



## agriculture, land reform & rural development

Department:  
Agriculture, Land Reform and Rural Development  
REPUBLIC OF SOUTH AFRICA

OFFICE OF THE CHIEF REGISTRAR OF DEEDS  
Private Bag X250, Agriculture Place, Arcadia, Pretoria, 0002 // 20 Steve Biko Road, Agriculture Place, Arcadia,  
Pretoria, 0002 TEL: (012) 338 7350, WEB: [www.dalrrd.gov.za](http://www.dalrrd.gov.za)

### CHIEF REGISTRAR'S CIRCULAR NO. 4 OF 2025

#### SECTIONAL TITLES ACT, 1986 (ACT NO. 95 OF 1986) AMENDMENT OF REGULATIONS

##### 1. COMMENCEMENT OF AMENDED REGULATIONS

The amended regulations to the Sectional Titles Act, 1986 (Act 95 of 1986) ('the Act'), published under Government Notice No. 5941 in Government Gazette No. 52208 dated 03 March 2025, shall be effective from 03 April 2025.

##### 2. NATURE AND/OR IMPACT OF THE AMENDMENTS

###### 2.1 Amendment of regulation 11

Regulation 11 is amended to align its provisions with that of the Electronic Deeds Registration Systems Act, 2019 (Act 19 of 2019) (EDRS Act'), by making it clear that its provisions only apply to deeds/documents lodged manually.

###### 2.2. Amendment of regulation 16A

Regulation 16A (2) is amended to align its provisions with that of regulation 16A (1), by insertion of the words '*certificate of title, certificate of registration*'.

###### 2.3. Amendment of regulation 17

Regulation 17(3) is amended by referring to a prescribed form for the re-registration of a sectional title deed as a deed of transfer, pursuant to section 17(3) or 19(3) of the Act. See par. 2.7 below.

###### 2.4. Amendment of regulation 19

Regulation 19(3) is amended to align its provisions with that of section 22(5) of the Act, by referring to a '*certificate of registered sectional title*' in the place of '*sectional title deed*'.

## **2.5. Amendment of regulation 21**

Regulation 21(3) is amended to align its provisions with that of section 23(5) of the Act, by referring to a '*certificate of registered sectional title*' in the place of '*sectional title deed*'.

## **2.6. Amendment of regulation 38**

Regulation 38 is amended to align its provisions with that of the EDRS Act, by substitution of the word '*typewriting*', with '*electronic means*'.

## **2.7. Insertion of Form AU**

Form AU is inserted to provide a prescribed form for purposes of the transfer of land comprising common property, pursuant to the expropriation thereof as contemplated in section 17(3) and 19(3) of the Act. See par. 2.3 above.



**CHIEF REGISTRAR OF DEEDS**

**DATE:** 19 March 2025

REFERENCE: A. 14/P AND 10/2/3

RINGBINDER 54

CHIEF REGISTRAR OF DEEDS

REGISTRARS OF DEEDS

DEEDS TRAINING

LAW SOCIETY OF SOUTH AFRICA: PRETORIA

LEGAL PRACTICE COUNCIL OF SOUTH AFRICA