

Muhammad Ziyaad Gattoo

Practice Head, Sector Head, Director



Muhammad Ziyaad Gattoo is a Director and Head of our Real Estate Law practice. Muhammad is also Joint Head for our Commercial Real Estate sector. He focuses on all aspects of property law with a specialist focus on commercial property finance and commercial property transactions.

About Muhammad Ziyaad

Muhammad joined Hofmeyr Herbstein and Gihwala (now Cliffe Dekker Hofmeyr) as an Associate in 2006 and was promoted to Senior Associate in 2008. He became a Director in April 2010 and in 2020 he was appointed National Practice Head for the Real Estate practice.

Credentials

Education

- LLB, University of Johannesburg
- Year of admission as an attorney; notary public and conveyancer: 2006
- Registered with the Legal Practice Council

Experience

- Highly experienced in opening sectional title registers, sectional title property transfers and matters related to extensions of sectional schemes.
- Specialist in commercial property finance and commercial mortgage and notarial bond registrations, including aircraft mortgages and has been involved in financing projects with a value of several billion rand.
- Has good knowledge and experience relating to complex notarial deeds and notarial leases and has been involved in a number of property due diligences.
- Major clients include Absa Bank Commercial Property Finance, Nedbank Corporate Finance, Rand Merchant Bank, FNB Commercial Property Finance and Shell South Africa Marketing.
- Acted for the Vodacom on a property transaction worth almost R1 billion.

News

Contact Muhammad Ziyaad

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[Muhammad Ziyaad on LinkedIn](#)

Expertise

[Real Estate Law](#)

[Commercial Real Estate](#)

[Industrials, Manufacturing & Trade](#)

Location

Johannesburg

Language

English

The critical role of the South African Deeds Offices in property transactions and common issues that can arise during registration

The 11 South African Deeds Offices play a pivotal role in the country's immovable property transactions by ensuring the security and legality of immovable property ownership, or rights thereof. These offices, established under the Deeds Registries Act 47 of 1937, are responsible for maintaining public records of all immovable property transactions and registering ownership changes, mortgages and other rights related to immovable property.

What it means to "make your mark" in the twenty-first century

In the dynamic legal context of 21st-century South Africa, the traditional act of making your mark on a contract has undergone a profound transformation with the introduction of electronic signatures (e-signatures). Understanding the nuanced legal implications of e-signatures is crucial as South Africa embraces digital advancements in commercial transactions.

Part 2 | Property Practitioners Act unpacked: Prescribed minimum information on letterheads and written communication

The Property Practitioners Act 22 of 2019 (Act) came into effect on 1 February 2022. The Act has repealed the Estate Agency Affairs Act 112 of 1976 (Estate Agency Affairs Act) in its entirety.

Part 1 | The Property Practitioners Act unpacked: Mandatory disclosure forms

The Property Practitioners Act 22 of 2019 (Act) came into effect on 1 February 2022. The Act has repealed the Estate Agency Affairs Act 112 of 1976 in its entirety.

Where do mining rights, permission to occupy and long-term leasehold agreements fall on the food chain?

Holders of mining rights are confronted with claims to surface rights from communities holding permissions to occupy.

Podcasts

Compliance Certificates – Where, What, When & Why

CDH Real Estate Law experts conduct a quick conversation answering the often-asked questions about the many compliance certificates required from sellers of immovable property. These include the Electrical Compliance certificates, Electric Fence Compliance certificates, Plumbing Compliance certificates, Gas Compliance certificates, as well as the Entomologist Compliance certificate, better known as a Beetle Compliance certificate. The podcast will unpack when and where the compliance certificates are required, as well as their validity period.

[All news by Muhammad Ziyaad Gattoo →](#)

Recognition

- Chambers Global 2024 - 2025 ranked Muhammad in Band 3 for real estate.
- The Legal 500 EMEA 2024 - 2025 recommended Muhammad as a leading individual for real estate.
- The Legal 500 EMEA 2021–2023 recommended him for real estate.