



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

OFFICE OF THE CHIEF REGISTRAR OF DEEDS
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CHIEF REGISTRAR'S CIRCULAR NO. 3 OF 2024

RE-NAMING OF DEEDS REGISTRIES

1. RENAMING OF DEEDS REGISTRIES

The Minister, under section 1(1)(a)(iii) of the Deeds Registries Act, 1937 (Act 47 of 1937), renamed the Deeds Registries as set out in paragraph 2 hereunder. The change of names was published in Government Gazette No. 51369, Government Notice GN. 5416 dated 10 October 2024.

2. NEW NAMES OF DEEDS REGISTRIES

The following table indicates the name changes, which changes came into operation on 10 October 2024.

Previous name of Deeds Registry	New name of Deeds Registry	Seat of Office
Deeds registry: Pretoria	North Gauteng Deeds Registry	Pretoria
Deeds registry: Johannesburg	South Gauteng Deeds Registry	Johannesburg
Deeds registry: Pietermaritzburg	KwaZulu Natal Deeds Registry	Pietermaritzburg
Deeds registry: Umtata	Eastern Cape Deeds Registry: Mthatha	Mthatha
Deeds registry: King William's Town	Eastern Cape Deeds Registry: Qonce	Qonce
Deeds registry: Cape Town	Western Cape Deeds Registry	Cape Town
Deeds registry: Kimberley	Northern Cape Deeds Registry	Kimberley
Deeds registry: Bloemfontein	Free State Deeds Registry	Bloemfontein
Deeds registry: Vryburg	North West Deeds Registry: Vryburg	Vryburg
Deeds registry: Nelspruit	Mpumalanga Deeds Registry	Mbombela
Deeds registry: Polokwane	Limpopo Deeds Registry	Polokwane

3. EFFECT OF NAME CHANGES ON DEEDS REGISTRATION PROCEDURES

3.1. The Prescribed Forms as contained in the Regulations to the Deeds Registries Act, 1937 (Act 47 of 1937), and Sectional Titles Act, 1986 (Act 95 of 1986), refer to the *Seat of Office* of a Registrar of Deeds / Deeds Registry, and not to the *name* of a Deeds Registry. However, Regulation 82 of Act 47 of 1937 provides for certificates of title and prescribed deeds and documents to be prepared *substantially* in the forms provided in the Schedule of Forms to the Regulations. It, therefore, does not prohibit deviations where necessary.

3.2. The practice currently is to strictly follow the prescribed format by only referring to the *Seat of Office* of a Deeds Registry, and not to the name thereof. For example,

“I, Registrar of Deeds at Pretoria” or “Thus done and executed at the office of the Registrar of Deeds at Pretoria on ...”

3.3. As mentioned in paragraph 3.1 above, Regulation 82 allows deviation and to create uniformity in all Deeds Registries country wide it is recommended that Forms and Documents be prepared / suitably amplified to refer to the *Seat of Office* of a Deeds Registry, as well as the *name* thereof. For example:

“I, Registrar of Deeds: North Gauteng at Pretoria” or “Thus done and executed at the office of the Registrar of Deeds: North Gauteng at Pretoria on.....”

3.4. Examiners must raise the appropriate notes where the correct description is not followed. Deeds must not be rejected, and the conveyancer must be given the opportunity to neatly amend the deed / document or to provide a conveyancer's certificate where necessary.

3.5. This Circular comes into effect on 15 November 2024.



CHIEF REGISTRAR OF DEEDS

DATE: 4 November 2024

REFERENCE: 14/P
RINGBINDER: 42

CHIEF REGISTRAR OF DEEDS
REGISTRARS OF DEEDS
DEEDS TRAINING
LAW SOCIETY OF SOUTH AFRICA
LEGAL PRACTICE COUNCIL OF SOUTH AFRICA: PRETORIA