

GOVERNMENT NOTICES • GOEWERMENTSKENNISGEWINGS**DEPARTMENT OF AGRICULTURE, LAND REFORM AND RURAL DEVELOPMENT**

NO. 7056

30 January 2026

DEPARTMENT OF LAND REFORM AND RURAL DEVELOPMENT**DEEDS REGISTRIES ACT, 1937 (ACT NO. 47 OF 1937): AMENDMENT OF REGULATIONS**

I, Mzwanele Nyhontso, Minister of Land Reform and Rural Development, acting in terms of section 9 (9) of the Deeds Registries Act, 1937 (Act No. 47 of 1937), hereby approves the regulations contained in the Schedule as made by the Deeds Registries Regulations Board under section 10 of the said Act. The regulations will come into operation one month from the date of publication hereof in the *Gazette*.



MR. MZWANELE NYHONTSO, MP
MINISTER OF LAND REFORM AND RURAL DEVELOPMENT

SCHEDULE

Definitions

1. In this Schedule “the Regulations” mean the Regulations promulgated by Government Notice No. R. 474 of 29 March 1963, as amended.

Substitution of regulation 30

2. The following regulation is hereby substituted for regulation 30 of the Regulations:

“30 (1) In the description of immovable property the term ‘share’ shall be employed when an undivided share in a piece of immovable property is being dealt with, and such share shall be expressed in a percentage in its lowest term, the method of arriving at the result being also given in complicated cases.

(2) Where immovable property is held by or is transferred to two or more persons in undivided shares, and where the shares held by such persons are not equal, in the description of the shares of such persons, the provisions of sub-regulation (1) must be complied with to express the share held by each person.”.

Amendment of regulation 73

3. Regulation 73 of the Regulations is hereby amended by the insertion after subregulation (2A) of the following subregulation:

“(2B) The Registrar must inform the Surveyor General of the registration of a servitude that has been registered by description without a supporting diagram, as contemplated in sub-regulation (2).”.

4. Regulation 80 of the Regulations is hereby amended by the substitution for subregulation (2) of the following subregulation:

“(2) Where access to strong rooms is permitted, attorneys, notaries, conveyancers, surveyors, sheriffs or messengers of magistrates’ courts, or such of their clerks as have received the approval of the Registrar, may inspect the records and registers, but other members of the public shall not be permitted such inspection unless under the personal supervision of a responsible officer: Provided that any document filed of record in the form of a microfilm reproduction of the original shall be made available for inspection only under the personal supervision of a responsible officer designated by the Registrar, and where information is required from any record stored in a computer, the Registrar, or when applicable the Chief Registrar of Deeds, shall as soon as conveniently possible furnish such information.”.

Substitution of regulation 84

5. The following regulation is hereby substituted for regulation 84 of the Regulations:

“**84.** The fees of office to be charged in respect of any act, matter, or thing required, or permitted, to be done in or in relation to a Deeds Registry, or in respect of information provided by the Chief Registrar of Deeds, shall be those specified in the schedule of fees of office to these Regulations.”.

Short title

6. These regulations shall be known as the Deeds Registries Amendment Regulations, 2026.