

Lulama Lobola

Senior Associate



Lulama Lobola is a Senior Associate in our Real Estate Law practice. Lulama specialises in all aspects of property law and general conveyancing practice with substantial experience in drafting and reviewing various property related agreements and attending to various transfers, bond registrations, subdivisions, and consolidations for both commercial and residential property transactions.

About Lulama

Lulama joined Cliffe Dekker Hofmeyr as an Associate in our Real Estate practice in 2021. Lulama was promoted to Senior Associate in April 2023.

Credentials

Education

- LLM Tax Law: University of Cape Town
- BA LLB: University of Cape Town
- Admission as Notary Public: 2019
- Admission as Attorney and Conveyancer: 2018
- Registered with the Legal Practice Council

Memberships

- Women's Property Network – Western Cape Regional Committee Member

Experience

- **Property agreements**

Drafting and reviewing property agreements, and managing the legal risk and compliance requirements in property transactions.

- **Conveyancing**

General conveyancing practice for both conventional and sectional title property, including all types of transfers, bond registrations, subdivisions, consolidations, and various endorsements for both commercial and residential property transactions.

Contact Lulama

+27 (0)21 481 6443

lulama.lobola@cdhlegal.com

[Lulama on LinkedIn](#)

Expertise

[Real Estate Law](#)

Location

Cape Town

Language

English

- **Notarial practice**

General Notarial practice, including but not limited to the drafting and registration of general and special notarial bonds, antenuptial contracts, notarial deeds of cession and long-term lease agreements.

- **Due diligence**

Conducting lease reviews and property due diligence investigations.

- **General**

Interpreting and advising on property related legislation and case law, and various land use applications.

News

[The rise of the construction mafia in South Africa: Impact on developments and the real estate sector](#)

In recent years, South Africa has witnessed a troubling rise in the phenomenon known as the "construction mafia". This term refers to organised groups that have infiltrated the construction industry, using intimidation, violence, and extortion to force their way into lucrative projects. The impact of these groups has been profound, leading to delays, increased costs, and a chilling effect on investment in the real estate sector.

[The rise of the construction mafia in South Africa: Impact on developments and the real estate sector](#)

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[Understanding building plan objections in terms of the City of Cape Town Municipal Planning By-law](#)

Building plan approvals are a critical aspect of urban development, ensuring that structures comply with legal, safety and environmental standards. In Cape Town, the City of Cape Town Municipal Planning By-law, 2015 as amended (MPBL) governs this process, outlining the rights and responsibilities of property owners, developers and the public when it comes to objecting to building plans.

[It pays to go green for real estate developers, investors and lenders](#)

In recent years, the global conversation around sustainability has prompted a significant shift in the way we approach various aspects of life, including business and finance. In the realm of real estate, the adoption of green and sustainability-linked loans has emerged as a powerful tool for promoting environmentally conscious practices. In South Africa, real estate developers, investors, and lenders are increasingly recognising the benefits of embracing green financing to not only contribute to a healthier planet but also to enhance their bottom line.

[Transferring sectional title property from a developer: The potential pitfalls](#)

Purchasing sectional title property directly from a developer can be tax efficient and, combined with a developer who is experiencing financial difficulty, can make the deal a difficult one to refuse. However, in such circumstances, proper due diligence is important to safeguard both parties to the transaction.

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