

COURSE OUTLINE

2012

INTRODUCTION TO CONVEYANCING

1. **Introduction / Terms**
2. **Role, function and responsibility of the Conveyancer**
Sec 15 of DRA 47 of 1937 and Reg 44 A of DRA of 1937
J O Christie's Conveyancing Practice Guide, 3rd Edition (2008), Lexis Nexis, Durban, Chapter 1 pp 3 – 4.
3. **Deed of Sale**
4. **Receipt of Instructions/Checklist**
J O Christie's Conveyancing Practice Guide, 3rd Edition (2008), Lexis Nexis, Durban, p 14.
5. **Guarantees**
J O Christie's Conveyancing Practice Guide, 3rd Edition (2008), Lexis Nexis, Durban, p 30.
6. **Power of Attorney**
J O Christie's Conveyancing Practice Guide, 3rd Edition (2008), Lexis Nexis, Durban, p 22-24.
7. **Deed of Transfer**
 - 7.1 Preparation certificate
 - 7.2 Heading
 - 7.3 Preamble
 - 7.4 Recital/*causa*
 - 7.5 Vesting clause
 - 7.7 Property clause
 - 7.8 Extending clause
 - 7.9 Conditional clause
 - 7.10 Divesting clause
 - 7.11 Consideration clause
 - 7.12 Execution clause

J O Christie's Conveyancing Practice Guide, 3rd Edition (2008), Lexis Nexis, Durban, pp 32 – 37.
8. **Identification of parties in deeds/documents for registration**
 - 8.1 Natural persons
 - 8.2 Deceased and insolvent estates
 - 8.3 Juristic persons

- 8.4 Persons acting in a representative capacity
- 8.5 Section 21 of the Deeds Registries Act 47 of 1937

Butterworths Forms and Precedents (Property 2, Conveyancing) pp 89-102 and pp 127-144.

9. Supporting documents

- 9.1 Rates Clearance certificate
- 9.2 Transfer Duty Receipt
- 9.3 Declarations by seller/purchaser
- 9.4 Marital and insolvency status affidavits
- 9.5 Resolutions (if required)
- 9.6 Declaration in terms of the Financial Intelligence Centre Act 28 of 2001. L Kilbourn *The ABC of Conveyancing*, (2008) Juta, Cape Town, Chapter 18.

- 9.7 Consents: Title condition consents and consents in terms of legislation

10. Registration/Finalisation of the file

J O Christie's Conveyancing Practice Guide, 3rd Edition (2008), Lexis Nexis, Durban, p 39.

11. Mortgage bonds

- 11.1 Analysis of a bond
- 11.2 Receipt of instructions
- 11.3 Preparation of bond documents
- 11.4 Cancellation of mortgage bonds
- 11.5 The Housing Consumers Protection Measures Act 95 of 1998 – *J. O Christie's Conveyancing Practice Guide*, 3rd Edition (2008), Lexis Nexis, Durban, p. 237. Precedent 106 of L Kilbourn *The ABC of Conveyancing*, (2008) Juta & Co Ltd, Cape Town

J O Christie's Conveyancing Practice Guide, 3rd Edition (2008), Lexis Nexis, Durban, Chapter 3.

L Kilbourn *The ABC of Conveyancing*, (2008) Juta, Cape Town, Chapters 37 – 42.

12. Applications, consents and endorsements

- 12.1 Copies of lost/destroyed deeds – Regulation 68(1) DRA 47 of 1937

J O Christie's Conveyancing Practice Guide, 3rd Edition (2008), Lexis Nexis, Durban, pp 83 – 84 and Precedent 40.

- 12.2 Rectification of errors in registered deeds – section 4(1)(b) of DRA 47 of 1937

J O Christie's Conveyancing Practice Guide, 3rd Edition (2008), Lexis Nexis, Durban, pp 86 – 88 and Precedent 45.

- 12.3 Waiver of pre-emptive right

J O Christie's Conveyancing Practice Guide, 3rd Edition (2008), Lexis Nexis, Durban Precedent 50

- 12.4 Registration of the lapse of a personal servitude – sec 68 of the DRA 47 of 1937

J O Christie's Conveyancing Practice Guide, 3rd Edition (2008), Lexis Nexis, Durban, Precedent 51.

- 12.5 Endorsement of a title deed/mortgage bond in favour of the trustee of a deceased estate: section 40 of Administration of Deceased Estates Act 66 of 1965.

J O Christie's Conveyancing Practice Guide, 3rd Edition (2008), Lexis Nexis, Durban, pp 96 – 97 and Precedent 55.

- 12.6 Application for the Certificate of Registered Title in terms of sec 43 of the DRA 47 of 1937.

J O Christie's Conveyancing Practice Guide, 3rd Edition (2008), Lexis Nexis, Durban, pp 113 – 118 and Precedent 66.

- 12.7 Application for the issue of a certificate of consolidated title in terms of sec 40 of the DRA 47 of 1937.

J O Christie's Conveyancing Practice Guide, 3rd Edition (2008), Lexis Nexis, Durban, pp 124 – 128 and Precedent 67.

13. Sectional Title Transfers

J O Christie's Conveyancing Practice Guide, 3rd Edition (2008), Lexis Nexis, Durban, Chapter 10.