

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

CASE NO: 2023/039682

In the matter between

THE STANDARD BANK OF SOUTH AFRICA LIMITED

Execution Creditor/Plaintiff

and

**ERF 533 KYALAMI ESTATES CC
(Registration Number: CK1994/30167/23)**

First Execution Debtor/Defendant

**BRUCE JAMES MACMURRAY
(ID No: 570609 5066 004)**

Second Execution Debtor/ Defendant

NOTICE OF SALE IN EXECUTION

This is a sale in execution pursuant to a judgment obtained in the above Honourable Court on **26 August 2024** in terms of which the following property will be sold in execution on **31 March 2026** at **11:00** by the **SHERIFF HALFWAY HOUSE** at **614 JAMES CRESCENT, HALFWAY HOUSE, MIDRAND** to the highest bidder with reserve of **R3 020 512.67**

**ERF 533 KYALAMI ESTATE EXTENSION 3 TOWNSHIP,
REGISTRATION DIVISION J.R., THE PROVINCE OF GAUTENG,
IN EXTENT 1000 (ONE THOUSAND) SQUARE METRES,
HELD UNDER DEED OF TRANSFER NUMBER T.35228/1995
SUBJECT TO THE CONDITIONS THEREIN CONTAINED**

("the property").

Situated at: 533 FLEMMINGTON STREET, KYALAMI ESTATE

ZONING: GENERAL RESIDENTIAL (NOTHING GUARANTEED)

The following information is furnished but not guaranteed:

MAINBUILDING: 4X BEDROOMS, KITCHEN, 3X BATHROOM, DINING, LOUNGE, PANTRY AND 2X GARAGES, SWIMMING POOL.

OUTBUILDING: BEDROOM AND BATHROOM

(The nature, extent, condition and existence of the improvements are not guaranteed)

The Purchaser shall in addition to the Auctioneer's commission, pay a deposit of 10% of the purchase price in cash or bank guarantee cheque on the day of the sale and the balance against transfer which shall be secured by a Bank or Building Society guarantee in a form acceptable to Plaintiff's conveyancers, which guarantee shall be delivered by the Purchaser to the Sheriff within twenty one (21) days from the date of the sale and shall provide for the payment of the full balance and any such interest payable as provided for hereunder.

The 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. All terms and conditions available on shha.online or at 614 James Crescent, Halfway House, Midrand.

Registration as a 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 i.r.o. proof of identity and address particulars.
- C) Payment of a Registration Fee of R50 000.00 in cash or EFT.
- D) Registration conditions.

The aforesaid sale shall be subject to the Conditions of Sale which may be inspected at the office of the Sheriff of the High Court, **SHERIFF HALFWAY HOUSE at 614 JAMES CRESCENT, HALFWAY HOUSE, MIDRAND.**

DATED AT SANDTON on this _____ FEBRUARY 2026.

RMT ATTORNEYS

Plaintiff's Attorney
50 Sixth Road, Block B, Ground Floor
Hyde Park, Sandton, 2196, South Africa
Tel: 011 444 3008
Fax: 011 444 3017

Email: sine@rmtattorneys.africa/ lindiwe@rmtattorneys.africa

Ref: S ZUMA/ MAT16161



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

SEARCH CRITERIA

Search Date	2026/02/25 09:00	Erf Number	533
Reference	-	Portion Number	-
Report Print Date	2026/02/25 09:01	Deeds Office	Pretoria
Township	kyalami estate	Search Source	Deeds Office

PROPERTY INFORMATION

Property Type	ERF	Diagram Deed Number	T35228/1995
Township	KYALAMI ESTATE EXT 3	Local Authority	CITY OF JOHANNESBURG
Erf Number	533	Province	GAUTENG
Portion Number	0	Extent	1000.0000SQM
Registration Division	JR	LPI Code	T0JR04650000053300000
Previous Description	-	Co-ordinates (Lat/Long)**	-25.983799 / 28.083907
Suburb / Town**	KYALAMI ESTATES		

OWNER INFORMATION (1)

ERF 533 KYALAMI ESTATES CC		Owner 1 of 1	
Company Type**	CLOSE CORPORATION	Document	T35228/1995
Registration Number	19943016723	Microfilm / Scanned Date	-
Name	ERF 533 KYALAMI ESTATES CC	Purchase Price (R)	70 000
Multiple Owners**	NO	Purchase Date	1994/08/04
Multiple Properties**	NO	Registration Date	1995/05/08
Share (%)	-		

ENDORSEMENTS (6)

#	Document	Institution	Amount (R)	Microfilm / Scanned Date
1	B103100/1996	STANDARD BANK	300 000	-
2	B45898/1998	STANDARD BANK	250 000	1998 066 9 :33:25
3	B60470/1996	STANDARD BANK	450 000	1996 080 8 :00:63
4	B7063/2007	STANDARD BANK OF	2 800 000	-

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ENDORSEMENTS (6)

#	Document	Institution	Amount (R)	Microfilm / Scanned Date
		SOUTH AFRICA LTD		
5	I-2078/2025AT	39682/2023	-	-
6	I-4509/2009AT	56903/2008	-	-

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Computer generated
COPY OF TAX INVOICE

ERF 533 KYA ESTATES CC
PO Box 30090
KYLAMI
1684

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	2026/02/05
Statement for	February 2026
Physical Address	56 FLEMINGTON STREET
Stand No./Portion	00000533 - 00000 - 00
Township	KYLAMI ESTATE EXT.3

Stand Size	Number of Dwellings	Date of Valuation	Portion	Municipal Valuation	Region
1000 m2	1	2023/07/01	A1	Market Value R 5,385,000.00	Region A Ward 132

Invoice Number: 100006456533	Next Reading Date: 2026/03/02
Client VAT Number: 9999999999	Deposit: R 6,999.06

Account Number: 900054182

PIN CODE: xxxxxx

Previous Account Balance	19,496.77
Less: Incoming Payment (Last Payment Made 2026/01/29)	- 10,300.00
Sub Total	9,196.77
Interest on Arrears	5.79
Current Charges (Excl. VAT)	10,364.87
VAT @ 15%	948.05

90 DAYS +	60 DAYS	30 DAYS	CURRENT	INSTALMENT PLAN	TOTAL AMOUNT OUTSTANDING	Total Due
0.00	0.00	9,196.77	11,318.71	0.00	20,515.48	20,515.48
						Due Date
						2026/03/02

This Pre-termination Notice is issued in respect of MUNICIPAL SERVICES charges reflecting arrears over five (5) days. Paying your municipal account in full and or enter into payment arrangement will avoid services being cut off.
We notice that payment on your account was not received in full last month. If you have since paid we thank you and request that you ignore this message. If you had not yet paid please do so urgently.
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

EasyPay EasyPay 91115 9000541822

Postal Office 0146 900054182



51600880011159 90005418205

Date: 2026/02/05 ERF 533 KYA ESTATES CC
Acc. No.: 900054182 56 FLEMINGTON STREET

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 900054182

Total Due	20,515.48
Due Date	2026/03/02



Account Number: 900054182

City of Johannesburg Property Rates	VAT 4760117194	Sub - Total	Total Amount
Category of Property: Property Rates Residential R 5,385,000.00 X R 0.0095447 / 12 (Billing Period 2026/02) Less rates on first R300 000.00 of market value VAT: 0 %		4,283.21 - 238.62 0.00	4,044.59

City Power Electricity	VAT 4710191182	Sub - Total	Total Amount
(Reading period = 2025/12/24 to 2026/01/27 = 35 days) Meter: 14216279167; Register: ; Multiply factor: ; Start reading: 111,763.790; End reading: 113,002.000; Difference: 1,238.210; Consumption: 1,238.210; Units: kWh; Type: Actual Readings. Daily average consumption 35.377 kWh Charges for 1,238.210 kWh are based on a sliding scale for a 35 day period Step 1 574.949 kWh @ R 2.6444 (Billing Period 2026/02) Step 2 574.948 kWh @ R 3.0348 Step 3 88.313 kWh @ R 3.2587 Extended Social Package Grant Network Surcharge kWh Network Surcharge kWh Service charge (Billing Period 2026/02) Network charge (Billing Period 2026/02) VAT: 15.00%		3,553.04 0.00 39.79 278.98 903.69 716.33	5,491.83

Johannesburg Water Water & Sanitation	VAT 4270191077	Sub - Total	Total Amount
Category of Water: Consumption - Residential (Reading period = 2025/12/11 to 2026/01/16 = 37 days) Meter: VMB135; Register: 1; Multiply factor: 1; Start reading: 17,229.000; End reading: 17,246.000; Difference: 17.000; Consumption: 17.000; Units: KL; Type: Actual Readings. Daily average consumption 0.459 KL Charges for 17.000 KL are based on a sliding scale for a 37 day period Step 1 7.294 KL @ R 0.0000 (Billing Period 2026/02) Step 2 4.862 KL @ R 29.840 Step 3 4.844 KL @ R 31.150 Extended Social Package Grant Demand Management Levy (Billing Period 2026/02) Category of Sewer: Residential Sewer monthly charge based on Stand size 1000 m2 (Billing Period 2026/02) VAT: 15.00%		295.97 0.00 65.08 697.73 158.82	1,217.60

PIKITUP Refuse	VAT 4790191292	Sub - Total	Total Amount
Refuse Residential (Billing Period 2026/02) VAT: 15.00%		486.00 72.90	558.90

Current Charges (Including VAT)

11,312.92

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.

STATEMENT

DATE: 01/03/2026
PAGE: 421/500



FROM
KYLAMI ESTATES HOMEOWNERS ASSOCIATION

TO
0533 DR BJ MACMURRAY

VAT NO: 4270234711

POSTAL ADDRESS:

PO Box 50
Kyalami Estates
1684

PHYSICAL ADDRESS:

1 Aintree Crescent
Kyalami Estates
1684

CUSTOMER VAT NO:

POSTAL ADDRESS:

533 / 56 FLEMINGTON STREET
KYLAMI ESTATES
Johannesburg
1684

EMAIL ADDRESS: info@kyalamiestates.co.za

WEBSITE ADDRESS: www.kyalamiestates.co.za

Banking Details:

Bank Name: ABSA Midrand
Account No.: 3310152756
Branch Code: 632005
Please use your stand number 0533 as reference

Date	Reference	Description	Debit	Credit
15/01/2026		Brought Forward	R 1,407.27	
15/01/2026	CADJ0056863	Penalties January 2026	R 28.15	
15/01/2026	CADJ0057203	Padel Court Booking Fees -Dec 2025	R 160.00	
15/01/2026	CADJ0057281	Padel Racket Hire - Dec 2025	R 100.00	
29/01/2026	RCP0016677	0533 EFT Payment		R 3,200.00
01/02/2026	CADJ0057714	1 February 2026- Monthly Levy	R 3,256.00	
01/02/2026	CADJ0058696	1 February 2026 -CSOS Levy	R 40.00	
15/02/2026	CADJ0059577	Penalties February 2026	R 35.83	
01/03/2026	CADJ0060506	1 March 2026- Monthly Levy	R 3,256.00	
01/03/2026	CADJ0061488	1 March 2026 -CSOS Levy	R 40.00	
01/03/2026	CADJ0062470	1 March 2026 -CSOS Levy	R 40.00	
01/03/2026	CADJ0063452	1 March 2026 -CSOS Levy (Double Billing Correction)		R 40.00

Amount Due

R 5,123.25

KINDLY NOTE THAT INTEREST WILL BE CHARGED AT THE RATE OF 2% PER MONTH OR PORTION THEREOF ON ALL OVERDUE ACCOUNTS