



## 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. 5 OF 2025

#### APPLICATION OF REGULATION 4A(2) OF DEEDS REGISTRIES ACT, 1937 (ACT NO. 47 OF 1937)

##### 1. Commencement of Regulations:

- 1.1. The amended *Schedule of Fees of Office*, as published under Notice No. 5917, in Government Gazette No. 52191 dated 28 February 2025, will come into operation on 1 April 2025 (see CRC 2 of 2025).
- 1.2. The amended regulations to the Deeds Registries Act, 1937 (Act 47 of 1937), published under Notice No. 5948, in Government Gazette No. 52219 dated 05 March 2025, will come into operation on 05 April 2025 (see CRC 3 of 2025).

##### 2. Application of Regulation 4A(2) of Act 47 of 1937:

- 2.1. Regulation 4A (2) has been inserted to read as follows:

*“(2) The prescribed fees as referred to in the Schedule of Fees of Office as prescribed by regulation 84, must be paid prior to any service being rendered.”.*

- 2.2. Regulation 4A (2) provides for all prescribed fees to be paid *prior* to any services being rendered. For instance, the prescribed lodgement fee must be paid upon lodgement of deeds and documents for registration purposes, and the prescribed registration fee must be paid *prior* to registration of such deed/document.

##### 3. Payment with electronic lodgement of deeds and documents:

- 3.1. The *Electronic Deeds Registration System* ('e-DRS') has been developed to cater for online fee payments regarding the rendering of services, for instance, the electronic lodgement of deeds and documents for registration purposes. The e-DRS shall facilitate secure online payment integration to support various payment methods, such as credit cards, debit cards, and EFT, for efficient fee collection.

***The e-DRS shall automatically initiate pre-payment of the relevant fees, as contemplated in regulation 4A (2) of Act 47 of 1937.***

**4. Payment with manual lodgement of deeds and documents:**

- 4.1. The *Deeds Registration System* ('DRS') is in the process of being developed to cater for pre-payment in respect of the rendering of services. The development in this regard will be completed by 1 August 2025.

***From 1 August 2025 (or an earlier date to be communicated), all payments regarding the rendering of services relating to manual lodgement and manual registration of deeds/documents must be performed upfront, as provided for in regulation 4A(2).***

***The method of billing for manual lodgement and manual registration of deeds/documents remains until 31 July 2025, or an earlier date as may be communicated.***



**CHIEF REGISTRAR OF DEEDS**

**DATE:** 31 March 2025

REFERENCE: A. 14/P

RINGBINDER 44

CHIEF REGISTRAR OF DEEDS

REGISTRARS OF DEEDS

DEEDS TRAINING

LAW SOCIETY OF SOUTH AFRICA: PRETORIA

LEGAL PRACTICE COUNCIL OF SOUTH AFRICA