

(16 May 2011 – to date)

[This is the **current** version and applies as from **16 May 2011**, i.e. the date of commencement of the Rural Development and Land Reform General Amendment Act 4 of 2011 – **to date**]

INTERIM PROTECTION OF INFORMAL LAND RIGHTS ACT 31 OF 1996

(Gazette No. 17277, Notice No. 1057. Commencement date: 26 June 1996)

As amended by

Land Affairs General Amendment Act 61 of 1998 – Gazette 19291, No. 1214. Commencement date: 28 September 1998

*Rural Development and Land Reform General Amendment Act 4 of 2011 - Gazette 34300, No. 427.
Commencement date: 16 May 2011*

ACT

To provide for the temporary protection of certain rights to and interests in land which are not otherwise adequately protected by law; and to provide for matters connected therewith.

(Afrikaans text signed by the President)

(Assented to 21 June 1996)

BE IT ENACTED by the Parliament of the Republic of South Africa, as follows:—

ARRANGEMENT OF SECTIONS

1. Definitions
2. Deprivation of informal rights to land
3. Sales and other dispositions subject to informal rights
4. Regulations
5. Application and duration of Act
6. Short title

1. Definitions

- (1) In this Act, unless the context indicates otherwise—

Prepared by:

"beneficial occupation" means the occupation of land by a person, as if he or she is the owner, without force, openly and without the permission of the registered owner;

"community" means any group or portion of a group of persons whose rights to land are derived from shared rules determining access to land held in common by such group;

"informal right to land" means—

- (a) the use of, occupation of, or access to land in terms of—
 - (i) any tribal, customary or indigenous law or practice of a tribe;
 - (ii) the custom, usage or administrative practice in a particular area or community, where the land in question at any time vested in—
 - (aa) the South African Development Trust established by section 4 of the Development Trust and Land Act, 1936 (Act No. 18 of 1936);
 - (bb) the government of any area for which a legislative assembly was established in terms of the Self-Governing Territories Constitution Act, 1971 (Act No. 21 of 1971);
or
 - (cc) the governments of the former Republics of Transkei, Bophuthatswana, Venda and Ciskei;
- (b) the right or interest in land of a beneficiary under a trust arrangement in terms of which the trustee is a body or functionary established or appointed by or under an Act of Parliament or the holder of a public office;
- (c) beneficial occupation of land for a continuous period of not less than five years prior to 31 December 1997; or
- (d) the use or occupation by any person of an erf as if he or she is, in respect of that erf, the holder of a right mentioned in Schedule 1 or 2 of the Upgrading of Land Tenure Rights Act, 1991 (Act No. 112 of 1991), although he or she is not formally recorded in a register of land rights as the holder of the right in question,

but does not include—

- (e) any right or interest of a tenant, labour tenant, sharecropper or employee if such right or interest is purely of a contractual nature; and

- (f) any right or interest based purely on temporary permission granted by the owner or lawful occupier of the land in question, on the basis that such permission may at any time be withdrawn by such owner or lawful occupier;

"Minister" means the Minister of Rural Development and Land Reform;

(Definition of "Minister" amended by section 33 of Act 4 of 2011)

"person" includes a community or a part thereof;

"prescribed" means prescribed by or under this Act;

"tribe" includes—

- (a) any community living and existing like a tribe; and
- (b) any part of a tribe living and existing as a separate entity.

(2)

- (a) This Act shall not confer on the holder of a real right to land, any rights in addition to those which he or she holds in that land.
- (b) The holder of an informal right in land shall be deemed to be an owner of land for the purposes of section 42 of the Minerals Act, 1991 (Act No. 50 of 1991).

2. Deprivation of informal rights to land

- (1) Subject to the provisions of subsection (4), and the provisions of the Expropriation Act, 1975 (Act No. 63 of 1975), or any other law which provides for the expropriation of land or rights in land, no person may be deprived of any informal right to land without his or her consent.
- (2) Where land is held on a communal basis, a person may, subject to subsection (4), be deprived of such land or right in land in accordance with the custom and usage of that community.
- (3) Where the deprivation of a right in land in terms of subsection (2) is caused by a disposal of the land or a right in land by the community, the community shall pay appropriate compensation to any person who is deprived of an informal right to land as a result of such disposal.
- (4) For the purposes of this section the custom and usage of a community shall be deemed to include the principle that a decision to dispose of any such right may only be taken by a majority of the holders of such rights present or represented at a meeting convened for the purpose of considering such disposal and of which they have been given sufficient notice, and in which they have had a reasonable opportunity to participate.

3. Sales and other dispositions subject to informal rights

Subject to the provisions of section 2, any sale or other disposition of any land shall be subject to any existing informal rights to that land.

4. Regulations

The Minister may make regulations regarding all matters which are necessary or expedient to be prescribed in order to achieve the objects of this Act.

5. Application and duration of Act

- (1) This Act binds all persons, including the State.
- (2) The provisions of this Act shall lapse on 31 December 1997: Provided that the Minister may from time to time by notice in the *Gazette* extend the application of such provisions for a period of not more than 12 months at a time: Provided further that any such notice shall be laid upon the Table of Parliament, and if Parliament by resolution disapproves of such notice, such notice shall cease to be of force and effect, but without prejudice to the validity of anything done in terms of such notice before it so ceased to be of force and effect.

(Section 5 amended by section 7 of Act 61 of 1998)

(Provisions of the Act extended until 31 December 1998 by Gazette No. 18152, Notice No.1008 dated 25 July 1997)

(Provisions of the Act extended for a further twelve months ending on 31 December 1999 by Gazette No. 19389, Notice No.1355 dated 30 October 1998)

(Provisions of the Act extended for a further twelve months ending on 31 December 2000 by Gazette No. 20584, Notice No.1302 dated 5 November 1999)

(Provisions of the Act extended for a further twelve months ending on 31 December 2001 by Gazette No. 21827, Notice No.1316 dated 8 December 2000)

(Provisions of the Act extended for a further twelve months ending on 31 December 2002 by Gazette No. 22839, Notice No.1192 dated 23 November 2001)

(Provisions of the Act extended for a further twelve months ending on 31 December 2003 by Gazette No. 24140, Notice No.1569 dated 23 December 2002)

(Provisions of the Act extended for a further twelve months ending on 31 December 2004 by Gazette No. 25834, Notice No.1816 dated 19 December 2003)

(Provisions of the Act extended for a further twelve months ending on 31 December 2005 by Gazette No. 26962, Notice No.1313 dated 12 November 2004)

(Provisions of the Act extended for a further twelve months ending on 31 December 2006 by Gazette No. 28324, Notice No.1211 dated 13 December 2005)

(Provisions of the Act extended for a further twelve months ending on 31 December 2007 by Gazette No. 29433, Notice No.1222 dated 8 December 2006)

(Provisions of the Act extended for a further twelve months ending on 31 December 2008 by Gazette No. 304853, Notice No.1101 dated 23 November 2007)

(Provisions of the Act extended for a further twelve months ending on 31 December 2009 by Gazette No. 31843, Notice No.98 dated 6 February 2009)

(Provisions of the Act extended for a further twelve months ending on 31 December 2010 by Gazette No. 32731, Notice No.1110 dated 27 November 2009)

(Provisions of the Act extended for a further twelve months ending on 31 December 2011 by Gazette No. 33482, Notice No.745 dated 27 August 2010)

(Provisions of the Act extended for a further twelve months ending on 31 December 2012 by Gazette No. 34836, Notice No.1030 dated 8 December 2011)

(Provisions of the Act extended for a further twelve months ending on 31 December 2013 by Gazette No. 35625, Notice No.697 dated 31 August 2012)

(Provisions of the Act extended for a further twelve months ending on 31 December 2014 by Gazette No. 36724, Notice No.556 dated 8 August 2013)

(Provisions of the Act extended for a further period of 12 months ending on 31 December 2015 by Gazette No. 38290, Notice No. 1007 dated 12 December 2014)

(Provisions of the Act extended for a further period of 12 months ending on 31 December 2016 by Gazette No. 39747, Notice No. 193 dated 26 February 2016)

*(Provisions of the Act extended for a further period of 12 months ending on **31 December 2017** by Gazette No. 40466, Notice No. 1488 dated 2 December 2016)*

6. Short title

This Act shall be called the Interim Protection of Informal Land Rights Act, 1996.