci.

1.8. **REQUEST FOR NOTICE TO BE ISSUED REGARDING THE CURRENT DELAYS IN RECEIVING COPIES AND DELIVERY OF DEEDS** – this notice was issued to all conveyancers by the Registrar on 20th March 2015.

1.9. **INTERDICTS** – the deeds office has implemented the streamlining of the process at the interdicts department i.e. dealing immediately with interdict queries only.

1.10. **DISTRIBUTION ROOM AND THE TRACKING OF MATTERS WHERE RATES ARE DUE TO EXPIRE -** this notice was issued to all conveyancers by the Registrar on 20th March 2015

1.11. **INCOMPLETE VA COPIES** – the Registrar confirmed that this issue has been addressed with all examiners

1.12. **INTERNAL NOTES BETWEEN JUNIOR AND SENIOR EXAMINERS** - the Registrar confirmed that this issue has been addressed with all examiners

1.13. **PAYMENT OF ACCOUNTS AFTER 30 (THIRTY) DAYS** – The Registrar confirmed that she is awaiting copies of draft notices from their finance department and requested that Pauline follow up on this. Nicci requested that a copy of the notice be emailed to her to place on the JAA website.

2. AVAILABILITY OF JUNIOR EXAMINERS

The DR advised that 5 junior examiners have been quarantined for a year (subject to extension) until the end of July 2016 to assist with the verifying of deeds. Because of their expertise, these examiners are working with their contractors for the verifying of all deeds that still need to be scanned.

She confirmed that the appointment of 9 new junior examiners will assist in alleviating the current backlogs and workload of the current junior examiners.

3. POSSIBLE NEW VA PROCESS TO BE INTRODUCED

3.1. The Registrar advised that there are numerous VA copies of deeds that remain uncollected by conveyancers. As a result, she is forced to utilise her staffing resources to convert these deeds from VA copies to information copies. This exasperates the delays already being experienced.

3.2. Another problem experienced is that information copies are being applied for, the copies are thereafter being issued by the deeds office and thereafter the formal application forms cannot be located by the deeds office. This results in the deeds office being unable to charge any firm for the issued information copy.

3.3. The Registrar advised that there seems to be colluding between conveyancers and deeds office staff.

3.4. Going forward, they are looking at re-implementing the previous system i.e. the VA application must be lodged together with the transaction. This will avoid the wasting of resources and eliminate the current collusion.

MAY 2015 MEETING

The next meeting will be held on Wednesday, 13th May 2015.