

Natasha Fletcher

Counsel



Natasha Fletcher is Counsel in our Real Estate Law practice specialising in the registration of transfers, commercial bonds, ordinary bonds and notarial leases.

About Natasha

From 1989 to 2015 Natasha worked as a conveyancing secretary/paralegal at various law firms. She attended to transfers, mortgage bonds, notarial bonds, servitudes from receipt of instruction to registration, as well as other aspects of conveyancing.

During 2015 Natasha served her articles at CDH and became an Associate in 2016. Natasha was promoted to Senior Associate in 2019.

Credentials

Education

- LLB, UNISA
- Practical Legal Training, Law Society of South Africa – UNISA Distance Learning School For Legal Practice
- Year of admission as attorney, notary and conveyancer: 2016.
- Registered with the Legal Practice Council

News

[Are you entitled to a refund of your deposit when the sale lapses?](#)

In the realm of property transactions, disputes can arise over seemingly straightforward agreements. The case of Christopher Charles Hughes v Pam Golding Properties (Pty) Ltd and two Others (case number 1030/2022) sheds light on the intricacies of real estate contracts and the consequences of their interpretation.

[Your neighbour may take legal ownership of your property because of a boundary fence](#)

In the decision of Burglar Alarm & Remote Control Services CC v Werner Brits 8917/2019, the High Court in the Western Cape granted an application in which the plaintiff's request, brought in terms of the Prescription Act 18 of 1943 and the Prescription Act 68 of 1969, sought to acquire a strip of land by way of acquisitive prescription.

Contact Natasha

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[Natasha on LinkedIn](#)

Expertise

[Real Estate Law](#)

Location

Johannesburg

Language

English

Afrikaans

[Your short-term lease may require ministerial consent](#)

Section 3(d) of the Subdivision of Agricultural Land Act 70 of 1970 (Act) states that no lease shall be entered into without the consent of the Minister of Agriculture " in respect of a portion of agricultural land of which the period is: * 10 years or longer; or * is the natural life of the lessee or any other person mentioned in the lease or; * which is renewable from time to time at the will of the lessee, either by the continuation of the original lease or by entering into a new lease, indefinitely or for periods which together with the first period of the lease amount in all to not less than 10 years. "

[Fraudulent non-disclosure and misrepresentation of property defects in sale render seller liable](#)

Latent defects are flaws in a property that could not have been identified despite a reasonable inspection prior to the sale. In terms of common law, the purchaser will have a right of recourse after the sale if the seller was aware of latent defects and fraudulently did not disclose the defects to the purchaser.

[Read and conclude sale agreements with due consideration](#)

In the enthusiasm of concluding an agreement of sale to purchase a property one must take care to carefully read and understand the clauses of the agreement of sale, as failure to do so may cost you the property. This was reiterated in the recent case, City of Johannesburg v Pitse NO ZAGPJHC 682 at - under appeal.

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