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JAN S. DE VILLIERS

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Property

Practice Area Overview

Since 2000, rapid legislative change has swept the property market, affecting planning and development, land use, tenant debt, municipal services, transfer duties and deeds registration, among others. The Property practice provides innovative solutions to the ever-changing circumstances in the market, whether from a legal or commercial perspective.

Acting for many property developers and financial institutions, the team offers the collective expertise of some of South Africa's most experienced contractual and transactional lawyers.

Team members specialise in all aspects of commercial property transactions and conveyancing, including advice on property development in relation to commercial, urban, coastal, residential and agricultural areas. We also advise on cluster and sectional title developments, sale and purchase agreements, options, leases, development agreements and building contracts. Where required, the team assists in setting-up special purpose vehicles for property investors and developers.

More recently, the Property team has been involved in structuring transactions aimed at enabling previously disadvantaged individuals or groups to acquire ownership in commercial or agricultural property ventures. In the case of indirect ownership, such as through trusts or companies, the necessary structures have been devised, developed and put in place through a process of mentoring and guidance.

Advice is readily available on the relevant laws and regulations affecting zoning, land usage, the environment, mining and minerals and the like. The team also has an in-depth understanding of the intricacies of water law in South Africa.

The tax implications of property transactions are comprehensively addressed in collaboration with other practice areas within the firm, as are the property aspects of mergers and acquisitions. Where disputes arise from property related matters, the team draws on the expertise of the firm's Litigation & Dispute Resolution professionals to ensure that disputes are efficiently and effectively resolved.

Services include dealing with:

- ▶ Legislative and regulatory advice
- ▶ Commercial property transactions
- ▶ Conveyancing
- ▶ Advice on property development: commercial, urban, residential, coastal, industrial and agricultural areas
- ▶ Sale and purchase agreements
- ▶ Development agreements
- ▶ Building contracts
- ▶ Litigation and dispute resolution
- ▶ Water law

About the team



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About Werksmans Incorporating Jan S. de Villiers

Werksmans Incorporating Jan S. de Villiers is a leading South African corporate and commercial law firm focused on achieving the best legal outcome for our clients, which include multinationals, listed companies, financial institutions, entrepreneurs and government. Our firm's coveted reputation is founded on the over 100-year track record of Werksmans and Jan S. de Villiers, which merged at the beginning of 2009 to create South Africa's most powerful law firm specialising in mergers and acquisitions (M&A).

Our firm also has a formidable reputation in commercial litigation and dispute resolution, as well as banking and finance. We are distinguished by the people, clients and work that we attract and retain - our more than 160 lawyers are a powerful team of independent-minded individuals who share a common service ethos.

The firm is built on a solid foundation of insightful and innovative deal structuring and legal advice, as well as a keen ability to understand the greater economic forces of the marketplace. In addition to being well established in Gauteng and the Western Cape, we offer a gateway into 25 other African countries through our African legal network, Lex Africa.



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