

Mike Collins

Director



Mike Collins is a Director in our Real Estate Law practice. Michael has specialised in commercial property with over 30 years of property law experience and has assisted numerous major corporations in nationwide property acquisition or disposition transactions. He also assists the leading commercial banks with the registration of mortgage bonds to secure large commercial loans.

About Mike

Mike began his career as a Candidate Attorney at Syfret Godlonton-Fuller Moore (now Cliffe Dekker Hofmeyr) in 1985, was admitted as an Attorney and Conveyancer in 1987 and became a Director in 1991.

Credentials

Education

- LLB, University of Cape Town
- Property Introductory Programme, South African Property Owners Association
- Property Development Programme, South African Property Owners Association
- Year of admission as an attorney: 1987
- Enrolled with the Legal Practice Council

Memberships

- South African Property Owners Association (SAPOA)

Experience

Contact Mike

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Expertise

Real Estate Law

Hospitality & Leisure

Location

Cape Town

Language

English

• Michael's experience includes:

- Commercial property transactions.
- Opening of Sectional Title Schemes.
- Registration of residential developments
- Nationwide registrations of properties on behalf of Property Reits.
- High volume township registrations throughout the Western Cape Province.
- Assists commercial banks with the registration of mortgage bonds.
- Presented seminars at the South African Embassy in Brussels to foreign investors.
- Manages affairs and investments for absentee and overseas clients.

News

Mixed-use developments: The pros and cons

Mixed-use sectional schemes in South Africa have gained popularity for their potential to offer diverse and integrated living and working spaces. However, like any concept, they come with both advantages and disadvantages.

Acquisitive prescription of property: Is it still applicable in cases where there has been illegality?

Dhanwanthie Gianchandi (the possessor), along with her late husband, purchased a house three houses away from the property in April 1990. The property was undeveloped and deserted and the possessor and her family made improvements to the property, transforming it into a functional nursery and community park. The possessor had been running the nursery and park at her own cost since 1990. At the time the possessor's application was brought, the improvements made to the property amounted to approximately R950,000 and the possessor also absorbed the park's running costs of R16,000 per month.

Fraudulent immovable property transfers: Fraud unravels all

The recent judgment handed down by Judge Adams in Botha NO v Leboko-Radebe and Others (16835/2021) ZAGPJHC 724 (22 September 2022), in the High Court Gauteng Division, Johannesburg, considered whether fraud should result in the cancellation of a title deed relating to immovable property.

Share block schemes and the rights afforded

Share block schemes are defined in the Share Blocks Control Act 59 of 1980 (SBC Act) as "any scheme in terms of which a share, in any manner whatsoever, confers a right to or an interest in the use of immovable property". In a nutshell, share block schemes can be described as an alternative form of property ownership and allow a single company – referred to as a 'share block company', to own a particular development. Individuals who become shareholders within the share block company are allowed to buy the right to use a specific unit or space within the development.

Can verbal agreements with tenants affect eviction proceedings for property owners down the line?

This article grapples with that question by taking a closer look at Thepanyega NO and Others v Letsoalo and Others (73/2021) ZASCA 30 (24 March 2022).

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