

Bronwyn Brown

Director



Bronwyn Brown is a Director in our Real Estate Law practice.

About Bronwyn

Bronwyn began her career as a Candidate Attorney at Cliffe Dekker Hofmeyr in 2009. She was appointed as an Associate in January 2011 and was promoted to Senior Associate in 2013. In 2017 she was appointed as a Director.

Credentials

Education

- BSc (MedSci), LLB cum laude, University of Pretoria
- Year of admission as attorney, notary and conveyancer: 2010
- Registered with the Legal Practice Council

Memberships

- Woman's Property Network

Experience

- **Drafting agreements**

Drafting agreements relevant to property transactions, including: sale of land agreements, sale of letting enterprise agreements, sale of farming enterprise agreements, lease agreements, long term lease agreements, trust deeds and tender documents.

- **Registrations**

Assisting with the registration of special notarial bonds in various acquisition finance and project finance transactions.

- **Legal authentication**

Legal authentication of documents to be used both in and outside of South Africa.

- **Property transfers**

Commercial and residential property transfers and the registration of bonds.

Contact Bronwyn

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[Bronwyn on LinkedIn](#)

Expertise

[Real Estate Law](#)

Location

Johannesburg

Language

English

Afrikaans

- General

- Property related due diligence investigations.
- Leasehold residential scheme at Waterfall.
- Attending to aircraft mortgages.
- Drafting and registration of servitudes.
- Advising clients with regard to property matters in general.
- Advising a major client on certain aspects in a retirement village scheme.
- Advising a major client on certain aspects of sectional title legislation.

News

[Ain't no mountain high enough - to escape neighbour law](#)

Landowners may use and enjoy their property in a manner that does not cause harm to others. A landowner's entitlement to use and enjoy their land is also restricted by the neighbouring landowner's right to use and enjoy their land. In the context of lateral support, a landowner's entitlement to excavate the soil of their land for building purposes, is limited by the duty not to withdraw lateral support from their neighbour's land. The right to lateral support is reciprocal between neighbouring landowners. This is known as the principle of lateral or subjacent support.

[In with the Consumer Protection Act and out "with a shove of the foot"](#)

Impact of the Consumer Protection Act 68 of 2008 on the voetstoets clause. The Consumer Protection Act (CPA) promotes a fair, accessible and sustainable marketplace for consumer products and services, including the buying or selling of immovable property. The CPA provides for a statutory duty of disclosure. The CPA affects agreements concluded in the ordinary course of business by a developer, who supplies goods (property) to the purchaser of the said property. The result is that such property developer cannot exclude liability for defects in the property by way of a voetstoets clause in their sales agreement.

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