



## Janke Strydom

### Senior Associate

Janke Strydom is a senior associate in our Real Estate practice.


#### Practice areas

Real Estate

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#### Career

She spent four years at the South African Research Chair in Property Law seated at Stellenbosch, under leadership of Prof AJ Van der Walt. As a research assistant at the Chair, she extensively researched a range of property law related fields. During this time, she wrote her LLD dissertation on constitutional property law, focusing on section 25(1) of the Constitution and related administrative law issues. In particular, her dissertation considered the constitutional implications of certain provisions of the National Building Regulations and Building Standards Act 103 of 1977, the Heritage Resources Act 25 of 1999 and the Prevention of Illegal Eviction and Unlawful Occupation of Land Act 19 of 1998 and included comparative research, with emphasis on similar laws in Germany and the United States of America.

Janke joined Cliffe Dekker Hofmeyr in 2012 as a candidate attorney. She was appointed as an associate in 2014. She was promoted to senior associate in 2017.

#### Experience

- Writing opinions on various property law and contract law subjects, including the interpretation of legislation and application of the common law to commercial transactions.
- Conducting due diligence investigations and drafting due diligence reports for a range of clients, including clients in the renewable energy, mining and real estate sectors.
- Country wide lectures for the Estate Agency Affairs Board on property and contract law principles.
- Drafting, reviewing and commenting on sale and development agreements.
- Drafting, reviewing and commenting on sale of property agreements and sale of letting enterprise agreements.

- Drafting agreements in respect of the sale of undivided shares in property and co-ownership agreements.
- Assisting with the registration of ship mortgages in accordance with the provisions of the Ships Registration Act 58 of 1998.
- General conveyancing work, including transfers, registration of mortgage bonds, notarial bonds, servitudes, opening of sectional title schemes and related matters and notarial deeds.

#### **Notable transactional/conveyancing work**

- Advising Vukile Property Fund Limited in respect of the sale of 11 letting enterprise and drafting agreements of sale of letting enterprises (2019 - ongoing).
- Advising Texton Property Fund Limited in respect of the sale of various letting enterprises, drafting agreements of sale of letting enterprise, implementing intra-group restructure, entailing transfer of properties and the cancellation and registration of mortgage bonds (2019 - ongoing).
- Advising Sanlam Life Insurance Limited in respect of the acquisition of a majority undivided share in the land on which Newlands Cricket Stadium is situated and drafting sale of land agreement, development agreement and co-ownership agreement (2019).
- Opening of sectional title schemes for Affordable Housing Company Proprietary Limited and related subsidiaries, approximately 2100 sections, already created (2019 - ongoing).
- Opening of phased sectional title schemes for International Housing Solutions Residential Partners 1, approximately 2000 sections (2019).
- Seconded to Absa Bank Limited, formed part of the commercial property finance team (2018).
- Lanseria Trust One and Lanseria Trust Two: assisting developer of corporate estates in Lanseria with township establishment, transfers, memorandum of incorporation, sale agreements and general town-planning matters (2018 - ongoing).
- Braamfontein Lofts Proprietary Limited: 129-unit sectional title development in Braamfontein (drafting sale and development agreement, memorandum of incorporation of the homeowners' association, conduct rules and management rules, attending to the opening of the sectional title scheme and transfer of units to purchasers) (2018- ongoing).
- Pioneer Group: implementing intra-group restructure entailing the release/cancellation of mortgage bonds and special notarial bonds, the re-registration of such bonds and the transfer of 21 properties to Prop Co (2018).
- Standard Bank of South Africa Limited/ Sea Harvest Corporation Proprietary Limited: registration of 13 ship mortgages (2017) and 15 ship mortgages and general notarial bond (2018) in favour of SPV Co (2018).
- SA Corporate Real Estate Fund/ Calgro M3 Joint Venture: reviewing sale and development agreements entered into between JV Co and various Calgro M3 subsidiaries in respect of 5 residential developments (2017).

- Afhco Holdings Proprietary Limited/ Sa Corporate Real Estate Fund/Jr 209 Investments Proprietary Limited: drafting of sale and development and related agreements in respect of Afhco's acquisition of two residential developments, consisting of 238 units constructed in 6 phases and the set-off of loans advanced by SA Corporate Real Estate Fund to Jr 209 Investments (2017).
- ATKV/Hartenbos Seefront Proprietary Limited: registration of multiple subdivisions, servitudes, a consolidation, road closures and transfer of consolidated property on which the Hartenbos Shopping Centre was constructed (2016).
- Afhco Holdings Proprietary Limited: acquisition of Monis Mansions, a large inner-city residential building, advising client on implications of owning an unlawfully occupied building (2016).
- Ekland Safaris: advising an international client on the acquisition of 14 game farms (2015).

## Education

- B Com Law LLB LLD, University of Stellenbosch.
- Admitted as an attorney: 2014
- Admitted as a conveyancer: 2015
- Admitted as a notary: 2016
- Enrolled with the Legal Practice Council

## Languages

English,Afrikaans