

# Sune Kruger

Senior Associate



Sune Kruger is a Senior Associate in our Real Estate Law practice.

## About Sune

Sune joined Cliffe Dekker Hofmeyr as a candidate attorney in 2018, completed articles and promoted to an associate in 2020. Sune was promoted to Senior Associate in April 2023.

## Credentials

### Education

- Registered with the Legal Practice Council
- LLM, LLB; North-West University
- Year of admission as attorney and conveyancer: 2020 and notary: 2021

### Membership

- Woman's Property Network

## Experience

- Sectional title schemes

Extension or amendments relating to sectional title schemes.

- Rand Merchant Bank

Rand Merchant Bank Complex Lending bond registration.

- Conveyancing

Conveyancing work in general, including transfers, subdivision of property, consolidation of property, estate transfers, registration of mortgage bonds, notarial bonds, servitudes, opening of sectional title schemes and registration of notarial deeds.

- Opening of Township registers

Opening of Township registers, registration of certificate of registered titles, transfers and servitudes relating thereto.

- Agreements

Drafting of sale of property agreements and sale of letting enterprise agreements.

## Contact Sune

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[Sune on LinkedIn](#)

## Expertise

[Real Estate Law](#)

## Location

Johannesburg

## Language

English

- **Transfers**

Commercial and residential property transfers and development transfers.

- **Servitudes**

Drafting and registration of all types of servitudes.

- **Due diligence**

Property related due diligence investigations.

- **Conveyancer certificates**

Conveyancer certificates in real estate and renewable energy sectors.

- **Merger Agreements**

Registration and noting of Merger Agreements.

- **Antenuptial Contracts**

Drafting and registration of Antenuptial Contracts.

## News

### [Exclusive use areas: What are they, how are they created and are they all equal?](#)

In terms of the Sectional Titles Act 95 of 1986 (Act), exclusive use areas are defined as parts of the common property for the exclusive use by the owner or owners of one or more sections in a sectional title scheme. An exclusive use area is therefore a portion of the common property which is reserved for the exclusive use of an owner of a section in the scheme. Examples of exclusive use areas can include gardens, parking bays, garages, patios, storerooms and courtyards. Section 27 of the Act regulates the rights of exclusive use of parts of common property.

### [Extending your sectional title unit? What you need to know before laying the first brick](#)

Have you made any additions to your home and had your building plans approved by the relevant municipality, but after attempting to sell your property found that the purchaser's bank requires you to provide a registered sectional plan of the extension of your section before the transaction can proceed?

### [Authentication of documents: Back to basics](#)

Have you ever had to sign or legalise documents within South Africa for use abroad, or vice versa? If you have, then you have no doubt experienced the frustration of having same signed or executed only to find out later that the documents are not legally valid for use in the relevant country. We live in an era where many South Africans emigrate or conduct business abroad and the necessity for the correct authentication, legalisation or apostille of documents becomes imperative to avoid any delays.

### [Body corporate, release the certificate!](#)

You purchase a property in a sale in execution and to obtain a levy clearance certificate, you are requested to pay, among other things, all outstanding amounts owing by the transferor to the body corporate. If you dispute the amount claimed by the body corporate, are you permitted to tender a form of security for payment of the outstanding amount and must the body corporate issue a levy clearance certificate pending finalisation of the dispute after transfer?

### [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.

## Podcasts

### [Mortgage Bonds 101 for first time buyers](#)

Join Real Estate Law practice Associate Suné Kruger, and Professional Support Lawyer Kirsty de Sousa, as they talk about mortgage bonds, explaining the purpose of bonds and the procedure that one needs to go through to register a mortgage bond.

[All news by Sune Kruger →](#)