

**AUCTION**

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

**Case No: 87951/2023**

In the matter between:

**NEDBANK LIMITED**

**EXECUTION CREDITOR**

and

**BUYILE MKHIZE**

**JUDGMENT DEBTOR**

**NOTICE OF SALE IN EXECUTION  
IMMOVABLE PROPERTY**

In pursuance of a judgment granted by this Honourable Court on **20 JUNE 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 **R275 000.00**, by the Sheriff of the High Court **HALFWAY HOUSE-ALEXANDRA** at **614 JAMES CRESCENT, HALFWAY HOUSE** on **31 MARCH 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. 152 AS SHOWN AND MORE FULLY DESCRIBED ON SECTIONAL PLAN NO. SS224/2016, IN THE SCHEME KNOWN AS LILYFIELD IN RESPECT OF THE LAND AND BUILDING OR BUILDINGS SITUATE AT ERF 2816 NOORDWYK EXTENSION 85 TOWNSHIP, LOCAL AUTHORITY: CITY OF JOHANNESBURG, OF WHICH SECTION THE FLOOR AREA, ACCORDING TO THE SAID SECTIONAL PLAN, IS 42 (FORTY TWO) 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. ST81629/2016 AND SUBJECT TO SUCH CONDITIONS AS SET OUT IN THE AFORESAID DEED**

(also known as: **UNIT NO. 152 (DOOR NO. 152) LILYFIELD, NOORDWYK EXTENSION 85, MIDRAND, GAUTENG**)

**MAGISTERIAL DISTRICT: RANDBURG**

ZONING: **RESIDENTIAL**

**IMPROVEMENTS: (Not Guaranteed)**

**A UNIT IN SECURITY COMPLEX: LOUNGE/DINING ROOM, KITCHEN, BEDROOM, BATHROOM, CARPORT**

**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: L4495/DBS/S BALKISHUN/CEM**

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

**Case No: 87951/2023**

In the matter between:

**NEDBANK LIMITED**

**EXECUTION CREDITOR**

and

**BUYILE MKHIZE**

**JUDGMENT DEBTOR**

---

**CONDITIONS OF SALE IN EXECUTION  
OF IMMOVABLE PROPERTY**

---

**DESCRIPTION OF PROPERTY AND PARTICULARS OF SALE:**

The immovable property (hereinafter referred to as the “property”) which will be put up for auction on the **31ST** day of **MARCH 2026** at **11H00**, consists of:

CERTAIN:

**A UNIT CONSISTING OF –**

**(A) SECTION NO. 152 AS SHOWN AND MORE FULLY DESCRIBED ON SECTIONAL PLAN NO. SS224/2016, IN THE SCHEME KNOWN AS LILYFIELD IN RESPECT OF THE LAND AND BUILDING OR BUILDINGS SITUATE AT ERF 2816 NOORDWYK EXTENSION 85 TOWNSHIP, LOCAL AUTHORITY: CITY OF JOHANNESBURG, OF WHICH SECTION THE FLOOR AREA, ACCORDING TO THE SAID SECTIONAL PLAN, IS 42 (FORTY TWO) 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. ST81629/2016 AND SUBJECT TO SUCH CONDITIONS AS SET OUT IN THE AFORESAID DEED**

**SITUATED AT: UNIT NO. 152 (DOOR NO. 152) LILYFIELD, NOORDWYK  
EXTENSION 85, MIDRAND, GAUTENG**

**MAGISTERIAL DISTRICT: RANDBURG**

**ZONING: RESIDENTIAL**

**IMPROVEMENTS: (Not Guaranteed)**

**A UNIT IN SECURITY COMPLEX: LOUNGE/DINING ROOM, KITCHEN,  
BEDROOM, BATHROOM, CARPORT**

**THE SALE SHALL BE CONDUCTED ON THE FOLLOWING CONDITIONS:-**

**1. THE SALE**

- 1.1 The sale is conducted in accordance with the provisions of Rule 46 and Rule 46A of the Uniform Rules of Court, as amended, as well as the provisions of the Consumer Protection Act 68 of 2008, the Regulations promulgated thereunder and all other applicable law. These provisions may be viewed at [www.acts.co.za](http://www.acts.co.za) (the Act) and [www.info.gov.za](http://www.info.gov.za) (the Regulations).
- 1.2 This sale is subject to Section 129 (3) and (4) of the National Credit Act 34 of 2005. The Judgment Debtor is entitled to reinstate the credit agreement that formed the subject to of the legal action under the aforementioned case number, as well as this sale in execution, at any time prior to the transfer of the property to the purchaser has taken place by paying the full arrears outstanding on the account. In the event of the account being reinstated this sale and execution shall be capable of being set aside. The purchaser hereby accepts all risks involved in purchasing the property and hereby indemnifies the credit provider against any and all losses by which incurred therein.

- 1.3 The headings to the clauses are for the purposes of convenience and reference only, and shall not be used in the interpretation of, nor modify, nor amplify the conditions of this sale nor any clause. In these conditions, unless a contrary intention clearly appears, words importing any one gender shall include the other two genders, the singular includes the plural and *vice versa*, and natural persons include juristic persons, quasi-juristic persons and *vice versa*.
- 1.4 These conditions of sale contain the entire conditions of sale and no variation thereof shall be of any force and effect unless reduced to writing and signed by the Purchaser and the Sheriff.
- 1.5 No indulgence shown by the Sheriff and/or the Execution Creditor or failure to exercise any rights in terms hereof shall constitute a waiver or novation nor prevent the Sheriff and/or the Execution Creditor from insisting on strict compliance by the Purchaser with the terms hereof.
- 1.6 The property shall be sold by the Sheriff of **HALFWAY HOUSE-ALEXANDRA (the "Sheriff")** at **614 JAMES CRESCENT, HALFWAY HOUSE** to the highest bidder subject to a reserve price of **R275 000.00**.

## 2. **MANNER OF SALE**

- 2.1 The sale shall be for South African Rands, and no bid for less than R1000.00 (one thousand rand) shall be accepted.
- 2.2 The Execution Creditor shall be entitled to cancel the sale at any stage before the auction has commenced.
- 2.3 If any dispute arises about any bid, the property may immediately again be put up for auction.

- 2.4 If the Sheriff makes any mistake in selling, such mistake shall not be binding on any of the parties, but may be rectified immediately.
- 2.5 If the Sheriff suspects that a bidder is unable to pay either the deposit or the balance of the purchase price, the Sheriff may refuse to accept the bid of such bidder, or accept it provisionally until the bidder satisfies the Sheriff that such bidder is able to pay the deposit and the balance of the purchase price.
- 2.6 On the refusal of a bid under circumstances referred to in clause 2.5 above, the property may immediately be put up for auction again.

### 3. **OBLIGATIONS AND LIABILITIES OF PURCHASER AFTER AUCTION**

- 3.1 The Purchaser shall, as soon as possible after the sale and immediately on being requested by the Sheriff, sign these conditions of sale.
- 3.2 If the Purchaser purchases in a representative capacity:
  - 3.2.1 the Purchaser shall disclose the name of the principal or person on whose behalf the property is being purchased;
  - 3.2.2 the principal's address as furnished by the Purchaser shall be the address as chosen by the principal as his/her/its address for the service of all forms, notices and documents in respect of any legal proceedings which may be instituted by virtue hereof (*domicilium citandi et executandi*);
  - 3.2.3 the Purchaser shall supply and attach hereto marked as Annexure "A" a power of attorney/mandate, acceptable to the Sheriff and the Execution Creditor or his/her/its attorney; and
  - 3.2.4 if the principal is not in existence at the time of the auction the Purchaser shall be deemed to be the contracting party.

- 3.3 In the event a sale is concluded on behalf of a Company, Close Corporation or a Trust (whether formed or to be formed), or on behalf of another natural person, then the natural person signing these conditions of sale shall be deemed to have bound himself/herself/themselves as surety(ies) and co-principal debtor(s) for all the obligations of the Purchaser (and, if applicable, jointly and severally with any other persons signing these conditions of sale on behalf of the Purchaser), such surety(ies) hereby renouncing the benefits of excussion and division, no value received and errors in calculation, the effect of which he/she/they acknowledge(s) himself/ herself/themselves to be aware.
- 3.4 The Purchaser shall not be entitled to nominate a third party to obtain transfer of the property in his/her/its stead. This clause may not be overruled by adding the words "*or nominee*" or similar wording to the signature of the Purchaser or anywhere else.
- 3.5 If the Purchaser is married in community of property such Purchaser shall furnish the Sheriff with the written consent of the other spouse, as required in terms of Section 15(1)(g) of the Matrimonial Property Act 88 of 1984, within 48 (forty eight) hours of the signature of the conditions of sale.
- 3.6 If the Purchaser is married according to Muslim rights, married in terms of customary law in a monogamous marriage, or married in terms of customary law as from 15 November 2000 such Purchaser shall furnish the Sheriff with the written consent of the other spouse, within 48 (forty eight) hours of the signature of the conditions of sale.
- 3.7 The Purchaser shall, on demand, sign all necessary transfer and ancillary documents with the transferring conveyancer.

#### 4. CONDITIONS OF PAYMENT

- 4.1 The Purchaser shall pay to the Sheriff, a deposit of 10 (ten) per cent of the purchase price on the day of the sale.
- 4.2 Payment of the deposit shall be made in cash, by way of bank guaranteed cheque or an electronic transfer, provided that satisfactory proof of payment is furnished to the Sheriff.
- 4.3 Should the Purchaser fail to pay the deposit and the Sheriff's commission immediately, on demand by the Sheriff, then the sale shall be null and void and the Sheriff must immediately put the property up for auction again.
- 4.4 The balance of the purchase price shall be paid against transfer and shall be secured by a guarantee, issued by a financial institution, approved by the Execution Creditor or his/her/its attorney, and shall be furnished to the Sheriff within 25 (twenty five) days after the date of sale.
- 4.5 The Sheriff shall retain all moneys paid in respect of the purchase price in his/her trust account in terms of Section 22 of the Sheriff's Act 90 of 1986, until transfer has been given to the Purchaser.
- 4.6 The purchaser shall immediately on demand pay the sheriff's commission calculated as follows:
  - 4.6.1 6% on the first R100 000.00 of the proceeds of the sale, and
  - 4.6.2 3.5% on R100 001.00 to R400 000.00, and
  - 4.6.3 1.5% on the balance of the proceeds of the sale,subject to a maximum commission of R40 000.00 in total plus VAT if applicable and a minimum of R3 000.00 plus VAT if applicable.

4.7 The Purchaser shall be liable for and pay, within 10 (ten) days of being requested to do so by the appointed conveyancer, the following:

4.7.1 All amounts due to the Municipality servicing the property, in terms of section 118(1) of the Local Government: Municipal Systems Act, 2000 (Act No. 32 of 2000), for municipal service fees, surcharges on fees, property rates and other municipal taxes, levies and duties that may be due to a municipality; and where applicable,

4.7.2 All levies due to a Body Corporate in terms of the Sectional Titles Act 95 of 1986 or amounts due to a Home Owners' Association or other association which renders services to the property; and

4.7.3 The costs of transfer, including conveyancing fees, transfer duty, VAT and any other amount necessary for the passing of transfer to the Purchaser.

4.8 The Purchaser is hereby informed of the following charges, which are not guaranteed:

4.8.1 Arrear rates and taxes payable in terms of section 118(1) of the Local Government: Municipal Systems Act, 2000 (Act No. 32 of 2000), estimated at **R.....**;

4.8.2 Arrear levies payable in terms of the Sectional Titles Act 95 of 1986, estimated at **R.....**; and

4.8.3 Arrear charges payable to the Home Owners' Association or other association, estimated at **NOT APPLICABLE**.

4.9 The Purchaser shall be entitled to obtain transfer forthwith upon payment of the whole purchase price and compliance with clauses 4.6 and 4.7, alternatively, transfer shall be passed only after the Purchaser has complied with clauses 4.1, 4.2, 4.4, and 4.7 hereof.

- 4.10 If the transfer is delayed by the Purchaser, the Purchaser shall be liable for interest at the rate of **13.50%** per annum on the purchase price, from date of delay to date of transfer.
- 4.11 In the event that the Purchaser being the Execution Creditor who is also a consumer exempted in terms of Section 5(2)(b) of the Consumer Protection Act 68 of 2008, the Execution Creditor shall be required to pay the commission set out in clause 4.6. The Execution Creditor shall not be required to make any deposit nor furnish a guarantee as provided for in terms of clauses 4.1, 4.2 and 4.4, except insofar as the purchase price may exceed the total amount of the Execution Creditor's award in terms of the Sheriff's distribution account. The difference between the purchase price and the Execution Creditor's award, if any, is to be paid or secured to the Sheriff within 25 (twenty five) days from the date of sale, without demand.
- 4.12 Should the Sheriff for any reason be or become unable to pass transfer to the Purchaser, then in that event, the Purchaser shall have no claim of whatsoever nature against the Sheriff and/or the Execution Creditor.
- 4.13 The Purchaser shall have no claim against the Sheriff, the Execution Creditor or the transferring attorneys (or any person acting on their behalf) arising out of any delay or alleged delay in effecting transfer into the name of the Purchaser or any person nominated by the Purchaser.
- 4.14 Should any dispute arise between the Sheriff and/or the Execution Creditor on the one hand, and the Purchaser on the other, the Purchaser shall not be entitled, on this or any account, to refuse or fail to give effect to any obligation in terms hereof, or to refuse to pay any amount due in terms hereof, nor shall the Purchaser be entitled to apply set off against any amount due by the Purchaser in respect of any amount claimed by the Purchaser.

## **5. COMPLIANCE CERTIFICATES**

- 5.1 The purchaser shall at own cost obtain a valid electrical installations certificate of compliance and test report, in the prescribed format, as provided for in the Electrical Installation Regulations 2009, issued in terms of the Occupational Health and Safety Act 85 of 1993. The Purchaser agrees that this undertaking releases the Sheriff and/or the Execution Creditor from any duty that may be imposed upon either or both of them in terms of Section 10 of the Occupational Health and Safety Act 85 of 1993. The Purchaser accordingly agrees that there is no obligation on the Sheriff and/or Execution Creditor to furnish the said electrical installations certificate of compliance and test report.
- 5.2 The Purchaser agrees that there is no obligation on the Sheriff and/or the Execution Creditor to furnish an Entomologist's certificate.
- 5.3 If applicable, the Purchaser shall at his/her/its own cost obtain a valid gas installation and plumbing certificate of compliance and test report.

## **6. RISK AND OCCUPATION**

- 6.1 The Sheriff may demand that any improvements to the property sold shall be immediately insured by the Purchaser for their full value, proof of insurance given to the Sheriff and such insurance policy kept in force until transfer is registered.
- 6.2 Should the Purchaser fail to comply with the obligations in clause 6.1 above, the Sheriff may effect the necessary insurance, the cost of which insurance shall be for the Purchaser's account.
- 6.3 The property may be taken possession of after signature of the conditions of sale, payment of the deposit in accordance with clauses 4.1 and 4.2, and upon the balance of the purchase price being secured in accordance with clause 4.4.

- 6.4 Should the Purchaser, or any person claiming possession through the Purchaser, receive possession of the property prior to registration of transfer, the Purchaser shall be liable for occupational rental at the rate of 1% of the purchase price per month from date of possession to date of transfer.
- 6.5 Upon the Purchaser taking possession, the property shall be at the risk and profit of the Purchaser.
- 6.6 The Sheriff and/or the Execution Creditor give no warranty that the Purchaser shall be able to obtain personal and/or vacant occupation of the property and/or that the property is unoccupied, and any proceedings to evict the occupier(s) shall be undertaken by the Purchaser at his/her/its own cost and expense.
- 6.7 The property is sold as represented by the Title Deeds and diagram or Sectional Plan, subject to all servitudes, conditions of establishment and conditions specified in the Deed of Transfer, whichever apply to the property and without being limited thereto, including any real rights reserved in favour of a developer or Body Corporate in terms of Section 25 of the Sectional Titles Act 95 of 1986 or Home Owners' Association or other association.
- 6.8 Should the property be subject to the jurisdiction of a home owners' association or similar body of which the property-owners are obliged to be members, the purchaser shall become a member of such association or body and shall be subject to the constitution and rules thereof, the purchaser (to the extent necessary) hereby consenting thereto.
- 6.9 The Sheriff and/or the Execution Creditor shall not be liable for any deficiency that may be found to exist in the property.

6.10 The property is sold as it stands “voetstoots” and without any warranty or representation made by the Execution Creditor and/or the Sheriff.

6.11 The Sheriff and/or the Execution Creditor shall not be obliged to point out any boundaries, beacons or pegs in respect of the property hereby sold.

**7. SALE SUBJECT TO EXISTING RIGHTS AND CONFIRMATION OF THE PURCHASER**

Where the Property is subject to a lease agreement the following conditions apply:

7.1 Insofar as the property is let to tenants and the Sheriff is aware of the existence of such tenancy then:

7.1.1 if that lease was concluded prior the Execution Creditor's mortgage bond was registered, then the property shall be sold subject to such tenancy;

7.1.2 if the lease was concluded after the Execution Creditor's mortgage bond was registered, the property shall be offered first subject to the lease and if the selling price does not cover the amount owing to the Execution Creditor as reflected on the Warrant of Execution plus interest as per the Writ, then the property shall be offered immediately thereafter free of the lease.

7.2 The Sheriff and Purchaser confirm that the property is sold:

with lease

without lease

for an amount of:

R.....

(.....)

Which amount excludes the amounts referred to in clauses 4.6, 4.7, 4.8 and 4.10 (if applicable), and accepts all further terms and conditions as set out herein, which acceptance is confirmed by his/her/its signature below

- 7.3 Notwithstanding any of these provisions, the Purchaser shall be solely responsible for evicting any person or other occupier claiming occupation, including a tenant, at the Purchaser's cost. No obligation to do so shall vest in the Sheriff and/or the Execution Creditor.
- 7.4 The property is furthermore sold subject to any lien or liens in respect thereof.

**8. BREACH OF AGREEMENT**

- 8.1 If the Purchaser fails to carry out any obligation due by the Purchaser under the conditions of sale, the sale may be cancelled by a Judge summarily on the report of the Sheriff after due notice to the Purchaser, and the property may again be put up for sale.
- 8.2 In the event of the circumstances in clause 8.1 occurring the Purchaser shall be responsible for any loss sustained by reason of such default, which loss may, on the application of any aggrieved creditor whose name appears on the Sheriff's distribution account, be recovered from the Purchaser under judgment of a Judge pronounced on a written report by the Sheriff, after such Purchaser has been given notice in writing that such report will be laid before the Judge for such purpose.

8.3 If the Purchaser is already in possession of the property, the Sheriff may, on notice to affected parties, apply to a Judge for an order evicting the Purchaser or any person claiming to occupy the property through the Purchaser or otherwise occupying the property.

8.4 In the event of the sale being cancelled as aforesaid the deposit shall be retained by the Sheriff in trust for such period that is stipulated in the judgment in terms of Rule 46(11) or if no such period is stipulated therein then until such time that the property has been sold to a third party and the Execution Creditor's damages have been quantified and judgment has been granted in respect thereof.

#### **9. ADDRESS FOR LEGAL PROCEEDINGS**

The Purchaser chooses the address set out in Annexures "A" and "B" respectively, hereunder as his/her/its address for the service of all forms, notices and documents in respect of any legal proceedings which may be instituted following from this sale or its cancellation (*domicilium citandi et executandi*). In the event of the Purchaser failing to choose a *domicilium citandi et executandi* hereunder, the property which is the subject matter of the sale will be deemed to be the Purchaser's *domicilium citandi et executandi*.

#### **10. JOINT AND SEVERAL LIABILITY**

In the event of there being more than one Purchaser, they shall be jointly and severally liable in terms hereof.

#### **11. TRANSFERRING CONVEYANCER**

The Execution Creditor shall appoint the conveyancer to effect transfer of the property to the Purchaser, provided that the Sheriff shall be entitled to appoint a new conveyancer should the conveyancer appointed by the Execution Creditor not proceed timeously or satisfactorily with the transfer. The details of the conveyancer as appointed by the Execution Creditor are as follows:

11.1 Name: **NADIA BURGER**

11.2 Name of firm: **VELILE TINTO & ASSOCIATES INC.**

11.3 Tel: **(012) 807 3366**

11.4 Email: **nadiab@tintolaw.co.za**

I, the undersigned, \_\_\_\_\_,  
SHERIFF HALFWAY HOUSE-ALEXANDRA hereby certify that on today the **31<sup>ST</sup>** day  
of **MARCH 2026** and in my presence, the aforementioned property was sold for

**R** \_\_\_\_\_

to \_\_\_\_\_.

\_\_\_\_\_  
**SHERIFF HALFWAY HOUSE-ALEXANDRA**

I/We, \_\_\_\_\_, the undersigned, on behalf of \_\_\_\_\_, and residing at \_\_\_\_\_, in the district of \_\_\_\_\_, on this the \_\_\_\_\_ day of \_\_\_\_\_, do hereby bind myself/ourselves as the Purchaser(s) of the aforementioned property to pay the purchase price and to perform all conditions contained in this agreement.

\_\_\_\_\_  
**PURCHASER**

\_\_\_\_\_  
**SPOUSE**

\_\_\_\_\_  
**PURCHASER**

(and where applicable in terms of these conditions of sale as surety and co-principal debtor)

(and where applicable on behalf of the below mentioned Principal being duly authorised in terms of a power of attorney/mandate which is attached hereto as Annexure "A")

FULL NAME OF PRINCIPAL AS PER POWER OF ATTORNEY: \_\_\_\_\_

PHYSICAL ADDRESS OF PRINCIPAL: \_\_\_\_\_

**ANNEXURE "A"**

POWER OF ATTORNEY/ MANDATE

**ANNEXURE "B"**

**Information for Conveyancer Purchaser 1:**

1. Full names:.....

2. Spouse's Full Names: .....

3. Married/Divorced/Widowed/Single: .....

4. If married – Date: .....

By Antenuptial Contract / Married in Community of Property

5. Where married: .....

(husband's domicilium citandi et executandi at the time of the marriage)

6. Identity number: .....

7. Physical address (domicilium citandi et executandi): .....

.....

8. Postal address: .....

.....

9. Telephone numbers:

Home: ..... Work:.....

Telefax (if any) ..... Cell Number:.....

**ANNEXURE "B"**

**Information for Conveyancer Purchaser 2:**

1. Full names:.....

2. Spouse's Full Names: .....

3. Married/Divorced/Widowed/Single: .....

4. If married – Date: .....

By Antenuptial Contract / Married in Community of Property

5. Where married: .....

(husband's domicilium citandi et executandi at the time of the marriage)

6. Identity number: .....

7. Physical address (domicilium citandi et executandi): .....  
.....

8. Postal address: .....  
.....

9. Telephone numbers:

Home: .....Work:.....

Telefax (if any) ..... Cell Number:.....



This report is compiled exclusively from the very latest data directly supplied to WinDeed by the Deeds Office.

Any personal information obtained from this search will only be used as per the Terms and Conditions agreed to and in accordance with applicable data protection laws including the Protection of Personal Information Act, 2013 (POPI), and shall not be used for marketing purposes.

**\*\* ASTERISKS INDICATE THE INFORMATION IS ENRICHED FROM THE WINDEED DATABASE.**

**SEARCH CRITERIA**

Search Date	2026/02/25 12:42	Scheme Number	224
Reference	-	Scheme Type	UNIT
Report Print Date	2026/02/25 12:44	Unit Number	152
Scheme Name	LILYFIELD	Search Source	Deeds Office
Deeds Office	Pretoria		

**PROPERTY INFORMATION**

Property Type	SECTIONAL TITLE UNIT	Diagram Deed Number	-
Scheme Name	SS LILYFIELD	Local Authority	CITY OF JOHANNESBURG
Scheme Number	224	Province	GAUTENG
Situated at	NOORDWYK EXT 85 2816,0	Extent	42.0000
Scheme Year	2016	LPI Code	TOJR01870000281600000
Unit Number	152	Registration Division	JR
Previous Description	-	Co-ordinates (Lat/Long)**	-25.958654 / 28.124374
Suburb / Town**	NOORDWYK		

**OWNER INFORMATION (1)**

MKHIZE BUYILE			Owner 1 of 1
Person Type**	PRIVATE PERSON	Document	ST81629/2016
ID Number		Microfilm / Scanned Date	-
Name	MKHIZE BUYILE	Purchase Price (R)	586 000
Multiple Owners**	NO	Purchase Date	2016/06/29
Multiple Properties**	NO	Registration Date	2016/09/30
Share (%)	-		

**DISCLAIMER**

This report contains information provided to LNRM by content providers and LNRM cannot control the accuracy of the data nor the timely accessibility. LNRM will not be held liable for any claims based on reliance of the search information provided. This report is subject to the terms and conditions of LexisNexis Risk Management Agreement. LexisNexis Risk Management (Pty) Ltd is a registered credit bureau (NCRCB26).

**ENDORSEMENTS (3)**

#	Document	Institution	Amount (R)	Microfilm / Scanned Date
1	I-3352/2025AT	87951/2023	-	-
2	SB42100/2016	NEDBANK LTD	571 000	-
3	SK1634/2015S	-	-	-

**DISCLAIMER**

This report contains information provided to LNRM by content providers and LNRM cannot control the accuracy of the data nor the timely accessibility. LNRM will not be held liable for any claims based on reliance of the search information provided. This report is subject to the terms and conditions of LexisNexis Risk Management Agreement. LexisNexis Risk Management (Pty) Ltd is a registered credit bureau (NCRCB26).



a world class African city

Computer generated  
**COPY OF TAX INVOICE**

MKHIZE B  
UNIT:148 Lilifield  
902 LEVER ROAD  
NOORDWYK EXT 85  
1685

You can contact us in the following ways

- Phone: Tel: 0860 56 28 74 Fax: (011) 358-3408/9
- Correspondence: P O BOX 5000 JOHANNESBURG 2000
- E-mail: joburgconnect@joburg.org.za

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

Date	2026/03/05
Statement for	March 2026
Physical Address	902 LEVER ROAD
Stand No./Portion	152 LILYFIELD
Township	NOORDWYK EXT.85

Stand Size	Number of Dwellings	Date of Valuation	Portion	Municipal Valuation	Region
42 m2	1	2023/07/01	A1	Market Value R 586,000.00	REGION A WARD 112

Invoice Number: 166006094282  
Client VAT Number:

Next Reading Date: 2026/03/20  
Deposit: R 0.00

**Account Number: 554356643**

**PIN CODE: xxxxxx**

Previous Account Balance	18,485.86
Sub Total	18,485.86
Interest on Arrears	29.95
Current Charges (Excl. VAT)	473.48
VAT @ 15%	36.90

90 DAYS +	60 DAYS	30 DAYS	CURRENT	INSTALMENT PLAN	TOTAL AMOUNT OUTSTANDING	Total Due	
16,919.46	786.20	780.20	540.33	0.00	19,026.19		<b>19,026.19</b>
						Due Date	<b>2026/03/20</b>

This Pre-termination Notice is issued in respect of MUNICIPAL SERVICES charges reflecting arrears over fourteen (14) days. Paying your municipal account in full and or enter into payment arrangement will avoid services being cut off. 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: 2026/03/05 MKHIZE B  
Acc. No.: 554356643 902 LEVER ROAD

EasyPay 91115 5543566433

Postal Office 0146 554356643

Standard Bank City of Johannesburg Banking details:  
Internet banking - Use the banks pre-loaded Company details  
SBSA branch deposits - CIN no AA45 to be used in place of bank acc. nr.  
Client Account No/Deposit Reference 554356643



516008800111159 55435664301

<b>Total Due</b>	<b>19,026.19</b>
<b>Due Date</b>	<b>2026/03/20</b>



**Account Number: 554356643**

<b>City of Johannesburg Property Rates</b>	<b>VAT 4760117194</b>	<b>Sub - Total</b>	<b>Total Amount</b>
Category of Property: Property Rates Residential R 586,000.00 X R 0.0095447 / 12 ( Billing Period 2026/03 ) Less rates on first R300 000.00 of market value VAT: 0 %		466.10 - 238.62 0.00	227.48

<b>PIKITUP Refuse</b>	<b>VAT 4790191292</b>	<b>Sub - Total</b>	<b>Total Amount</b>
Refuse Residential ( Billing Period 2026/03 ) VAT: 15.00%		246.00 36.90	282.90

<b>Current Charges (Including VAT)</b>	<b>510.38</b>
--	---------------

**Where can a payment be made?**  
Any CoJ Office; any Post Office; any EasyPay site; any bank (branch, ATM or internet site).  
YOUR ACCOUNT NUMBER IS YOUR REFERENCE NUMBER

**How to make a payment**  
By debit order, cash or debit card.  
KEEP ALL RECEIPTS FOR FUTURE REFERENCE

**When to make a payment**  
Payments must reach the 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 services?**  
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.



One-stop property solutions

Registration No: 1989/003678/07  
Vat Registration 4760280638

Account Queries:  
marianm@trafalgar.co.za

**STATEMENT for 984H0152009 Section 152 Unit 152 Lilyfield Body Corporate  
For the period Jan 2025 to Mar 2026**

Mkhize Buyile  
12 F The Oval  
The Hills  
The Hills Game Reserve Estate, Pretoria, Gauteng  
0001, South Africa

Date	Description	Vat R	Debit R	Credit R	Balance R
01 Feb 2026	Special Levies 202602 Section 152 Unit 152	0.00	212.58	0.00	24,285.77
01 Feb 2026	Other Necessary Charges: Arrears Account Review 202602 Mkhize Buyile	3.15	24.15	0.00	24,073.19
01 Feb 2026	Levy - Reserve Fund 202602 Section 152 Unit 152	0.00	147.78	0.00	24,049.04
01 Feb 2026	Levy - Administration Fund 202602 Section 152 Unit 152	0.00	732.17	0.00	23,901.26
01 Feb 2026	Drs - Letter of Demand 202602 Mkhize Buyile	3.15	24.15	0.00	23,169.09
01 Feb 2026	Csos Levies for 202602	0.00	4.64	0.00	23,144.94
01 Feb 2026	Common Property Water 202602 Section 152 Unit 152	0.00	26.04	0.00	23,140.30
31 Jan 2026	Necessary phone call (not consultation) 202601 Mkhize Buyile [30 Jan 2026 09:53]	3.15	24.15	0.00	23,114.26
21 Jan 2026	Legal Fees Recovery Legal Fees - Levy Collection Ceronio Attorneys Inc 24 Nov 2025 [S]	0.00	610.00	0.00	23,090.11
01 Jan 2026	Special Levies 202601 Section 152 Unit 152	0.00	212.58	0.00	22,480.11
01 Jan 2026	Other Necessary Charges: Arrears Account Review 202601 Mkhize Buyile	3.15	24.15	0.00	22,267.53
01 Jan 2026	Levy - Reserve Fund 202601 Section 152 Unit 152	0.00	147.78	0.00	22,243.38
01 Jan 2026	Levy - Administration Fund 202601 Section 152 Unit 152	0.00	732.17	0.00	22,095.60
01 Jan 2026	Drs - 48 Hour Notice - BC 202601 Mkhize Buyile	3.15	24.15	0.00	21,363.43
01 Jan 2026	Csos Levies for 202601	0.00	4.64	0.00	21,339.28
01 Jan 2026	Common Property Water 202601 Section 152 Unit 152	0.00	26.04	0.00	21,334.64
31 Dec 2025	Necessary phone call (not consultation) 202512 Mkhize Buyile [05 Dec 2025 09:46]	3.15	24.15	0.00	21,308.60
01 Dec 2025	Special Levies 202512 Section 152 Unit 152	0.00	212.58	0.00	21,284.45
01 Dec 2025	Other Necessary Charges: Arrears Account Review 202512 Mkhize Buyile	3.15	24.15	0.00	21,071.87
01 Dec 2025	Levy - Reserve Fund 202512 Section 152 Unit 152	0.00	147.78	0.00	21,047.72
01 Dec 2025	Levy - Administration Fund 202512 Section 152 Unit 152	0.00	732.17	0.00	20,899.94
01 Dec 2025	Legal Fees Recovery Ceronio Att - 25444	0.00	234.10	0.00	20,167.77
01 Dec 2025	Csos Levies for 202512	0.00	4.64	0.00	19,933.67
01 Dec 2025	Common Property Water 202512 Section 152 Unit 152	0.00	26.04	0.00	19,929.03
30 Nov 2025	Necessary phone call (not consultation) 202511 Mkhize Buyile [11 Nov 2025 17:57]	3.15	24.15	0.00	19,902.99
01 Nov 2025	Special Levies 202511 Section 152 Unit 152	0.00	212.58	0.00	19,878.84
01 Nov 2025	Other Necessary Charges: Arrears Account Review 202511 Mkhize Buyile	3.15	24.15	0.00	19,666.26
01 Nov 2025	Levy - Reserve Fund 202511 Section 152 Unit 152	0.00	147.78	0.00	19,642.11
01 Nov 2025	Levy - Administration Fund 202511 Section 152 Unit 152	0.00	732.17	0.00	19,494.33
01 Nov 2025	Csos Levies for 202511	0.00	4.64	0.00	18,762.16
01 Nov 2025	Common Property Water 202511 Section 152 Unit 152	0.00	26.04	0.00	18,757.52
31 Oct 2025	Necessary phone call (not consultation) 202510 Mkhize Buyile [30 Oct 2025 14:10]	3.15	24.15	0.00	18,731.48
31 Oct 2025	Necessary phone call (not consultation) 202510 Mkhize Buyile [10 Oct 2025 11:00]	3.15	24.15	0.00	18,707.33
09 Oct 2025	Recoveries - Legal Fees U152 - Correspondence received and attended to	0.00	575.00	0.00	18,683.18
01 Oct 2025	Special Levies 202510 Unit 152	0.00	212.58	0.00	18,108.18
01 Oct 2025	Other Necessary Charges: Arrears Account Review 202510 Mkhize Buyile	3.15	24.15	0.00	17,895.60
01 Oct 2025	Levy - Reserve Fund 202510 Unit 152	0.00	147.78	0.00	17,871.45
01 Oct 2025	Levy - Administration Fund 202510 Unit 152	0.00	732.17	0.00	17,723.67
01 Oct 2025	Csos Levies for 202510	0.00	4.64	0.00	16,991.50
01 Oct 2025	Common Property Water 202510 Unit 152	0.00	26.04	0.00	16,986.86

30 Sep 2025	Necessary phone call (not consultation) 202509 Mkhize Buyile [30 Sep 2025 11:00]	3.15	24.15	0.00	16,960.82
01 Sep 2025	Urgent Final Demand Letter 202509 Mkhize Buyile	3.15	24.15	0.00	16,936.67
01 Sep 2025	Special Levies 202509 Unit 152	0.00	402.20	0.00	16,912.52
01 Sep 2025	Other Necessary Charges: Arrears Account Review 202509 Mkhize Buyile	3.15	24.15	0.00	16,510.32
01 Sep 2025	Levy - Reserve Fund 202509 Unit 152	0.00	147.78	0.00	16,486.17
01 Sep 2025	Levy - Administration Fund 202509 Unit 152	0.00	732.17	0.00	16,338.39
01 Sep 2025	Drs - 7th Arrear Letter 202509 Mkhize Buyile	3.15	24.15	0.00	15,606.22
01 Sep 2025	Csos Levies for 202509	0.00	4.64	0.00	15,582.07
01 Sep 2025	Common Property Water 202509 Unit 152	0.00	26.04	0.00	15,577.43
31 Aug 2025	Necessary phone call (not consultation) 202508 Mkhize Buyile	3.15	24.15	0.00	15,551.39
01 Aug 2025	Special Levies 202508 Unit 152	0.00	402.20	0.00	15,527.24
01 Aug 2025	Other Necessary Charges: Arrears Account Review 202508 Mkhize Buyile	3.15	24.15	0.00	15,125.04
01 Aug 2025	Levy - Reserve Fund 202508 Unit 152	0.00	147.78	0.00	15,100.89
01 Aug 2025	Levy - Administration Fund 202508 Unit 152	0.00	732.17	0.00	14,953.11
01 Aug 2025	Csos Levies for 202508	0.00	4.64	0.00	14,220.94
01 Aug 2025	Common Property Water 202508 Unit 152	0.00	26.04	0.00	14,216.30
01 Jul 2025	Urgent Final Demand Letter 202507 Mkhize Buyile	3.15	24.15	0.00	14,190.26
01 Jul 2025	Special Levies 202507 Unit 152	0.00	402.20	0.00	14,166.11
01 Jul 2025	Other Necessary Charges: Arrears Account Review 202507 Mkhize Buyile	3.15	24.15	0.00	13,763.91
01 Jul 2025	Levy - Reserve Fund 202507 Unit 152	0.00	147.78	0.00	13,739.76
01 Jul 2025	Levy - Administration Fund 202507 Unit 152	0.00	732.17	0.00	13,591.98
01 Jul 2025	Drs - 7th Arrear Letter 202507 Mkhize Buyile	3.15	24.15	0.00	12,859.81
01 Jul 2025	Csos Levies for 202507	0.00	4.64	0.00	12,835.66
01 Jul 2025	Common Property Water 202507 Unit 152	0.00	26.04	0.00	12,831.02
01 Jun 2025	Special Levies 202506 Unit 152	0.00	189.62	0.00	12,804.98
01 Jun 2025	Other Necessary Charges: Arrears Account Review 202506 Mkhize Buyile	3.15	24.15	0.00	12,615.36
01 Jun 2025	Levy - Reserve Fund 202506 Unit 152	0.00	147.78	0.00	12,591.21
01 Jun 2025	Levy - Administration Fund 202506 Unit 152	0.00	732.17	0.00	12,443.43
01 Jun 2025	Csos Levies for 202506	0.00	4.64	0.00	11,711.26
01 Jun 2025	Common Property Water 202506 Unit 152	0.00	26.04	0.00	11,706.62
01 May 2025	Special Levies 202505 152	0.00	189.62	0.00	11,680.58
01 May 2025	Other Necessary Charges: Arrears Account Review 202505 Mkhize Buyile	3.15	24.15	0.00	11,490.96
01 May 2025	Levy - Reserve Fund 202505 152	0.00	147.78	0.00	11,466.81
01 May 2025	Levy - Administration Fund 202505 152	0.00	732.17	0.00	11,319.03
01 May 2025	Drs - 7th Arrear Letter 202505 Mkhize Buyile	6.30	48.30	0.00	10,586.86
01 May 2025	Csos Levies for 202505	0.00	4.64	0.00	10,538.56
01 May 2025	Common Property Water 202505 152	0.00	26.04	0.00	10,533.92
01 Apr 2025	Urgent Final Demand Letter 202504 Mkhize Buyile	3.15	24.15	0.00	10,507.88
01 Apr 2025	Special Levies 202504 152	0.00	521.46	0.00	10,483.73
01 Apr 2025	Other Necessary Charges: Arrears Account Review 202504 Mkhize Buyile	3.15	24.15	0.00	9,962.27
01 Apr 2025	Levy - Reserve Fund 202504 152	0.00	147.78	0.00	9,938.12
01 Apr 2025	Levy - Administration Fund 202504 152	0.00	732.17	0.00	9,790.34
01 Apr 2025	Csos Levies for 202504	0.00	4.64	0.00	9,058.17
01 Apr 2025	Common Property Water 202504 152	0.00	26.04	0.00	9,053.53
01 Mar 2025	Urgent Final Demand Letter 202503 Mkhize Buyile	3.15	24.15	0.00	9,027.49
01 Mar 2025	Special Levies 202503 152	0.00	521.46	0.00	9,003.34
01 Mar 2025	Other Necessary Charges: Arrears Account Review 202503 Mkhize Buyile	3.15	24.15	0.00	8,481.88
01 Mar 2025	Levy - Reserve Fund 202503 152	0.00	147.78	0.00	8,457.73
01 Mar 2025	Levy - Administration Fund 202503 152	0.00	732.17	0.00	8,309.95
01 Mar 2025	Drs - 7th Arrear Letter 202503 Mkhize Buyile	3.15	24.15	0.00	7,577.78
01 Mar 2025	Csos Levies for 202503	0.00	4.64	0.00	7,553.63
01 Mar 2025	Common Property Water 202503 152	0.00	26.04	0.00	7,548.99
01 Feb 2025	Other Necessary Charges: Arrears Account Review 202502 Mkhize Buyile	3.15	24.15	0.00	7,522.95

01 Feb 2025	Levy - Reserve Fund 202502 152	0.00	147.78	0.00	7,498.80
01 Feb 2025	Levy - Administration Fund 202502 152	0.00	732.17	0.00	7,351.02
01 Feb 2025	Legal Handover Letter 202502 Mkhize Buyile	3.15	24.15	0.00	6,618.85
01 Feb 2025	Drs - 7th Arrear Letter 202502 Mkhize Buyile	3.15	24.15	0.00	6,594.70
01 Feb 2025	Csos Levies for 202502	0.00	4.64	0.00	6,570.55
01 Feb 2025	Common Property Water 202502 152	0.00	26.04	0.00	6,565.91
01 Jan 2025	Urgent Final Demand Letter 202501 Mkhize Buyile	3.15	24.15	0.00	6,539.87
01 Jan 2025	Other Necessary Charges: Arrears Account Review 202501 Mkhize Buyile	3.15	24.15	0.00	6,515.72
01 Jan 2025	Levy - Reserve Fund 202501 152	0.00	147.78	0.00	6,491.57
01 Jan 2025	Levy - Administration Fund 202501 152	0.00	732.17	0.00	6,343.79
01 Jan 2025	Drs - 7th Arrear Letter 202501 Mkhize Buyile	3.15	24.15	0.00	5,611.62
01 Jan 2025	Csos Levies for 202501	0.00	4.64	0.00	5,587.47
01 Jan 2025	Common Property Water 202501 152	0.00	26.04	0.00	5,582.83
09 Dec 2024	Arrear SMS 7th Arrear SMS [SMSA8]	0.45	3.45	0.00	5,556.79
	Balance B/F				5,553.34
<b>Summary of above Transactions</b>		<b>VAT</b>	<b>R.</b>		
		<b>R.</b>			
	Balance B/F		5,553.34		
	Arrear SMS	0.45	3.45		
	Common Property Water	0.00	364.56		
	Csos Levies	0.00	64.96		
	Drs - 48 Hour Notice - BC	3.15	24.15		
	Drs - 7th Arrear Letter	22.05	169.05		
	Drs - Letter of Demand	3.15	24.15		
	Legal Fees Recovery	0.00	844.10		
	Legal Handover Letter	3.15	24.15		
	Levy - Administration Fund	0.00	10,250.38		
	Levy - Reserve Fund	0.00	2,068.92		
	Necessary phone call (not consultation)	22.05	169.05		
	Other Necessary Charges: Arrears Account Review	44.10	338.10		
	Recoveries - Legal Fees	0.00	575.00		
	Special Levies	0.00	3,691.66		
	Urgent Final Demand Letter	15.75	120.75		
	Balance C/F		24,285.77		



trafalgar

One-stop property solutions