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RC 26 /2016

SS NUMBERS RELATING TO THE EXTENSION OF A SECTION IN TERMS OF SECTION 24(6) OF ACT 95/1986

1. PURPOSE:

To c arify the uncertainty on which SS number to refer to in a subsequent deed where a sec on was extended in terms of Section 24(6) of the Sectional Titles Act 95/1986.

2. BACKGROUND:

The Pretoria Deeds Registry has always followed the practice to retain the original SS number of the section in further registrations, where there was previously an extension for that section registered in terms of Section 24(6) of the Sectional Titles Act 95/1986

At the 2016 Registrars Conference it was ruled that where a section was extended in terms of Section 24(6) of the Sectional Titles Act 95/1986 that on any subsequent registration, the new SS number, which was allocated to the plan of extension, must be referred to.

3. EXAMINATION PROCEDURE FOR NEW REGISTRATIONS:

W ıen an application i.t.o. Section 24(6) of the Sectional Titles Act 95/1986 together with th sectional plan of extension is lodged, examiners must comply with the following p ıcedure:

a Examiner must make a photo copy of the new participation quota sheet as annexed to the sectional plan of extension.

b) The photo copy of the new participation quota must then be filed on the original SS file where the section was registered. It must be filed after the existing participation quota sheet of the on the SS file.

c) f niner must then indicate on the existing participation quota sheet the ıording, *"This sheet has been replaced by Annexure A".*

d) The examiner must then write on top of the photo copy of the new participation quota sheet the wording, *"Annexure A"*

e) If the procedure as in para a) to d) above has been previously followed by any examiner for the extension of another section in the same scheme, the examiner dealing with the latest extension will follow the same procedure as in para a) and b) above but the examiner must then indicate on the last participation quota sheet (which will be the photo copy as referred to in para a)) the following wording, *"This sheet has been replaced by Annexure B".*

f) The examiner must then write on top of the photo copy of the new participation quota sheet the wording, *"Annexure B"*

g) The procedure in para e) to f) will be followed for any future extensions of a section in that sectional title scheme and with each subsequent filing of the examiner must utilize the next letter in the alphabet to identify the new *"Annexure".*

4. REFERENCE TO SS NUMBER ON FURTHER REGISTRATIONS:

On any further registration actions in relation to all new and existing extended sections the conveyancer must refer to the new SS number where the plan of extension in terms of Section 24(6) of the Sectional Titles Act 95/1986 was registered. Under no circumstance should the original SS number be referred to.

5. EXISTING DEEDS:

All existing deeds which have been registered under the current practice have to retain the original SS number, and do not need to be amended in terms of Section 4(1) (b) of the Deeds Registries Act 47/1937. All of the affected deeds will be endorsed by the examiner with a factual endorsement, when they are lodged for other registrations.

Examiners must endorse all deeds, with the exception of sectional bonds which are being cancelled, and which has been registered with reference to the original SS number with the following factual endorsement, and by referring to the current SS number under which the last extension of the section, in terms of Section 24(6) of the Sectional Titles Act 95/1986 was registered:

Endorsement:
The within mentioned Section has previously been extended in terms of Section 24(6) of the Sectional Titles Act 95/1986, and the current SS number of the within mentioned Section is:

SS_____

_____ _____

Date (PRETORIA) *Registrar of Deeds*

6. RATES CLEARANCE CERTIFICATES:

Rates clearance certificates lodged for a section which has been extended in terms of Section 24(6) of the Sectional Titles Act 95/1986 will be accepted with a reference to either the original SS number or the new SS number. Examiners are to ensure that the rates clearance certificate do represent the correct section.

7. EFFECTIVE DATE:

This circular will come into effect on 21 November 2016.

RC 2/2016 dated 08/02/2016 is hereby withdrawn.

REGISTRAR OF DEEDS: PRETORIA
DATE: 01.12.2016

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