

**AUCTION**

**IN THE HIGH COURT OF SOUTH AFRICA  
(GAUTENG DIVISION, PRETORIA)**

**Case No: 109858/2024**

In the matter between:

**ABSA HOME LOANS GUARANTEE COMPANY  
(RF) PROPRIETARY LIMITED**

**FIRST EXECUTION CREDITOR**

**ABSA BANK LIMITED**

**SECOND EXECUTION CREDITOR**

and

**BONGANI CARVIN LUNGA MKONZA**

**JUDGMENT DEBTOR**

**NOTICE OF SALE IN EXECUTION  
IMMOVABLE PROPERTY**

In pursuance of a judgment granted by this Honourable Court on **18 AUGUST 2025**, and a Warrant of Execution issued thereafter, the undermentioned immovable property will be sold in execution subject to a reserve price in the amount of **R574 000.00**, by the Sheriff of the High Court **HALFWAY HOUSE-ALEXANDRA** at **614 JAMES CRESCENT, HALFWAY HOUSE** on **30 JUNE 2026** at **11H00**, to the highest bidder.

Full Conditions of Sale may be inspected at the offices of the **SHERIFF OF THE HIGH COURT, HALFWAY HOUSE-ALEXANDRA: 614 JAMES CRESCENT, HALFWAY HOUSE**, whom shall hold the sale and shall read out the Conditions of sale prior to the sale in execution.

The Sheriff, Execution Creditor and/or the Execution Creditor's Attorneys do not give any warranties with regard to the description and/or improvements of the immovable property.

**A UNIT CONSISTING OF –**

**(A) SECTION NO. 156 AS SHOWN AND MORE FULLY DESCRIBED ON SECTIONAL PLAN NO. SS137/2019, IN THE SCHEME KNOWN AS THE HEIGHTS ESTATE IN RESPECT OF THE LAND AND BUILDING OR BUILDINGS SITUATED AT HALFWAY GARDENS EXTENSION 136 TOWNSHIP, LOCAL AUTHORITY: CITY OF JOHANNESBURG OF WHICH SECTION THE FLOOR AREA, ACCORDING TO THE SAID SECTIONAL PLAN, IS 61 (SIXTY ONE) SQUARE METRES IN EXTENT; AND**

**(B) AN UNDIVIDED SHARE IN THE COMMON PROPERTY IN THE SCHEME APPORTIONED TO THE SAID SECTION IN ACCORDANCE WITH THE PARTICIPATION QUOTA AS ENDORSED ON THE SAID SECTIONAL PLAN.**

**HELD BY DEED OF TRANSFER NO. ST17046/2019 AND SUBJECT TO SUCH CONDITIONS AS SET OUT IN THE AFORESAID DEED**

(also known as: **UNIT 156 THE HEIGHTS ESTATE, 85 FIFTH STREET, HALFWAY GARDENS MIDRAND, GAUTENG**)

MAGISTERIAL DISTRICT: **RANDBURG**

ZONING: **RESIDENTIAL**

**IMPROVEMENTS: (Not Guaranteed)**

**MAIN BUILDING: SINGLE STOREY, ATTACHED (3RD FLOOR UNIT), BLOCK WALLS, TILED ROOF, TILED FLOOR, ROOMS: LOUNGE, DINING ROOM, KITCHEN, 2 BEDROOMS, 2 BATHROOMS**

**TAKE FURTHER NOTICE THAT:**

1. This sale will be augmented with a timed online sale commencing on the Thursday prior to the live sale at 11h00. The highest bid obtained will then serve as the opening bid at the live and online sale. Should no higher offer be achieved at the live auction, the highest bid made during the timed auction shall be viewed as the highest and final bid. Registration for participation on webcast auction at [shha.online](http://shha.online). All terms and conditions available on [shha.online](http://shha.online) or at 614 James Crescent, Halfway House, Midrand.
2. The registration fee for the buyers will be R50 000.00.

---

**VELILE TINTO AND ASSOCIATES INC.**

TINTO HOUSE C/O SOLOMON MAHLANGU (PREVIOUSLY HANS STRIJDOM) &  
DISSELBOOM STREETS 0062

WAPADRAND, PRETORIA

DX 178, PRETORIA

PO Box 733

0050, Wapadrand, Pretoria

Tel: (012) 807 3366 (Ext. 519)

Litigation direct fax: (012) 807 5299

Email: [service@tintolaw.co.za](mailto:service@tintolaw.co.za)

**Ref: U26439/DBS/S BALKISHUN/CEM**



# ST17046/2019 (PRETORIA)

## Deed Document Enquiry

2 Waterford Mews, Century City, Cape Town, 7441  
Tel: +27 87 330 7577 - NCR Reg No: NCRCB30  
Website: <https://www.searchworks.co.za>

### SEARCH INFORMATION

#### Summary

|                    |                         |
|--------------------|-------------------------|
| Search Type        | Deed Document Enquiry   |
| Search Description | ST17046/2019 (PRETORIA) |
| Reference          | U26439 - WA             |
| Date               | 02/03/2026              |

### DOCUMENT INFORMATION

#### Summary

|                      |                       |
|----------------------|-----------------------|
| Deeds Office         | PRETORIA              |
| Property Type        | UNIT                  |
| Erf Number           | -                     |
| Previous Description | -                     |
| Scheme Name          | SS THE HEIGHTS ESTATE |
| Scheme Number        | 137                   |
| Unit Number          | 156                   |
| Municipality         | CITY OF JOHANNESBURG  |
| Province             | GAUTENG               |
| Diagram Deed         | -                     |
| Size                 | 61.0000               |
| LPI Code             | -                     |

### OWNER SUMMARY

| Owner Name                  | ID / Reg. Number | Purchase Price | Purchase Date |
|-----------------------------|------------------|----------------|---------------|
| MKONZA BONGANI CARVIN LUNGA |                  | R838 000,00    | 07/08/2018    |

### OWNER INFORMATION

#### Owner 1 of 1

|                         |                             |
|-------------------------|-----------------------------|
| Owner Name              | MKONZA BONGANI CARVIN LUNGA |
| ID / Reg. Number        |                             |
| Owner Type              | PERSON                      |
| Title Deed              | ST17046/2019                |
| Purchase Date           | 07/08/2018                  |
| Registration Date       | 28/03/2019                  |
| Purchase Price          | R838 000,00                 |
| Multiple Owners         | NO                          |
| Multiple Properties     | -                           |
| Share                   | -                           |
| Microfilm Reference No. | 20190405 11:28:57           |

| ENDORSEMENT(S)  |                            |                                           |             |
|-----------------|----------------------------|-------------------------------------------|-------------|
| Document Number | Microfilm Reference Number | Institution                               | Value       |
| I-3675/2025AT   | 20251118 10:11:07          | 109858/2024                               | R0,00       |
| SB10944/2019    | 20190405 11:29:17          | ABSA HOME LOANS GUARANTEE CO (RF) PTY LTD | R838 000,00 |
| SK5414/2018S    | 20190521 10:22:06          | -                                         | R0,00       |

| HISTORY INFORMATION |                            |                                 |       |
|---------------------|----------------------------|---------------------------------|-------|
| Document Number     | Microfilm Reference Number | Owner                           | Value |
| ST137-156/2019      | 20190405 10:33:44          | HELDERZICHT DEVELOPMENT PTY LTD | R0,00 |

| REPORT INFORMATION  |                       |                                                                                     |
|---------------------|-----------------------|-------------------------------------------------------------------------------------|
| Date of Information | 02/03/2026 11:22      |  |
| Print Date          | 02/03/2026 11:23      |                                                                                     |
| Generated By        | MONICA GRONEWALD      |                                                                                     |
| Reference           | U26439 - WA           |                                                                                     |
| Report Type         | DEED DOCUMENT ENQUIRY |                                                                                     |

The data displayed above is provided by our data suppliers and is not altered by SearchWorks. Terms of Use are applicable to this information and can be found on <https://app.searchworks.co.za/>. SearchWorks is not liable for any damages caused by this information.



a world class African city

Tel : (011) 375 5555  
Fax : (011) 358 3408/9

PO Box 5000  
Johannesburg 2000

E-mail :  
JoburgConnect@joburg.org.za

# COPY TAX INVOICE

VAT NO. : CITY OF JOHANNESBURG - 4760117194 VAT NO. : PIKITUP - 4790191292  
VAT NO. : JOHANNESBURG WATER - 4270191077 VAT NO. : CITY POWER - 4710191182

**BONGANI CARVIN LUNGA MKONZA**  
**156 KILIMANJARO CRESCENT**  
**BLUE HILLS MIDRAND**  
**1686**

|                   |                         |
|-------------------|-------------------------|
| Date              | 2026/05/07              |
| Statement for     | May 2026                |
| Physical Address  | 85 FIFTH ROAD           |
| Stand No./Portion | 156 THE HEIGHTS ESTATE  |
| Township          | HALFWAY GARDENS EXT.136 |

| Stand Size | Number of Dwellings | Valuation Date | Portion | Municipal Valuation       | Region            |
|------------|---------------------|----------------|---------|---------------------------|-------------------|
| 61 m2      | 1                   | 2023/07/01     | A1      | Market Value R 901,000.00 | REGION A WARD 112 |

|                               |         |                       |
|-------------------------------|---------|-----------------------|
| Invoice Number : 160006248883 | Group : | Next Reading Date :   |
| Client VAT Number :           |         | Deposit Paid : R 0.00 |

|                          |                   |
|--------------------------|-------------------|
| Account Number 555829250 | (PIN Code:273181) |
|--------------------------|-------------------|

|                             |           |
|-----------------------------|-----------|
| Previous Account Balance    | 54,324.49 |
| Sub Total                   | 54,324.49 |
| Interest on Arrears         | 54.87     |
| Current Charges (Excl. VAT) | 1,014.72  |
| VAT @ 15%                   | 46.50     |

| 90 Days+  | 60 Days  | 30 Days  | Current  | Instalment Plan | Total Outstanding |
|-----------|----------|----------|----------|-----------------|-------------------|
| 51,606.51 | 1,352.66 | 1,365.32 | 1,116.09 | 0.00            | 55,440.58         |

|           |            |
|-----------|------------|
| Total Due | 55,440.58  |
| Due Date  | 2026/05/22 |

Dear Customer: Pre-termination notices have been issued for accounts in arrears and handed to external collectors. Accounts with que ries must still be paid; averages apply only to disputed services. You are hereby notified that unless immediate payment of the outstanding amount is made the Council will issue instruction to cut off services and institute legal action.

Do you have a longstanding or unresolved service delivery-related issue with the City of Johannesburg? You may lodge your complaint today with the Office of the Ombudsman by contacting us 010 288 2800/emailing complaints@joburgombudsman.org.za

## Remittance Advice :

This stub must accompany payment,  
please do not detach if paying at the post office

Date : 2026/05/07 BONGANI CARVIN LUNGA MKONZA  
Acc. No. : 555829250 - 85 FIFTH ROAD , HALFWAY GARDENS EXT.136

|         |                        |
|---------|------------------------|
| EasyPay | >>>>> 91115 5558292503 |
| SAPO    | 0146 555829250         |

## Standard Bank City of Johannesburg Banking Details:

Internet banking - Select preloaded Company details "City of Johannesburg".  
Deposits at SBSA branches - CIN no AA45 to be used in place of bank acc.no.  
Client Account No/Deposit Reference 555829250

>>>>> 516008800111159 55582925001



**Account Number 555829250**

|                                                                                                                                                                                                                    |                    |                                      |           |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------|--------------------------------------|-----------|
| City of Johannesburg                                                                                                                                                                                               |                    |                                      |           |
| Property Rates                                                                                                                                                                                                     | VAT No. 4760117194 | Amount                               | Sub Total |
| Category of Property: Property Rates Residential<br>R 901,000.00 X R 0.0095447 / 12 ( Billing Period 2026/05 )<br>Less rates on first R300 000.00 of market value<br>Add Section 15 of MPRA adjustment<br>VAT: 0 % |                    | 716.65<br>- 238.62<br>226.69<br>0.00 | 704.72    |
| PIKITUP                                                                                                                                                                                                            | VAT No. 4790191292 |                                      |           |
| Refuse                                                                                                                                                                                                             |                    |                                      |           |
| Refuse Residential ( Billing Period 2026/05 )<br>VAT: 15.00% ( Total Amount: 310.00 )                                                                                                                              |                    | 310.00<br>46.50                      | 356.50    |
|                                                                                                                                                                                                                    |                    |                                      |           |

|                                    |                 |
|------------------------------------|-----------------|
| <b>Current Charges (Incl. VAT)</b> | <b>1,061.22</b> |
|------------------------------------|-----------------|

**1,061.22**

### Where can payments be made ?

Any CoJ Cash Office; any Easy Pay site; any bank (branch, ATM or internet site).

**YOUR ACCOUNT NUMBER IS YOUR REFERENCE NUMBER**

### How can payments be made ?

By debit order, cash, debit or credit card.

By debit order, cash, debit or credit card.  
**KEEP ALL RECEIPTS FOR FUTURE REFERENCE**

### When can payments be made ?

Payments must reach CoJ on or before the due date.

## Change of Address

This must be done timeously, in writing and submitted to any CoJ Municipal Regional Office.

### Terminating Electricity and Water.

This must be done in writing, 7 working days before the date you want your services terminated and submitted to any CoJ Municipal Regional Office.

# The Heights Estate

## Body Corporate

### STATEMENT

**Section 156 (Door A8/16) B C L Mkhonza**

156 The Heights Estate,  
 Corner 5th Road and, Smuts Dr,  
 Midrand  
 1686

Date 31/05/26

Page 1

Account Number THE -MKH002

| Date     | Reference | Description                             | Debit    | Credit   | Balance   |
|----------|-----------|-----------------------------------------|----------|----------|-----------|
| 01/10/25 |           | BROUGHT FORWARD                         | 293.76   |          | 293.76    |
| 01/10/25 | 10016062  | Invoice - LEVY INVOICE                  | 1,220.60 |          | 1,514.36  |
| 03/10/25 | 03100006  | CREDIT TRANSFER RAAMS THE MKH002<br>CRE |          | 1,925.07 | -410.71   |
| 01/11/25 | 10016284  | Invoice - LEVY INVOICE                  | 1,220.60 |          | 809.89    |
| 01/11/25 | 10000310  | Credit Note - LEVY INVOICE              |          | 1,220.60 | -410.71   |
| 01/11/25 | 10016505  | Invoice - LEVY INVOICE                  | 1,220.60 |          | 809.89    |
| 03/11/25 | 03110018  | CREDIT TRANSFER RAAMS THE MKH002<br>CRE |          | 1,925.07 | -1,115.18 |
| 14/11/25 | 14110004  | CREDIT TRANSFER RAAMS MKH002<br>CREDIT  |          | 400.00   | -1,515.18 |
| 01/12/25 | 10016725  | Invoice - LEVY INVOICE                  | 1,220.60 |          | -294.58   |
| 01/01/26 | 10016945  | Invoice - LEVY INVOICE                  | 1,220.60 |          | 926.02    |
| 01/02/26 | 10017165  | Invoice - LEVY INVOICE                  | 1,405.18 |          | 2,331.20  |
| 01/03/26 | 10017385  | Invoice - LEVY INVOICE                  | 1,405.18 |          | 3,736.38  |
| 01/04/26 | 10017606  | Invoice - LEVY INVOICE                  | 1,405.18 |          | 5,141.56  |
| 01/05/26 | 10017831  | Invoice - LEVY INVOICE                  | 1,405.18 |          | 6,546.74  |

**Banking Details as Follows: The Heights Estate Body Corporate**

Standard Bank

Account no: 023 351 403

Branch Code: 009953

**NOTE NEW BANKING DETAILS**

Managed by:

When making payments please quote : THE - MKH002

**Please note all levies are payable by the 7th of each month.**

**Interest will be charged on all overdue accounts at 2 % per month.**



| 120+ Days | 90 Days  | 60 Days  | 30 Days  | Current               |
|-----------|----------|----------|----------|-----------------------|
| 2,415.66  | 1,405.18 | 1,405.18 | 1,405.18 | 1,405.18              |
|           |          |          |          | Total Due<br>8,036.38 |

|              |          |
|--------------|----------|
| Amount Due   | 8,036.38 |
| Amount Paid: | 4,250.14 |
| Comments:    |          |

**CONTACT DETAILS CHANGED?**

**Please note that it remains your responsibility to ensure that we have your updated contact details**

Current phone number:

New phone number: \_\_\_\_\_

Current e-mail address: cmkhonza@gmail.com;  
 andre@raams.co.za

New e-mail address: \_\_\_\_\_

Current Cell Phone: '0713850207

New Cell Phone: \_\_\_\_\_

**Fax updated details to 0866166780**