



REAL ESTATE LAW





"The law firm has consistently gone above and beyond to tailor services to the client's specific needs. The team's attention to detail and understanding of business context is invaluable."

CHAMBERS GLOBAL 2025

PRACTICE OVERVIEW

Whether you are a real estate investor, developer, or corporate end user, you will not find greater breadth and depth of legal expertise in South Africa and Kenya than at Cliffe Dekker Hofmeyr (CDH). Our Real Estate practice covers the full spectrum of issues you may face in relation to property.

With a team of nearly 100 professionals—including partners, directors, associates, candidate attorneys, secretaries, and consultants—based in Johannesburg, Cape Town, Nairobi, and Stellenbosch, our practice is unrivalled in both jurisdictions.

We have the capacity and resources to manage large volumes of transactions, regardless of their size or complexity.

For over 150 years, CDH's Real Estate lawyers have been adding value by delivering innovative, practical solutions tailored to our clients' needs. Our extensive experience, strong track record, and deep industry insights allow us to identify synergies and create opportunities across our client base.

Our South African, Kenyan and Namibian teams are supported by lawyers from across the firm with specialist expertise in Banking, Finance & Projects, Tax & Exchange Control, Competition Law, Employment Law, Environmental Law, and Dispute Resolution. This integrated approach ensures that our Real Estate team provides a full range of services to support every aspect of your property transactions.


OUR CLIENTS

We act for a wide range of private sector clients across all asset classes—from banks and financial institutions to capital market participants such as listed property funds, real estate investment funds, asset managers, and property syndicates. Our client base includes both local and international institutional investors.

Our clients span diverse industries including hospitality and leisure, energy and natural resources, infrastructure development, and construction. We also have specialist expertise in advising on golf estates and game farms, green energy sector projects, timeshare schemes, cluster and sectional title developments, township establishment, retirement villages, share block schemes, and the formation of residents' associations.

Our multidisciplinary team regularly advises on the full lifecycle of real estate transactions—from structuring and acquisition to financing, development, leasing, and disposal. We are well-versed in complex funding arrangements, including syndicated facilities, project finance, debt restructuring, mezzanine and hybrid funding structures, and mortgage bond registrations.

Our clients benefit from our ability to identify regulatory hurdles early, navigate them strategically, and unlock value through innovative legal solutions. We work seamlessly across practice areas to provide integrated advice on cross-border transactions, real estate-backed securities, and distressed asset acquisitions.



"Cliffe Dekker Hofmeyr has a team of well experienced advocates and attorneys in different fields who have thorough knowledge and expertise in the matters on hand."

"Cliffe Dekker Hofmeyr's team is always available to assist, putting the client first. The team also has a solution-based approach."

CHAMBERS GLOBAL 2025

"Cliffe Dekker Hofmeyr has handled very complex matters for us, always in a meticulous and solution-driven way."

"Cliffe Dekker Hofmeyr always deals professionally with any kind of matter. Its responses are quick and issues are resolved as per expectations."

CHAMBERS GLOBAL 2024



Our services

We advise on every component of a transaction, including commercial and private or residential real estate acquisitions and disposals, property finance, leasing, management and disputes, structuring, restructuring, and environmental and permit matters.

We understand the business needs of mortgage financiers.

Our expertise encompasses the risk implications of various forms of real security, including mortgages and notarial bonds. We are well-versed in securitisation schemes, acquisition and leveraged finance, project finance, syndicated lending, as well as infrastructure and development projects. Additionally, we specialise in asset finance and the hypothecation of assets such as ships, aircraft, and trademarks.

Our team advises banks and other financial institutions on structuring commercial and home loan products, systems and related processes, and all security and related standard documents.











Led by a multidisciplinary team of lawyers with extensive experience in both finance and real estate, we offer clients commercial, solutions-driven advice that is informed by a deep understanding of the regulatory landscape and market dynamics. We pride ourselves on delivering work of the highest standard with the responsiveness, agility, and precision that our clients expect.

"We have experienced rapid, precise responses in time-sensitive situations, demonstrating the law firm's agility and unwavering dedication."

THE LEGAL 500 EMEA 2025

Our services

We also act for private individuals and are experts in conveyancing.
We offer expertise in a large number of specialist areas and can advise on:

	Commercial property agreements		Transfers		Mortgage bonds
	Commercial property structuring		Due diligence investigations		Notarial work
	Real estate investment trusts		Land use rights		Renewable energy
	Township establishment together with sectional title developments		Leases		Owners associations

"They are a technically strong and knowledgeable team who can be trusted in their ability to provide sound legal advice and support in complex legal processes."

THE LEGAL 500 EMEA 2025



MARKET RECOGNITION

Our Real Estate Law team is externally praised for its depth of resources, capabilities and experience.

Cliffe Dekker Hofmeyr was shortlisted for the *IFLR Africa Awards 2025* for 'Team of the Year | Regional' for Real Estate.

Chambers Global 2017–2025 ranked us in Band 1 for real estate.

Legal 500 EMEA 2014–2025 recommended us in Tier 1 for real estate.

The way we support and interact with our clients attracts significant external recognition.

Muhammad Gattoo is the Practice Head of our Real Estate Law team. *Chambers Global 2024–2025* ranked Muhammad in Band 3 for real estate. *The Legal 500 EMEA 2024–2025* recommended him as a 'Leading Individual' for real estate. *The Legal 500 EMEA 2021–2023* recommended him for real estate.

The Legal 500 EMEA 2021–2025 recommended **Simóne Franks** for real estate.

The Legal 500 EMEA 2023–2025 recommended **Fatima Gattoo** for real estate.

Chambers Global 2024–2025 ranked **John Webber** in Band 1 for real estate. *Chambers Global 2021–2023* ranked John in Band 2 for real estate and in Band 3 in 2019–2020. *The Legal 500 EMEA 2021–2025* recommended him as a 'Leading Individual' for real estate.

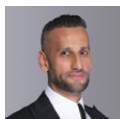
The Legal 500 EMEA 2025 recommended **Natasha Fletcher** for real estate.

The Legal 500 EMEA 2022–2025 recommended **Samantha Kelly** for real estate.

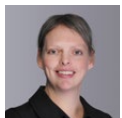


OUR TEAM

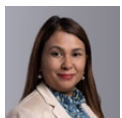
For more information about our Real Estate Law practice and services in South Africa, Kenya and Namibia, please contact:



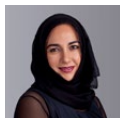
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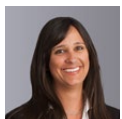
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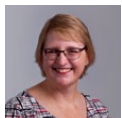
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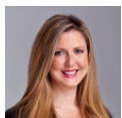
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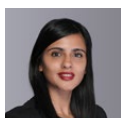
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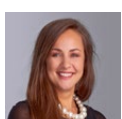
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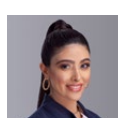
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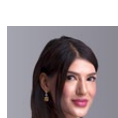
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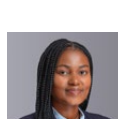
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BBBEE STATUS: LEVEL ONE CONTRIBUTOR

Our BBBEE verification is one of several components of our transformation strategy and we continue to seek ways of improving it in a meaningful manner.

PLEASE NOTE

This information is published for general information purposes and is not intended to constitute legal advice. Specialist legal advice should always be sought in relation to any particular situation. Cliffe Dekker Hofmeyr will accept no responsibility for any actions taken or not taken on the basis of this publication.

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