

## PERSONALISED LEGAL ASSISTANCE

Professional legal and property consulting

### **SONNENBERG & ASSOCIATES PROPERTY AND LEGAL ADVICE NEWSLETTER #125**

#### **1. Legal Quotes**

"Never stir up litigation. A worse man can scarcely be found than one who does this." [Abraham Lincoln]

"The client who pays the least complains the most." [unknown]

"Once you get involved with bloodsport litigation, you can not only get drunk on your own greed but start to believe your own lies." [Jello Biafra]

#### **2. Legal humour**

A woman made an appointment with a divorce attorney. The first thing he asked was why she wanted a divorce. She replied, "I'm not appreciated anymore and my husband even tells me I'm not a good house keeper."

The attorney replied, "Oh don't worry, you'll keep the house."

#### **3. Inspiring quotes**

"You will either experience the pain of discipline or the pain of regret. The choice is yours." [Jim Rohn]

"If you fell down yesterday, stand up today." [H G Wells]

"To live is the rarest thing in the world. Most people just exist." [Oscar Wilde]

#### **4. Huur gaat voor koop**

This is a Roman- Dutch principle forming part of our law in terms of which **a lease agreement is given precedence over an agreement of sale. This effectively entitles tenants to retain occupation until such time as their lease agreement expires.**

When a property is sold in execution by the Sheriff or a bank, however, there are however instances where the principle doesn't apply.

Some landlords look to negate the Huur gaat voor koop principle by including conditions in the lease agreement allowing them, with adequate notice to the tenants, to cancel the lease should they elect to put the property on the market. **I am available on 083 2515451 or [fritz@sonnenberg.co.za](mailto:fritz@sonnenberg.co.za).**

**Refer your transfers to me and get professional personalised service in ensuring that your transfer gets registered on time, first time!**

**Sonnenberg Property Services (Pty) Ltd is a licensed estate agency.**

All newsletters can be obtained on our website: [www.sonnenberg.co.za](http://www.sonnenberg.co.za).



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