
GOVERNMENT NOTICES • GOEWERMENTSKENNISGEWINGS

DEPARTMENT OF AGRICULTURE, LAND REFORM AND RURAL DEVELOPMENT

NO. R. 497

11 June 2021

SECTIONAL TITLES ACT, 1986: AMENDMENT OF REGULATIONS

I, Angela Thokozile Didiza, Minister of Agriculture, Land Reform and Rural Development, acting in terms of section 55 of the Sectional Titles Act, 1986 (Act No. 95 of 1986), after consultation with the sectional titles regulation board, hereby amend the Regulations promulgated by Government Notice No. R. 664 of 8 April 1988, as set out in the Schedule hereto. The Regulations will come into operation one month from the date of publication hereof in the Gazette.



MRS ANGELA THOKOZILE DIDIZA

MINISTER FOR AGRICULTURE, LAND REFORM AND RURAL DEVELOPMENT

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SCHEDULE

Definitions

1. In this Schedule "the Regulations" mean the Regulations promulgated by Government Notice No. R. 664 of 8 April 1988 (as corrected by Government Notice No. R. 991 of 27 May 1988), as amended.

Amendment of regulation 6

2. Regulation 6 of the Regulations is hereby amended by the substitution for paragraph (b) of the following paragraph:

"(b) a certificate by an architect or a land surveyor stating that the boundaries of the sections and common property are physically defined as contemplated in section 5(4) and (5) of the Act;"

Amendment of regulation 19

3. Regulation 19 of the Regulations is hereby amended by the substitution for subregulation (1)(a) of the following subregulation:

"(1) (a) An application for registration of a sectional plan of subdivision shall be in the form of Form AP in Annexure 1."

Amendment of regulation 21

4. Regulation 21 of the Regulations is hereby amended by the substitution for subregulation (1)(a) of the following subregulation:

"(a) An application for registration of a sectional plan of consolidation shall be in the form of Form AQ in Annexure 1."

Amendment of regulation 23

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5. Regulation 23 of the Regulations is hereby amended by the substitution for subregulation (1)(a) of the following subregulation:

“(a) An application for registration of a sectional plan of extension of a section shall be in the form of Form AR in Annexure 1.”.

Amendment of regulation 25

6. Regulation 25 of the Regulations is hereby amended by the substitution for subregulation (1)(a) of the following subregulation:

“(a) An application for registration of a sectional plan of extension of a scheme shall be in the form of Form AS in Annexure 1.”.

Amendment of regulation 27

7. Regulation 27 of the Regulations is hereby amended by the substitution for subregulation (1)(a) of the following subregulation:

“(a) An application for registration of a sectional plan of extension of the common property shall be in the form of Form AT in Annexure 1.”.

Amendment of Annexure 1

8. Annexure 1 to the Regulations is hereby amended –

(a) by the deletion of form O; and

(b) by the addition of the following forms:

“FORM AP

Prepared by me

.....

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CONVEYANCER

.....

(State full name and surname in block letters)

.....

(Disclose Legal Practice Council Membership Number)

**APPLICATION FOR SUBDIVISION OF A SECTION UNDER SECTION 22 (1) OF
THE SECTIONAL TITLES ACT, 1986**

I, the undersigned,, do hereby
apply to the Registrar of Deeds at for:

1. The registration of the attached sectional plan SG No. D.* of
subdivision of a section in terms of the provisions of section 22(1) of the
Sectional Titles Act, 1986, in respect of sections numbered (list the new
sections), formerly section no., as shown and
more fully described on sectional plan SS ** in the scheme known
as (disclose name of scheme) in respect of the land and
building or buildings situate at †..... and held under §
.....
2. The issue of certificates of registered sectional title in terms of the provisions of
section 22(5) of the aforesaid Act in respect of the sections as shown on the
said sectional plan of subdivision.

Signed at on

.....

Signature of Owner

* Insert SG reference of sectional plan of subdivision

** Insert plan number allocated at the first phase/opening of the sectional title register.

† State name of town/city or suburb or township and local authority/description of farm

§ State type of sectional title deed(s) and the number(s) thereof.

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FORM AQ

Prepared by me

.....

CONVEYANCER

.....

(State full name and surname in block letters)

.....

(Disclose Legal Practice Council Membership Number)

**APPLICATION FOR CONSOLIDATION OF SECTIONS UNDER SECTION 23 (1) OF
THE SECTIONAL TITLES ACT, 1986**

I, the undersigned,, do hereby
apply to the Registrar of Deeds at for:

1. The registration of the attached sectional plan SG No. D.* of consolidation of sections in terms of the provisions of section 23(1) of the Sectional Titles Act, 1986, in respect of section no., formerly sections nos. (list the sections to be consolidated), as shown and more fully described on sectional plan SS** in the scheme known as (disclose name of scheme) in respect of the land and building or buildings situate at †..... and held under §
2. The issue of a certificate of registered sectional title in terms of the provisions of section 23(5) of the aforesaid Act in respect of the section as shown on the said sectional plan of consolidation.

Signed at on

.....

Signature of Owner

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* Insert SG reference of sectional plan of consolidation

** Insert plan number allocated at the first phase/opening of the sectional title register.

† State name of town/city or suburb or township and local authority/description of farm

§ State type of sectional title deed(s) and the number(s) thereof.

FORM AR

Prepared by me

.....

CONVEYANCER

.....

(State full name and surname in block letters)

.....

(Disclose Legal Practice Council Membership Number)

APPLICATION FOR EXTENSION OF SECTIONS UNDER SECTION 24 (6) OF THE SECTIONAL TITLES ACT, 1986

I, the undersigned,, do hereby apply to the Registrar of Deeds at for registration of the attached sectional plan SG No. D.* of extension of a section in terms of the provisions of section 24(6) of the Sectional Titles Act, 1986, in respect of section no., as shown and more fully described on sectional plan SS** in the scheme known as (disclose name of scheme) in respect of the land and building or buildings situate at and held under §

Signed at on

.....

Signature of Owner

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* Insert SG reference of sectional plan of extension

** Insert plan number allocated at the first phase/opening of the sectional title register.

† State name of town/city or suburb or township and local authority/description of farm

§ State type of sectional title deed(s) and the number(s) thereof.

FORM AS

Prepared by me

.....

CONVEYANCER

.....

(State full name and surname in block letters)

.....

(Disclose Legal Practice Council Membership Number)

APPLICATION FOR EXTENSION OF A SCHEME UNDER SECTION 25 (9) OF THE SECTIONAL TITLES ACT, 1986

I, the undersigned,, do hereby
apply to the Registrar of Deeds at for:

1. The registration of the attached sectional plan SG No. D.* of extension of a scheme by the addition of sections and/or exclusive use areas in terms of the provisions of section 25(9) of the Sectional Titles Act, 1986, in respect of sections and/or exclusive use areas numbered (list the new sections and/or exclusive use areas being added to the scheme), as shown and more fully described on sectional plan SS** in the scheme known as (disclose name of scheme) in respect of the land and building or buildings situate at †..... and held under §

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2. The issue of certificates of registered sectional title in terms of the provisions of section 25 (11) of the aforesaid Act in respect of the sections shown on the said sectional plan of extension.
3. The issue of a certificate/s of real right in respect of a right/s to exclusive use as contemplated by section 25 (11) (if applicable).

Signed at on

.....

Signature of Owner

* Insert SG reference of sectional plan of extension

** Insert plan number allocated at the first phase/opening of the sectional title register.

† State name of town/city or suburb or township and local authority/description of farm

§ State type of sectional title deed(s) and the number(s) thereof.

FORM AT

Prepared by me

.....

CONVEYANCER

.....

(State full name and surname in block letters)

.....

(Disclose Legal Practice Council Membership Number)

APPLICATION FOR EXTENSION OF A SCHEME BY ADDITION OF LAND TO THE COMMON PROPERTY UNDER SECTION 26 (5) OF THE SECTIONAL TITLES ACT, 1986

I, the undersigned,, do hereby apply to the Registrar of Deeds at for the registration of the attached sectional plan SG No. D.* of extension of a scheme by the

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addition of land to the common property in terms of the provisions of section 26(5) of the Sectional Titles Act, 1986, in respect of the land described as (insert cadastral description of land)..... as shown and more fully described on sectional plan SS** in the scheme known as (disclose name of scheme) in respect of the land and building or buildings situate at †..... and held under §

Signed at on

.....

Signature of Owner

* Insert SG reference of sectional plan of extension

** Insert plan number allocated at the first phase/opening of the sectional title register.

† State name of town/city or suburb or township and local authority/description of farm

§ State type of sectional title deed(s) and the number(s) thereof.”.

Short title

9. These regulations shall be known as the Sectional Titles Amendment Regulation 2021.