

# Fatima Essa

Associate



Fatima Essa is an Associate in our Real Estate Law practice.

## About Fatima

## Credentials

### Education

- LLB, University of Witwatersrand
- Admitted Conveyancer (LSNP)

## News

### [Empowering cyber-resilience in South African conveyancing: Navigating challenges and crafting solutions](#)

In the ever-evolving landscape of property transactions, conveyancing has undergone a transformative shift from traditional, paper-bound practices to a digital era marked by efficiency and accessibility. However, with these advancements comes a formidable adversary – cybercrime. This article delves into the multifaceted challenges posed by cyber threats in South African conveyancing and offers proactive solutions to fortify the integrity of property transactions.

### [Pre-emptive rights and property transactions](#)

A pre-emptive right in a lease agreement creates an obligation on the registered owner to offer the property to the lessee first, should the owner decide to sell it. The *Deon Nel v Petrus Jacobus de Beer and Another* (406/21) ZASCA 145 (26 October 2022) case heard facts which took into account this legal principle.

### [Latent defects, patent defects and voetstoots](#)

Have you purchased your dream home, only weeks later to find out that your walls are damp? Perhaps the window was shattered? Or do you now find yourself in a position where you have sold your home and are now required to defend yourself against unwarranted claims for damages from the buyer? The answer is found in the differentiation between what constitutes a latent defect verses a patent one.

[All news by Fatima Essa →](#)

## Contact Fatima

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## Expertise

Real Estate Law

## Location

Johannesburg

## Language

English