

**AUCTION**

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

CASE NR: 10985/2022

In the matter between :

**THE BODY CORPORATE OF CHESNICK PLACE**

Applicant

And

**IYAPHANDA SECURITY SERVICES CC**

1st Respondent

**CITY OF JOHANNESBURG METROPOLITAN MUNICIPALITY**

2nd Respondent

**NEDBANK LIMITED**

3rd Respondent

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**NOTICE OF SALE IN EXECUTION**

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The Sale in execution is conducted in accordance to the Consumer Protection Act 68 of 2008 as amended, in pursuant of an order granted against the **FIRST RESPONDENT** for money owing to the Applicant, obtained in the above Honourable Court, in the suit, **with a reserve price of R450 000.00** to the highest bidder, will be held by the **Sheriff Halfway House Alexandra, 614 James Crescent, Halfway House** on **26 May 2026 at 11:00AM** of the undermentioned property of the Respondent on the conditions which may be inspected at the offices of the sheriff, prior to the sale.

Certain: (a) **Section No. 1 as shown and more fully described on Sectional Plan No. SS1069/2004 in the scheme known as SS CHESNICK PLACE, in respect of the land and building or buildings situated at NOORDWYK EXT 53, 2382; 0, PROVINCE OF GAUTENG, Local Authority : CITY OF JOHANNESBURG METROPOLITAN MUNICIPALITY of which section the floor area, according to the said Sectional Plan is 83.0000 (eighty three) 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 under Deed of Transfer No. ST96357/2011**

**(c) AN EXCLUSIVE USE AREA DESCRIBED AS CARPORT C1 MEASURING 18(EIGHTEEN) SQUARE METRES BEING AS SUCH PART OF THECOMMON PROPERTY COMPRISING THE LAND AND THE SCHEME KNOWN AS CHESNICK PLACE IN RESPECT OF THE LAND AND BUILDING OR BUILDINGS SITUATE AT NOORDWYK EXTENSION 53 TOWNSHIP, CITY OF JOHANNESBURG METROPOLITAN MUNICIPALITY AS SHOWN AND MORE FULLY DESCRIBED ON SECTIONAL PLAN SS1069/2004 HELD BY NOTARIAL DEED OF CESSION SK6589/2012S**

Situated: **DOOR / UNIT 1 CHESNICK PLACE, BARCLAY & 8TH STREET, NOORDWYK, MIDRAND, GAUTENG**

Zoned: **RESIDENTIAL**

The property consists of **SIMPLEX UNIT WITH BRICK WALLS, TILED ROOF AND TILED FLOORS CONSISTING OF LOUNGE/KITCHEN, 2 BEDROOMS, 2 BATHROOM, SHOWER AND 2 TOILETS AND DOUBLE GARAGE AND CARPORT - FENCED RESIDENTIAL AREA WITH PAVING. The nature, extent, condition and existence of the improvements are not guaranteed and / or no**

**warranty is given in respect thereof and are sold “voetstoots”.**

1. The purchaser shall pay auctioneer's commission subject to a maximum of **R40 000.00 plus** vat and a minimum of **R3000.00** plus vat.
2. The purchaser shall pay the Sheriff a deposit of 10% of the purchase price in cash, by bank guaranteed cheque or eft on the date of the sale. The balance of purchase price and any such interest payable, shall be paid to the sheriff against transfer and shall be secured by a bank guarantee, to be approved by the Applicant's attorney, which shall be furnished to the sheriff within 21 days after the date of sale.
3. The property may be taken possession of after signature of the conditions of sale, payment of the deposit and upon the balance of purchase price being secured in terms of the conditions of sale. Should the purchaser receive possession of the property, the purchaser shall be liable for occupational rental at the rate of **1%** of the purchase price per month.
4. The rules of auction are available 24 hours prior to the auction at the offices of the **Sheriff Halfway House Alexandra, 614 James Crescent, Halfway House**. The office of the Sheriff Halfway House Alexandra **will** conduct the sale.
5. The sale will be augmented with a timed online sale commencing on 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. All terms and conditions available on shha.online or at 614 James Crescent Halfway House, Midrand.

Registration as buyer is a pre-requisite subject to conditions, *inter alia*:

- (a) Directive of the consumer protection act 68 of 2008 (url <http://www.info.gov.za/view/downloadfileaction?id=99961>)
- (b) Fica-legislation - proof of identity and address particulars
- (c) Payment of a refundable registration fee in the amount of **R50 000.00** is payable prior to the commencement of the auction in order to obtain a buyer's card.
- (d) Registration conditions.

The aforesaid sale shall be subject to the conditions of sale which may be inspected at the office of the **Sheriff Halfway House Alexandra, 614 James Crescent, Halfway House**.

Dated at **PRETORIA** on the **5<sup>th</sup> MARCH 2026**.

**SIGNED:**



**Johan Swart**

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**RWL INC.**

Attorney for Applicant

Reference: **SWART/MAT13594/CONRADIE**



# CHESNICK PLACE 1069, U:1 (PRETORIA)

## Deeds Office Property Scheme

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	Deeds Office Property Scheme
Search Description	CHESNICK PLACE 1069, U:1 (PRETORIA)
Reference	MAT13594
Date	22/04/2026

### SCHEME INFORMATION

#### Summary

Deeds Office	PRETORIA
Property Type	UNIT
Scheme Name	SS CHESNICK PLACE
Scheme Number / Year	1069/2004
Unit Number	1
Situated At	NOORDWYK EXT 53;2382;0
Registration Division	JR
Municipality	CITY OF JOHANNESBURG
Province	GAUTENG
Remainder	NO
Diagram Deed	-
Size	83.0000
LPI Code	TOJR01870000238200000
Street Address	-

### OWNER SUMMARY

Owner Name	ID / Reg. Number	Purchase Price	Purchase Date
IYAPHANDA SECURITY SERVICES CC	200615866823	R750 000,00	08/09/2012

### OWNER INFORMATION

#### Owner 1 of 1

Owner Name	IYAPHANDA SECURITY SERVICES CC
ID / Reg. Number	200615866823
Owner Type	COMPANY
Title Deed	ST96357/2012
Purchase Date	08/09/2012
Registration Date	14/12/2012
Purchase Price	R750000.00
Multiple Owners	NO
Multiple Properties	-
Share	-
Microfilm Reference No.	20130214 11:55:49

**ENDORSEMENT(S)**

Document Number	Microfilm Reference Number	Institution	Value
I-3416/2023AT	20260212 09:04:13	10985/2012	R0,00
SB58163/2012	20130214 12:23:38	NEDBANK LTD	R755 700,00

**HISTORY INFORMATION**

Document Number	Microfilm Reference Number	Owner	Value
SB156361/2004	20060815 11:22:13	-	R0,00
SB168584/2006	20130214 11:57:28	-	R0,00
SB190540/2005	20130214 12:38:18	-	R0,00
ST1069-1/2004	20050101 00:24:40	BORN FREE INV 30 PTY LTD	R0,00
ST176923/2004	20130214 12:21:23	ANGELA FAMILY TRUST	R370 000,00

**REPORT INFORMATION**

Date of Information	22/04/2026 08:10	
Print Date	22/04/2026 08:10	
Generated By	ANNE-MARIE CONRADIE	
Reference	MAT13594	
Report Type	DEEDS OFFICE PROPERTY SCHEME	

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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

**IYAPHANDA SECURITY SERVICES CC**  
1 CHESNICK PLACE  
2382 NOORDWYK EXT.53 TS  
NOORDWYK EXT.53  
1687

Date	2026/04/08
Statement for	April 2026
Physical Address	2382 NOORDWYK EXT.53 TS
Stand No./Portion	1 CHESNICK PLACE
Township	NOORDWYK EXT.53

Stand Size	Number of Dwellings	Valuation Date	Portion	Municipal Valuation	Region
83 m2		2023/07/01	A1	Market Value R 954,000.00	REGION A WARD 112

Invoice Number : 28006825894	Group :	Next Reading Date :
Client VAT Number :		Deposit Paid : R 0.00

Account Number 552859955	(PIN Code:213797)
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Previous Account Balance	77,044.11
Sub Total	77,044.11
Interest on Arrears	55.85
Current Charges (Excl. VAT)	830.19
VAT @ 15%	46.50

**Total Due 77,976.65**

**Due Date 2026/04/23**

90 Days+	60 Days	30 Days	Current	Instalment Plan	Total Outstanding
74,721.64	1,162.11	1,160.36	932.54	0.00	77,976.65

**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 : 2026/04/08 IYAPHANDA SECURITY SERVICES CC  
Acc. No. : 552859955 - 2382 NOORDWYK EXT.53 TS , NOORDWYK EXT.53

EasyPay >>>> 91115 5528599557

SAPO 0146 552859955

**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 552859955

>>>> 516008800111159 55285995501

**Account Number 552859955**

**City of Johannesburg**

Property Rates	VAT No. 4760117194	Amount	Sub Total
<b>Category of Property: Property Rates Residential</b> R 954,000.00 X R 0.0095447 / 12 ( Billing Period 2026/04 ) Less rates on first R300 000.00 of market value VAT: 0 %		758.81 - 238.62 0.00	<b>520.19</b>
<b>PIKITUP</b> Refuse	VAT No. 4790191292		
Refuse Residential ( Billing Period 2026/04 ) VAT: 15.00% ( Total Amount: 310.00 )		310.00 46.50	<b>356.50</b>

**Current Charges (Incl. VAT)**

**876.69**

**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.  
**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.





One-stop property solutions

Company Reg No. 1989/003678/07, Vat Reg No. 4540172295.



0861 664 444 - www.trafalgar.co.za

Account Queries Tel: 012 3265963

Portfolio Manager Tel: 012 3265963

**STATEMENT / TAX INVOICE**

<b>Date:</b> Apr 2026	<b>Invoice Number:</b> 94220001005 202604	<b>Property:</b> Section 1 Unit 1 Chesnick Place Body Corporate	<b>Account Number/Payment Ref:</b> 94220001005
			<b>Amount Due:</b> R458,027.15

<b>Iyaphanda Security Services</b> Chesnick Place 1 C/o Barclay & 8th Street Noordwyk, Midrand, Gauteng 1687, South Africa	<b>Staff Contacts:</b> Client Account Administrator Portfolio manager Maintenance Administrator Divisional manager	<b>Name:</b> Sanbe Diedericks Adele Malan Heidi Retief Adele Jonker	<b>Email:</b> sanbed@trafalgar.co.za adelem@trafalgar.co.za heidir@trafalgar.co.za adelej@trafalgar.co.za	<b>Property address:</b> Chesnick Place Body Corporate 2382 Cnr Barclay & Eighth Road Noordwyk, Midrand 1682
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**VAT Number:** Receipts captured to: 21 Apr 2026

Date	Desc	Excluding VAT	VAT	Total
	BALANCE B/F	449,876.08		449,876.08
01 Apr 2026	Csos Levies for 202604	34.87		34.87
01 Apr 2026	Interest for 202604	5,549.48		5,549.48
27 Feb 2026	Drs - Handover Letter (HOA) - 202602 Iyaphanda Security Services	21.00	3.15	24.15
28 Feb 2026	Necessary phone call (not consultation) - 202602 Iyaphanda Security Services [28 Feb 2026 12:43]	21.00	3.15	24.15
20 Mar 2026	Necessary phone call (not consultation) - 202603 Iyaphanda Security Services [20 Mar 2026 11:25]	25.00	3.75	28.75
31 Mar 2026	Necessary phone call (not consultation) - 202603 Iyaphanda Security Services [09 Mar 2026 11:49]	21.00	3.15	24.15
01 Apr 2026	Other Necessary Charges: Arrears Account Review - 202604 Iyaphanda Security Services	25.00	3.75	28.75
01 Apr 2026	Legal Handover Letter - 202604 Iyaphanda Security Services	25.00	3.75	28.75
01 Apr 2026	Levy - Reserve Fund - 202604 Section 1 Unit 1	164.57		164.57
01 Apr 2026	Click On Charge - 1 March 2026	22.11		22.11
01 Apr 2026	Levy - Administration Fund - 202604 Section 1 Unit 1	2,221.34		2,221.34
<b>TOTAL DUE</b>		<b>R458,006.45</b>	<b>R20.70</b>	<b>R458,027.15</b>

<b>Messages</b>	<b>Banking Details:</b>
<b>Payment options:</b>	Bank: Standard Bank
Download a Debit Order form: <a href="https://www.trafalgar.co.za/debitorderform.pdf">https://www.trafalgar.co.za/debitorderform.pdf</a>	Account Name: Trafalgar Property Management
Trafalgar Monthly E-Magazine: <a href="https://www.estate-living.co.za/trafalgar/">https://www.estate-living.co.za/trafalgar/</a>	Account No: 270739335
	Branch Code: 051001
	Payment Ref. Number: 94220001005