

**Inventory No. 1/89**

**Inventory of the Archives of the Registrar of Deeds,  
Cape Town,  
1708 -**

M. George, M. Peens and P. Wernich

Cape Town Archives Repository 1985

This inventory is written in English.

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**FONDS SPECIFICATIONS****Title:**

Archives of the Registrar of Deeds, Cape Town

**Period:**

1708 -

**Fonds Code:**

1/89

**Extent:**

165 lin m

**Repository:**

Cape Town Archives Repository

**Record Creator (origination):**

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**Abstract:**

The records pertaining to the VOC period covers ownership of land and property. The following records are to be found in this archives: mortgage bonds, deeds of transfer, diagrams of land surveyed, freehold and perpetual quitrent grants and registers of debt.



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## CONTEXT

### *BIOGRAPHICAL HISTORY*

The registration of land at the Cape originated in 1657 when grants were given to the first colonists along the Liesbeek River at Rondebosch. In 1686 it was found that many colonists possessed erven in property or on loan and could not produce sufficient certificates of their rights. On 1 July 1686 the Council of Policy resolved that deeds and leases were to be registered with the Secretary to the Council.

From the earliest years transfers and mortgages of immovable property took place before two Commissioners of the Council of Policy and the Secretary to the Council. Between the years 1716 and 1718, the Commissioners of the Council of Policy were replaced by Commissioners of the Court of Justice.

During the years 1806 - 1827 the registration of deeds was attached to the office of the Colonial Secretary. By Ordinance 39 of 1828 the method of certifying, enregistering and subscribing deeds before two members of the Court of Justice in the presence of the Colonial Secretary was abolished. All transfers, bonds and deeds were now required to be registered before an official designated Registrar of Deeds.

Lieutenant - Colonel G.J. Rogers, who held the position of Registrar of Slaves and later Protector of Slaves, was appointed the first Registrar of Deeds. The duties of these three distinct offices eventually became too heavy for one official to bear and subsequently the deeds registry was transferred in 1837 to the Treasurer, H.W. Harvey.

By 1839 the business of the Deeds Registry Office had increased to such an extent that the Governor, Sir George Napier, recommended to the Secretary of State on 29 March 1839 that a separate Deeds Registry Office be created and that J.G. Brink be placed in charge of the office. The measures for implementing the institution of a separate Deeds Registry Office were sanctioned by the Secretary of State on 29 October 1839.

In terms of Ordinance 14 of 1844 the practice of drawing or preparing deeds exclusively in the Deeds Registry Office was discontinued. Deeds could now be prepared either by qualified conveyancers or in the Deeds Registry Office.

The functions of the various registrars of deeds in the several provinces of South Africa are set out in section 3 of Act 47 of 1937.





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DESCRIPTION OF THE SUBORDINATE COMPONENTS

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**1 PAPERS RECEIVED****1/1/1/1 -****1/1/1/17**

Letters Received: Government Departments and Offices.  
1802 - 1896

The majority of volumes in this series include letters received from private individuals.

**1/1/1/1** 1802 Mar. - 1827 Nov.

**1/1/2/1 -****1/1/2/4**

Letters Received: High Sheriff, Cape Town  
1828 - 1862

All records after 1806.

**1/1/3/1 -****1/1/3/7**

Letters Received: Registrar of Companies, Pretoria  
1934 - 1937

All records after 1806.

**1/1/4/1**

Registers to Letters Received  
1903 Jul. - 1910 Jun.

Entries in this volume refer to letters received mainly from Master of the Supreme Court.

**1/2/1 - 1/2/4**

Prospectuses Received: Registrar of Companies, Pretoria  
1927 - 1935

All records after 1806.

**1/3/1**

Diverse Papers Received  
1931 - 1932

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**2 PAPERS DESPATCHED**

All records after 1806.

### **3 CORRESPONDENCE**

All records after 1806.

## 4 BONDS

4/1/1 -

14/1/1481

Mortgage Bonds

1746 - 1910

The mortgage bonds in volumes DOC 4/1/1 - 4/1/32 are in loose form while those in volumes DOC 4/1/33 - 4/1/1481 are bound.

For index to mortgage bonds, 1818 - 1842 see volume DOC 5/2/2.

Records after 1806 are not listed

4/1/1

1746 - 1809

4/2/1 - 4/2/22 General Bond Books

1854 - 1931

All records after 1806.

4/3/1 - 4/3/10 Registers of Bonds Cancelled

1888 - 1929

All records after 1806.

4/4/1

Registers of Bonds Lodged

1911 Dec. - 1912 May

4/5/1/1 -

4/5/1/17

Debt Registers: First Series

1714 - 1814

Register entries within this series are arranged alphabetically according to debtors' christian names.

4/5/1/1

Register, A - B, Vol. 1

1714 - 1807

4/5/1/2

Register, A - B, Vol. 2

1799 - 1809

4/5/1/3

Register, C - D

1799 - 1814

4/5/1/4

Register, E - F, Vol. 1

1714 - 1805

4/5/1/5

Register, E - F, Vol. 2

1799 - 1808

4/5/1/6

Register, G - H, Vol. 1

1714 - 1802

4/5/1/7

Register, G - H, Vol. 2

1799 - 1809

4/5/1/8

Register, I - J, Vol. 1

1714 - 1808

4/5/1/9

Register, I - J, Vol. 2

1758 - 1800

4/5/1/10

Register, I - J, Vol. 3

1783 - 1805

4/5/1/11

Register, I - J, Vol. 4

1800 - 1809

4/5/1/12

Register, K - N, Vol. 1

1719 - 1800

4/5/1/13

Register, K - N, Vol. 2

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- 1799 - 1802
  - 4/5/1/14** Register, O - R, Vol. 1  
1714 - 1802
  - 4/5/1/15** Register, O - R, Vol. 2  
1799 - 1808
  - 4/5/1/16** Register, S - Z, Vol. 1  
1717 - 1802
  - 4/5/1/17** Register, S - Z, Vol. 2  
1799 - 1803

**4/5/2/1 -  
4/5/2/10**

Debt Registers: Second Series  
1723 - 1810

Register entries within this series are arranged alphabetically according to debtors'surnames.  
Registers containing entries commencing with the various letters of the alphabet which are missing from the series, could not be traced.

- 4/5/2/1** Register, A - B  
1723 - 1794
- 4/5/2/2** Register, G - J  
1741 - 1794
- 4/5/2/3** Register, K - L  
1728 - 1794
- 4/5/2/4** Register, N - P  
1739 - 1794
- 4/5/2/5** Register, S  
1721 - 1724
- 4/5/2/6** Register, T - V  
1724 - 1794
- 4/5/2/7** Register, W - Z  
1714 - 1794
- 4/5/2/8** Register, A - H  
1803 - 1810
- 4/5/2/9** Register, I - P  
1803 - 1810
- 4/5/2/10** Register, R - Z  
1803 - 1810

**4/5/3/1 -  
4/5/3/4**

Indexes to Debt Registers

- 4/5/3/1** Undated
- 4/5/3/2** Undated
- 4/5/3/3** Undated
- 4/5/3/4** Undated

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## 5 DEEDS

### 5/1/1 - 5/1/27 Deeds of Transfer

1708 - 1898 and undated

Includes grants.

Records after 1806 are not listed

**5/1/1** 1708 - 1799

**5/1/2** 1800 - 1809

### 5/2/1 - 5/2/3 Indexes to Deeds of Transfer

1731 - 1883 and undated

Records after 1806 are not listed

**5/2/1** 1731 - 1858

### **5/3/1** Registers to Deeds of Transfer

1874 May - 1889 Sept.

### 5/4/1 - 5/4/2 Diagrams of Land Surveyed

1797 - 1874

The diagrams appear to belong to title and transfer deeds.

**5/4/1** 1797 - 1874

**5/4/2** Undated

### **5/5/1** Index to Diagrams

1850 - 1859

Records after 1806 are not listed

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## **6 REQUISITION BOOKS**

All records after 1806.



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**7 RETURNS OF PERPETUAL QUITRENT PLACES TRANSFERRED**

All records after 1806.

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## 8 LAND GRANTS

**8/1/1** Freehold and Perpetual Quitrent Grants  
1774 - 1854

**8/1/2 - 8/1/3** Perpetual Quitrent Grants  
c.1813 - c.1845

**8/1/2** B - G

**8/1/3** H - W

**8/2/1** Schedules of Land Grants  
1832 - 1930

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**9 DECLARATIONS, AFFIDAVITS AND APPLICATIONS: LOST  
BONDS, TRANSFERS AND LANDS GRANTS**

All records after 1806.

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## **9 DECLARATIONS, AFFIDAVITS AND APPLICATIONS**

All records after 1806.

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**10 DECLARATIONS: SELLERS AND PURCHASERS OF PROPERTY**

All records after 1806.

**11 PROPERTY INDEXES**

All records after 1806.

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**12 FINANCIAL PAPERS**

All records after 1806.

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**13 INDEXES OF APPOINTMENT OF TRUSTEES AND EXECUTORS**

All records after 1806.



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**14 COMPANY PAPERS**

All records after 1806.

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**15 DIVERSE PAPERS**

Records after 1806 are not listed

**15/1**

Diverse Deeds Registry Papers  
1757 - 1881

**15/2**

Extracts from Debt Registers, A - Z  
1796 - 1872

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**A1 REGISTRY SURVEYOR**

All records after 1806.