



A WORLD CLASS AFRICAN CITY

**GROUP LEGAL & CONTRACTS**  
(SUSTAINABLE SERVICES)

TEL: 011 407 7224  
FAX: 011 339 4204  
DIRECT FAX: 086 652 2507  
E-MAIL: alwynN@joburg.org.za

2016-07-08

Our reference: 15/4/1

Your reference:

**THE REGISTRAR OF DEEDS**

**PRETORIA DEEDS OFFICE**

**BY HAND**

Dear Sir

**RE: SECTION 53 OF THE SPATIAL PLANNING AND LAND USE MANAGEMENT ACT,  
16 OF 2013**

Reference is made to the Registrar's Circular 3 of 2016 and confirm that at this point in time the City of Johannesburg Metropolitan Municipality ("the City of Joburg") has not as yet published its Municipal Planning By-law to give effect to the The Spatial Planning and Land Use Management Act, 2013 (SPLUMA). The publication of the said By-law is imminent.

With reference, therefore, to Section 53 of the SPLUMA, this letter should be regarded as a compliance certificate in the interim for all transactions in compliance with the above section, including transactions in respect of consolidations as well as sectional title schemes. The City of Johannesburg Metropolitan Municipality will not issue separate certificates for transactions in terms of Registrars Circular 3 of 2016 and in terms of section 53 of SPLUMA until the City's By-laws has been promulgated.

Other certificates will still be issued in terms of the enabling provisions of the legislation in terms of which such land development applications were submitted because the City is still dealing with such legislation as it has not been repealed and to the extent that it is not inconsistent with SPLUMA.

This will be the status until the City's By-law has been promulgated. The City's Municipal Planning By-law has been approved by its Council on the 23<sup>rd</sup> of June 2016 and will be published in due course for information.

Trust you find the above in order.

Yours faithfully

A handwritten signature in black ink, appearing to read 'Adv. Alwyn Nortjé', written in a cursive style.

**ADV ALWYN NORTJÉ  
SNR LEGAL ADVISER  
OFFICE OF THE EXECUTIVE MAYOR  
GROUP LEGAL & CONTRACTS  
(SUSTAINABLE SERVICES)**



**rural development  
& land reform**

Department:  
Rural Development and Land Reform  
REPUBLIC OF SOUTH AFRICA

OFFICE OF THE REGISTRAR OF DEEDS, PRETORIA, PRIVATE BAG X 183, CORNER PRETORIUS AND BOSMAN  
STREETS, PRETORIA, 0001.TEL: (012) 338 7000, FAX: (012) 338 7103

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**REGISTRARS CIRCULAR 9 OF 2016**  
**SECTION 53 COMPLIANCE CERTIFICATE FOR JOHANNESBURG**  
**METROPOLITAN MUNICIPALITY IN TERMS OF SPATIAL PLANNING**  
**AND LAND USE MANAGEMENT ACT, 2013 (ACT NO. 16 OF 2013)**

1. Please find herewith a letter dated 8/07/2016 received from the City of Johannesburg which is self-explanatory (Annexure A).
2. Please note that the letter should be regarded as a compliance certificate in terms of Section 53 of the Spatial Planning and Land Use Management Act, 16 OF 2013 that all requirements and conditions for approval of a land development application within the area of jurisdiction of the Johannesburg Metropolitan Municipality have been complied with. No separate Section 53 certificate will be required for registration of transactions.  
The status quo will remain for transactions and Examiners should only call for certificates in terms of legislation applicable before SPLUMA came into operation.

REGISTRAR OF DEEDS  
DEEDS REGISTRY  
PRETORIA  
DATE: 8/07/2016