rural development
& land reform
Department:
Rural Development and Land Reform
REPUBLIC OF SOUTH AFRICA

OFFICE OF THE REGISTRAR OF DEEDS
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REGISTRAR'S CIRCULAR NO 3 OF 2017

SECTIONAL TITLE SCHEME NUMBER AND EXTENSION OF SECTIONS

1. INTRODUCTION

The purpose of this circular is to clarify the practice and requirements of disclosing reference to the Sectional plan number (SS number) in deeds and documents, where a section have been extended in terms of Section 24 of the Sectional Titles Act 95 of 1986.

2. WHAT IS THE PRACTICE AND WHAT NUMBER MUST BE REFLECTED IN DEEDS AND DOCUMENTS?

Prior to the 2016 Registrars conference there was no uniformity between the different Deeds Registries in respect of the sectional plan numbers to be used after an extension of a section has been registered in terms of section 24 of the Sectional Titles Act 95 of 1986.

However conference resolved this by taking RCR 26/2016, according to this resolution "The new sectional plan number as provided for in Regulation 23(1)(b) of the Sectional Titles Act 95 of 1986 must be referred to".

When the requirements of the Act and any other relevant law have been complied with, the Registrar of deeds registers the sectional plan of extension and allots a distinctive number thereto, see Regulation 23(1)(b)) of the Sectional Titles Act 95 of 1986, also consult RCR 60/2006.

3. HOW IS THE NEW SS NUMBER REFLECTED ON PRINTOUTS

The DRS system does not allow for the original SS number of the section to be changed. To accommodate the new SS number on the property printout reference to the Extension and SS number are noted under the field called "Documents"

See attached printout for an example how it will be reflected after the extension of the section have been registered.

4. **IN CERTAIN INSTANCES IT IS ACCEPTABLE TO REFER TO OLD SECTIONAL PLAN NUMBER**

In certain instances deeds and documents such as Notarial deeds of Cession of exclusive use areas, Transfer duty receipts and rates certificates were executed or issued by the relevant Government institution prior to registration of the extension. In this instance the documents can still make reference to the old Sectional plan number however a conveyancer certificate will be required to identify the property as one and the same property as in the deed or document.



REGISTRAR OF DEEDS
PIETERMARITZBURG
DATE: 2017/3/30

PROD DEEDS REGISTRATION SYSTEM - PIETERMARITZBURG DATE : 20170323 TIME : 08:59:38.5 PAGE : 1
PREPARED BY : DRS04023 - KHANYILE E

PROPERTY DETAILS PRINT FOR UNIT 11
SCHEME NO 35/1991
SCHEME NAME SS VILLA ROYALE
REG DIV FU

Old SS number

PROVINCE KWAZULU NATAL
PREV DESCRIPTION
DIAGRAM DEED NO 35/1991
EXTENT 153 SQM
CLEARANCE KWADUKUZA
SG PLAN NUMBER
CONDITIONS NONE

FIRM NR : 999
FIRM NAME : AKTEKANTOOR
FILE NR : PREP
FEE AMOUNT: R .00

CORPORATE DATE 19911219

SCHEME SITUATED AT SHEFFIELD BEACH , 38

NO INTERDICTS

DOCUMENTS	HOLDER	AMOUNT	O/P/A	SCAN/MICRO REF	MMDD
UNIT 11, SS35/1991	EXTENTION SS262/2015(SECT.24(6)				1013

New SS number

OWNER DETAILS

FULL NAME & SHARE	PURCH DATE	AMOUNT/REASON	O/P/A	IDENTITY	BIRTH	TITLE DEED	MMDD	SCAN/MICRO REF
BUCHEL JEAN CAMPBELL	20160415	R1430000.00		4411290001085	44/11/29	ST15891/2016	0606	20160620091115

* O/P/A - O - MULTIPLE OWNER P - MULTIPLE PROPERTY A - MULTIPLE OWNER AND PROPERTY

** PLEASE NOTE : THE INFORMATION APPEARING ON THIS PRINTOUT IS FURNISHED FOR PURPOSES OF INFORMATION ONLY.
FOR MORE DETAILED INFORMATION, PLEASE REFER TO THE REGISTERED SOURCE DOCUMENTS.

* * * END OF REPORT * * *