

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

COPY

Case Number: 2025-035750

In the matter between:

RIVERSTONE ESTATE BODY CORPORATE

APPLICANT

(Scheme Number: SS821/2002)

and

THE TRUSTEES FOR THE TIME BEING

FIRST RESPONDENT

OF SKANDISA TKS TRUST

(Trust Number: 1504/2017)

**THE CITY OF JOHANNESBURG METROPOLITAN
MUNICIPALITY**

SECOND RESPONDENT

NOTICE OF SALE IN EXECUTION

In PURSUANCE of judgment in the above Honourable Court and a Writ of Attachment dated 28th July 2025, the property listed below will be sold in execution by the Sheriff Halfway House-Alexandra, on the 25th day of November 2025 at Sheriff Halfway

House - Alexandra at 614 James Crescent, Halfway House, at 11:00, without reserve, to the highest bidder.

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.

PROPERTY:

1. **UNIT 38**, in the scheme known as **RIVERSTONE ESTATE BODY COROPORATE**, with scheme number **SS 821/2002**, held by the Execution Debtor under Title Deed **ST39131/2022**, which is better known as **UNIT 38, RIVERSTONE ESTATE BODY CORPORATE, VAN HEERDEN ROAD, HALFWAY GARDENS, MIDRAND, 1686** in the city of Johannesburg Metropolitan Municipality of which section the floor area, according to the sectional **84 (EIGHTY FOUR) square meters** in extent; and
2. An undivided share in the common property in the scheme appointed to the said section accordance with the participation quota as enclosed on the said sectional plan.
3. Held by Deed of Transfer ST39131/2022

ALSO KNOWN AS: UNIT 38, RIVERSTONE ESTATE BODY CORPORATE, VAN HEERDEN ROAD, HALFWAY GARDENS, MIDRAND, 1686

The following information is furnished regarding the improvements, though in this respect:

The property comprising of:

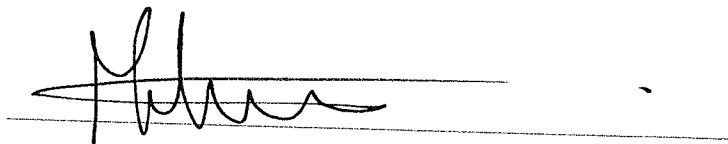
Lounge, Dining Room, 3 Bedroom, Kitchen, 2 Bathrooms, 2 Showers and 2 Toilets

THE CONDITIONS OF SALE

The refundable registration fee in the amount R50 000.00 is payable *via* EFT on the day of the sale. The 10% deposit, Sheriff's commission and VAT are payable on the day of the sale and the balance is payable against registration of transfer, to be secured by a bank or other acceptable guaranteed to be furnished to the sheriff of the court, Sheriff Halfway House - Alexandra at 614 James Crescent, Halfway House, within 21 days from the date of sale.

The conditions of sale are open for inspection at the offices of the Sheriff of the Court, Sheriff Halfway House - Alexandra at 614 James Crescent, Halfway House.

DATED AT Roodepoort on this 10th of September 2025.



**HEERSCHOP PIENAAR ATTORNEYS
ATTORNEYS FOR THE EXECUTION CREDITOR**

Block A, Ground Floor
Clearview Office Park
77 Wilhelmina Avenue
Strubens Valley

1735

TCL: 011 763 3050

FAX: 011 760 4767

Postnet Suite 162

Private Bag X1, Florida Hills

1716

EMAIL: jo@shdlaw.co.za

REF: RIV9/0003



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	2025/10/15 10:25	Scheme Number	821
Reference	-	Scheme Type	UNIT
Report Print Date	2025/10/15 10:26	Unit Number	38
Scheme Name	RIVERSTONE	Search Source	Deeds Office
Deeds Office	Pretoria		

PROPERTY INFORMATION

Property Type	SECTIONAL TITLE UNIT	Diagram Deed Number	-
Scheme Name	SS RIVERSTONE	Local Authority	CITY OF JOHANNESBURG
Scheme Number	821	Province	GAUTENG
Situated at	HALFWAY GARDENS EXT 47;534;0	Extent	84.0000
Scheme Year	2002	LPI Code	TOJR01000000053400000
Unit Number	38	Registration Division	JR
Previous Description	-	Co-ordinates (Lat/Long)**	-25.991658 / 28.111713
Suburb / Town**	ERAND AH		

OWNER INFORMATION (1)

SKANDISA T K S TRUST		Owner 1 of 1	
Company Type**	TRUST	Document	ST39131/2022
Registration Number	1504/2017	Microfilm / Scanned Date	-
Name	SKANDISA T K S TRUST	Purchase Price (R)	890 000
Multiple Owners**	NO	Purchase Date	2020/11/30
Multiple Properties**	NO	Registration Date	2022/05/23
Share (%)	-		

DISCLAIMER

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ENDORSEMENTS (1)

#	Document	Institution	Amount (R)	Microfilm / Scanned Date
1	I-2546/2025AT	35750/2025	-	-

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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

SKANDISA T K S TRUST
UNIT 84 - ST AIDAN
1 DICKENS ROAD
BARBEQUE DOWNS EXT.46
1685

Date	2025/10/06
Statement for	October 2025
Physical Address	352 VAN HEERDEN AVENUE
Stand No./Portion	38 RIVERSTONE
Township	HALFWAY GARDENS EXT.47

Stand Size	Number of Dwellings	Valuation Date	Portion	Municipal Valuation	Region
84 m2	1	2023/07/01	A1	Market Value R 1,117,000.00	Region A Ward 132

Invoice Number : 166005961635	Group :	Next Reading Date :
Client VAT Number :		Deposit Paid : R 0.00

Account Number 557664124	(PIN Code:259347)
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Previous Account Balance	41,283.27
Sub Total	41,283.27
Interest on Arrears	82.10
Current Charges (Excl. VAT)	1,203.53
VAT @ 15%	49.05

90 Days+	60 Days	30 Days	Current	Instalment Plan	Total Outstanding	Total Due	42,617.95
38,159.68	1,559.30	1,564.29	1,334.68	0.00	42,617.95	Due Date	2025/10/21

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.

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 : 2025/10/06 SKANDISA T K S TRUST
Acc. No. : 557664124 - 352 VAN HEERDEN AVENUE , HALFWAY GARDENS EXT.47

EasyPay	>>>>> 91115 5576641244
SAPO	0146 557664124

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 557664124

>>>>> 516008800111159 55766412404

Account Number 557664124			
City of Johannesburg			
Property Rates	VAT No. 4760117194	Amount	Sub Total
Category of Property: Property Rates Residential R 1,117,000.00 X R 0.0095447 / 12 (Billing Period 2025/10) Less rates on first R300 000.00 of market value Add Section 15 of MPRA adjustment VAT: 0 %		888.46 - 238.62 226.69 0.00	876.53
PIKITUP			
Refuse	VAT No. 4790191292		
Refuse Residential VAT: 15.00% (Total Amount: 327.00)		327.00 49.05	376.05
Current Charges (Incl. VAT)		1,252.58	

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.

**Riverstone Estate**

Reg No: SS821/2002

Email: support@solver.co.za

Contact No.: 010 822 2882 | Insurance 011 045 8555

/ Policy # BLD175308JB

ADDRESS

P.O Box 2720,

Bedfordview, 2007

Tswelo Motladi

38,

Riverstone Estate,

Van Heerden Road,

Halfway Gardens,

Midrand,

1686

Section 38

Reference: ZAN001-S38

Email: tswelo.motladi@yahoo.com

DATE

2025-10-31

STATEMENT

Date	Source	Description	Debit	Credit	Cumulative
2025-08-01		Balance b/f	232754.48	0	232 754.48
2025-08-01	Invoice	INV01911	3766.50	0	236 520.98
2025-08-02	STANDARD BANK: 022605452	MAGTAPE CREDIT ZAN001-S38 - "Payment - Thank you"	0	9000.00	227 520.98
2025-08-28	Journal Batch 277	Legal Monitoring Fee August 2025	200.00	0	227 720.98
2025-08-31	Journal Batch 273	Interest on arrears balance of R 227 520.98 as at 2025-08-18 (2.00% p.m.).	4550.42	0	232 271.40
2025-09-01	Invoice	INV01985	3696.26	0	235 967.66
2025-09-02	STANDARD BANK: 022605452	MAGTAPE CREDIT ZAN001-S38 - "Payment - Thank you"	0	9000.00	226 967.66
2025-09-14	Journal Batch 280	SHP LEGAL FEES 108706	9714.64	0	236 682.30
2025-09-26	Journal Batch 283	Legal monitoring fees September 2025	200.00	0	236 882.30
2025-09-30	Journal Batch 278	Interest on arrears balance of R 226 967.66 as at 2025-09-16 (2.00% p.m.).	4539.35	0	241 421.65
2025-10-01	Invoice	INV02062	3875.37	0	245 297.02
2025-10-02	STANDARD BANK: 022605452	MAGTAPE CREDIT ZAN001-S38 - "Payment - Thank you"	0	9000.00	236 297.02
2025-10-13	Journal Batch 286	SHP LEGAL FEES 111572	17053.86	0	253 350.88

120+ days	90+ days	60+ days	30+ days	Current
191 007.85	14 746.63	8 516.92	18 150.25	20 929.23
BANKING DETAILS Bank Name: STANDARD BANK Account Number: 022605452 Branch Code: 051001				Total Due R 253 350.88
Reference: ZAN001-S38 Account Holder: RIVERSTONE ESTATE Account Type: CURRENT Branch Name: BEDFORD GARDENS				