



## agriculture, land reform & rural development

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

### CHIEF REGISTRAR OF DEEDS

Private Bag X918, Pretoria, 0001; 219 Bosman Street, Pretoria, 0001  
Tel: 012 – 338 7000; Website: [www.dalrrd.gov.za](http://www.dalrrd.gov.za)

Reference: 14/3/2/2/1

TO: LEGAL PRACTICE COUNCIL

Dear Client

### UNVERIFIED AND INCONSISTENT REGISTRATION DATA OBTAINED FROM THIRD PARTY DATA VENDORS

At the outset, it should be noted that the Deeds Registration Trading Entity has at all material times enjoyed custody of the Property Ownership Report. In terms of section 7(1) read with Regulations 66, 67 and 70 of the Deeds Registries Act 47 of 1937 (herein after referred to as DRA) *“each Registrar of Deeds shall on conditions prescribed and upon payment of the prescribed fees, permit any person to inspect the public registers and other public records in his registry... and to make copies of those records or extracts from those registers...”*. Documents, and or copies of deeds may be issued in terms of regulations of the DRA for information purposes or for judicial purposes.

Being custodians of and having control over the above information or reports, it should be noted that the Deeds Registration Trading Entity reserves the prerogative to issue official Property Ownership Reports to Government Departments, Municipalities, Relevant Entities and other Stakeholders etc, as it deems fit depending on different circumstances as and when required to do so. It is in this vein that the Deeds Registration Trading Entity cannot delegate the provision of the afore-mentioned Reports to Third Parties due to the Entity’s lack of control on the quality or accurateness of the reports acquired from Third Parties.

Without the Deeds Registration Trading Entity being remiss of its duties it is important to note that the release of unverified information has been a long-standing challenge that has caused discrepancies between information in the custody of Municipalities, other stakeholders etc and the information in the domain of the Deeds Registration Trading Entity. It should be noted that the afore-said discrepancies have become burdensome, onerous, and carry serious consequences for the Deeds Registration Trading Entity to handle as the custodians of the Property Ownership Report in South Africa and expected to issue verified reports.



Department of Agriculture, Land Reform and Rural Development: Departement van Landbou, Grondhervorming en Landelike Ontwikkeling:  
Muhasho wa zwa Vhulimi, Mbuedzedzo ya Mavu na Mveledziso ya Mahayani-uMnyango Wezolimo, Izinguquko Kwezomhlaba  
Nokuthukiswa Kwezindawo Zasemakhaya: Ndzawulo ya Vurimi, Antswiso wa Misava na Nhluvukiso wa Matikoxikaya: Litiko  
Letekulima, Tingucuko Kutemhlaba Nekutfutukiswa Kwetindzawo Tasemaphandleni: UmNyango wezokuLima, ukuBuyiselwa kweNarha  
nokuThuthukiswa kweNdawo zemaKhaya: Kgoro ya Temo, Peakanyoleswa ya Naga le Tlhabollo ya Dinagamagae: Lefapha la Temothuo,  
Kabobotjha ya Naha le Tlhabollo ya Dibaka tsa Mahae: Lefapha la Temothuo, Pusetso dinaga le Tlhabololo ya Metsemagae: ISebe  
lezoLimo, uBuyekezo lwemiHlaba noPhuhliso lamaPhandle

## UNVERIFIED AND INCONSISTENT REGISTRATION DATA OBTAINED FROM THIRD PARTY DATA VENDORS

The Deeds Registration Trading Entity is therefore not responsible for responding to anomalies that are picked up from 3rd party data vendors' reports but will always be responsible and accountable for information that is directly sourced from the Deeds Registration Trading Entity.

Kindly contact the Office of the Chief Registrar of Deeds, should you require more information or have any enquiries, please contact Ms Marlinda Alberts at [Marlinda.Alberts@dalrrd.gov.za](mailto:Marlinda.Alberts@dalrrd.gov.za)

Kind regards



**MS CARLIZE KNOESEN**  
**CHIEF REGISTRAR OF DEEDS**

**DATE:**

11/10/2021

