



**OFFICE OF THE JUDGE PRESIDENT  
IN THE LAND COURT OF SOUTH AFRICA, JOHANNESBURG**

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15 July 2025

**To:       Members of the Public  
            Users of the Land Court**

**DIRECTIVE 1 OF 2025**

**Re: Court Online system in Land Court: Phase 2**

**1. Introduction**

- 1.1. This directive supersedes all previous directives in relation to unopposed and urgent applications.
- 1.2. The Land Court of South Africa, Johannesburg will implement Phase 2 of the Land Court CourtOnline programme with effect from 1<sup>st</sup> August 2025.
- 1.3. In addition to cases that fall under Phase 1 in terms of Practice Directive No. 1 of 2024, all unopposed applications as per Practice Directive No. 9 and all urgent applications in terms of Rule 34 shall be enrolled on CourtOnline with effect from 1<sup>st</sup> August 2025.
- 1.4. Any person who intends to bring an application in the Land Court and is not familiar with CourtOnline/CaseLines and/or who does not have the necessary equipment, shall approach the Court to be assisted at the Helpdesk provided in Court.

## **2. Unopposed Applications**

- 2.1. There will be an unopposed Motion Court convened once a month on the last Monday of each Month during Court terms at the Land Court.
- 2.2. Where such last Monday falls within a public holiday, the Court will issue a directive indicating the next available motion date.
- 2.3. The unopposed motion roll shall close at Noon on a Court day but five (5) clear Court days preceding the hearing date, notwithstanding the provisions of Rule 37(6). Any documents uploaded thereafter, in an attempt to comply, will render the application defective.

## **3. Applying for a hearing date and enrolment of unopposed cases**

- 3.1. Before any matter can be successfully enrolled on the unopposed Motion Roll the following documents must be uploaded in their respective sections on Court Online:
  - 3.1.1. Most recent updated Practice Note;
  - 3.1.2. Duly served Notice of Motion and Founding Affidavit;
  - 3.1.3. Rule 41(A) Election Notice (Uniform Rules);
  - 3.1.4. Returns of services;
  - 3.1.5. In matters where the Commission on Restitution of Land Rights is a party:
    - 3.1.5.1. Service shall be effected on the relevant Office of the Regional Land Claims Commissioner, the National Office and the Legal representative of the Commission on Restitution of Land Rights.
    - 3.1.5.2. Proof of service thereof must be filed;
  - 3.1.6. Notice to Deliver in compliance with Rule 25(3) where applicable;
  - 3.1.7. Notice of Bar, when Respondent/Defendant fails to comply with a notice to deliver and proof of service thereof;
  - 3.1.8. Properly completed Notice of Set Down (reflecting the correct date) and proof of service thereof;
  - 3.1.9. Draft order in duplicate;
  - 3.1.10. Where the order is a consent order, same must be easily determinable from the header of the order and the practice note;

3.1.11. In settlement applications compliance with Rule 62 is peremptory;

3.1.12. The file must be indexed, paginated and collated into bundles which do not exceed 100 pages,

3.1.13. In cases of evictions under the Extension of Security of Tenure Act 62 of 1997 and under the Land Reform Labour Tenants Act 3 of 1996 the following must be filed:

3.1.13.1. Report in terms of section 9 (3) of the Extension of Security of Tenure Act 62 of 1997 (Probation Officer's Report).

Filing of a report by the relevant Municipality in eviction cases under the Extension of Security of Tenure Act 62 Of 1997 and under the Land Reform Labour Tenants Act No 3 of 1996.

1. In eviction cases under the Extension of Security of Tenure Act 62 of 1997 and under the Land Reform Labour Tenants Act No 3 of 1996, the Applicant attorney's may before their matter is set down on the unopposed Motion Roll, to enable the Court to consider all relevant circumstances, must request the Municipality to file a report on the availability of suitable alternative accommodation.
2. The office of the Registrar, in line with this directive, may only proceed to enrol a matter without such a report only if the Applicant provides satisfactory motivation as to why it is not required.
- 3 The Judge sitting in unopposed Motion Court may, if the report is not filed, postpone the matter to a later date.

3.1 A party who contends that a matter is ready to be allocated a hearing date, shall follow the procedure set out below once all documents required for the allocation have been duly uploaded to CourtOnline/Caselines (HCP):

3.1.1 By uploading the relevant compliance statement for the type of a date applied for;

3.1.2 By uploading the generic date application form.

3.2 Upon receipt of an application that is fully compliant with the prescripts of this directive the Registrar/Clerk shall allocate a date.

- 3.3 The office of the Registrar shall not allocate any date for matters that are non-compliant with the requirements set out in this Directive and Rules of this Court.
- 3.4 Where the application is found to be non-compliant the Registrar/Clerk shall, when processing the application on Court Online, set out the reasons for rejecting the application.
- 3.5 The application form requesting a date shall be included in the hearing bundle.
- 3.6 Final enrolment must be attended to as soon as possible but not later than Noon on a Court day, 5 clear Court days preceding the hearing date thereof.
- 3.7 During the hearing, the Motion Court Judge may direct the Applicant to serve the application on parties in default, notwithstanding that they might otherwise not be entitled to service.
- 3.8 The Motion Court Judge may, before or at the date of hearing of any application refer the application to the Judge to whom the main matter has been allocated for adjudication.

#### **4 Urgent Applications**

- 4.1 Any person wishing to bring an urgent application must make use of Rule 34 with the necessary changes as applicable in this directive.
- 4.2 All urgent applications must be enrolled on CourtOnline.
- 4.3 All hearings shall be conducted as directed by the presiding Judge.
- 4.4 The issuing of case numbers for and/or enrolment of urgent applications should be dealt with between 08:00 and 16:00 on Court days unless the matter has been initiated outside Court hours for a hearing to take place.
- 4.5 Where an urgent case is issued and simultaneously enrolled, the Registrar/Clerk must create the case on CourtOnline (new cases) /Case Lines (on existing cases) and invite the Applicant and the Judge's secretary.
- 4.6 The Applicant is required to invite all other legal practitioners /parties involved in the matter.
- 4.7 The contact numbers for the after-hours urgent Court are 081 720 6708 / 083 440 1034 and these numbers are operational during weekends and must not be used between 08:00 and 16:00 during the week and not for general enquiries which is not related to a matter that is to be heard in the after-hour Urgent Court.
- 4.8 The papers of existing cases shall be uploaded onto Case line. The papers may be sent by email to an address as directed by the urgent court Judge or their Secretary.

**4.9** Any order granted/issued shall be communicated by email to the parties and uploaded onto Court Online/CaseLines.

**5** The contact details of the Land Court are as follows:

Private Bag X10060

Randburg,2115

Randburg Mall

(opposite Randburg Post Office)

Corner of Hill Street and Kent Avenue

Randburg,2194

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**6** This Directive becomes effective upon the date of publication.



**Z CARELSE**  
**JUDGE PRESIDENT**  
**LAND COURT OF SOUTH AFRICA, JOHANNESBURG**  
*Electronically submitted therefore unsigned*

**ANNEXURE 1****DATE APPLICATION FORM****Land Court of South Africa ,Johannesburg**

Case No					
Date of Hearing					
Parties: Surname & Initials					
(First) Applicant/Plaintiff			(First) Respondent/ Plaintiff		
Court roll selection: (tick only one)					
Opposed Motion	<input type="checkbox"/>	Civil Trials	<input type="checkbox"/>		<input type="checkbox"/>
Unopposed Motion	<input type="checkbox"/>	Taxation - Opposed	<input type="checkbox"/>		<input type="checkbox"/>
Interlocutory Application	<input type="checkbox"/>	Taxation - Unopposed	<input type="checkbox"/>		<input type="checkbox"/>
	<input type="checkbox"/>	Taxation- Settled	<input type="checkbox"/>		<input type="checkbox"/>
	<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>

Case Type: Make Selection Below							
Restitution	<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>
ESTA	<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>
Labour tenancy	<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>
	<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>
	<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>
	<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>
	<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>
<b>VARIOUS</b>						<b>EVICTON</b>	
Interlocutory	<input type="checkbox"/>		<input type="checkbox"/>	Spoliation	<input type="checkbox"/>	Eviction	<input type="checkbox"/>

Interdict against Organs of State				Contempt of Court Orders		Eviction of Unlawful Occupiers (Esta)	
Interdict (unspecified)				Review		Stay of Eviction Order	
Variation of Court Order				Declaratory			
Application to Compel: Specific Performance							
Transfer to another Court							
Confirmation of Settlement Agreements				OTHER: (Provide description below)			

**Annexure 2**

**IN THE LAND COURT OF SOUTH AFRICA, JOHANNESBURG**

Case number: \_\_\_\_\_

In the matter between:

\_\_\_\_\_ Plaintiff/ Applicant

and

\_\_\_\_\_ Defendant / Respondent

**STATEMENT BY ATTORNEY APPLYING FOR AN UNOPPOSED MOTION DATE**

I, \_\_\_\_\_ the attorney for the party applying for **an unopposed motion date** in this matter hereby confirm that I have personally verified and hereby certify that there has been full compliance with the prescripts of Practice Directive 1 of 2025 in relation to the date applied for, the estimated hearing duration of which is \_\_\_\_\_, as set out below:

Nr	Narration	Tick off
1.	No duplicate file for the matter exists on CaseLines.	
2.	In respect of matters dealt with on CaseLines the matter name has been appropriately prefixed.	
3.	The case bundle has been created in line with the indexing requirements.	
4.	In respect of matters dealt with on CaseLines, all the	



	parties/their representatives have been invited to the matter  and their names, telephone numbers and email addresses are listed at the end of this declaration.	
5.	The following requirements for the allocation of an unopposed motion date have been met:	
5.1	The duly served motion documents (notice of motion and founding affidavit) have been uploaded	
5.2	A properly completed notice of set down with a blank space for a date has been uploaded	
5.3	A compliant practice note has been uploaded	

The list of all the parties/their representatives that have been invited to the matter and their names,

designations, telephone numbers and email addresses is as follows:

[Insert list here]

DATED AT \_\_\_\_\_ ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_  
2025.

(SGD)

INSERT NAME OF ATTORNEY

INSERT NAME OF FIRM

ATTORNEYS FOR THE PLAINTIFF

INSERT FULL ADDRESS

Tel: \_\_\_\_\_

Email: \_\_\_\_\_

REF: \_\_\_\_\_