

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

CASE NUMBER: 103705/2025

In the matter between

**BODY CORPORATE OF IL PIACERE
SECTIONAL TITLE SCHEME, NO. 632/2017**

Execution Creditor

and

FOREST GREEN PROPERTIES (PTY) LTD
(Reg Number: 2022/585306/07)

Execution Debtor

NOTICE OF SALE

BE PLEASED TO TAKE NOTICE THAT this is a Sale in Execution of Immovable Property, pursuant to an order obtained in the above Honourable Court dated the 10th of October 2025, in terms of which the following property will be sold in execution at **the offices of the Sheriff Halfway House - Alexandra, 614 James Crescent, Halfway House, Midrand** on the 30th day of **June 2026** at **11h00** or so soon thereafter, to the highest bidder **without reserve**:

CERTAIN PROPERTY:

1. UNIT 29 AS SHOWN AND MORE FULLY DESCRIBED ON SECTIONAL PLAN NO. SS632/2017 IN THE IL PIACERE SECTIONAL TITLE SCHEME IN RESPECT OF WHICH THE FLOOR AREA, ACCORDING TO THE SAID SECTIONAL PLAN, IS 234 SQUARE METRES IN EXTENT; and
2. 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 NUMBER ST99812/2022.

PHYSICAL ADDRESS:

UNIT 29 IL PIACERE, 49 NEW ROAD, MIDRAND

THE PROPERTY IS ZONED:

SECTIONAL TITLE

IMPROVEMENTS:

The following information is furnished but not guaranteed:

A SECTIONAL TITLE UNIT

4 x offices

1 X KITCHEN

1 X BATHROOM

1 X TOILET

WALLS - BRICK

ROOF - CORRUGATED IRON

FLOOR - TILES

GEYSER - ELECTRIC

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

1. 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.
2. The Purchaser shall in addition to the Sheriff's commission, which is 6 % on the first R100 000,00 and then 3.5% on R100 001.00 to R400 000.00 and then 1.5% on the balance of the proceeds of the sale subject to maximum commission of R40 000.00 in total and a minimum of R3 000.00. If an auctioneer is employed as per rule 43(9). 3% on first R100 000 and then 2% on R100 001.00 to R400 000.00 and 1% on the balance of the proceeds of the sale subject to maximum commission of R22 850 and a minimum of R3000.00; and
3. The Purchaser shall pay a deposit of 10% of the purchase price in cash or bank guarantee cheque on EFT into the Sheriff's trust account immediately upon closing of the bid 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.
4. **BE PLEASED TO TAKE NOTICE THAT** Should the Purchaser elect to pay the balance of the purchase price, this must be paid into the Sheriff's Trust account within 21 days (Court days), from date of sale as per paragraph 4.10 of the Conditions of Sale in which case any claim for interest shall lapse.

BE PLEASED TO TAKE NOTICE FURTHER THAT The Rules of this auction are available 24 hours before the auction at **the offices of the Sheriff, Halfway House - Alexandra, 614 James Crescent, Halfway House, Midrand**

BE PLEASED TO TAKE NOTICE FURTHER THAT The Sheriff of the Court, **Halfway House - Alexandra** will conduct the sale. Registration as a buyer is a pre-requisite subject to conditions, inter alia:

- A) Directive of the Consumer Protection Act 68 of 2008 ([URLhttp://www.info.gov.za/view/DownloadFileAction?id=99961](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.
- D) Registration conditions.

The 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, Midrand** during normal office hours Monday to Friday.

DATED AT **JOHANNESBURG** ON THIS THE **17TH** DAY OF **APRIL 2026**

SGD JC APFEL

JOSHUA APFEL ATTORNEYS

Execution Creditor's Attorneys

79 Hamlin Street

Highlands North Ext

Tel: 066 180-7999

Email: joshua@jaattorneys.biz



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

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

SEARCH CRITERIA			
Search Date	2026/04/17 08:20	Scheme Number	632
Reference	joshua	Scheme Type	UNIT
Report Print Date	2026/04/17 08:20	Unit Number	-
Scheme Name	SS IL PIACERE	Search Source	Deeds Office
Deeds Office	Pretoria		

PROPERTY INFORMATION			
Property Type	SECTIONAL TITLE UNIT	Diagram Deed Number	-
Scheme Name	SS IL PIACERE	Local Authority	CITY OF JOHANNESBURG
Scheme Number	632	Province	GAUTENG
Situated at	HALFWAY HOUSE EXT 13 687,0	Extent	234.0000
Scheme Year	2017	LPI Code	TOIR02920000068700000
Unit Number	29	Registration Division	JR
Previous Description	-	Co-ordinates (Lat/Long)**	-
Suburb / Town**	-		

OWNER INFORMATION (1)			
FOREST GREEN PROPERTIES PTY LTD			Owner 1 of 1
Company Type**	COMPANY	Document	ST99812/2022
Registration Number	202258530607	Microfilm / Scanned Date	-
Name	FOREST GREEN PROPERTIES PTY LTD	Purchase Price (R)	2 500 000
Multiple Owners**	NO	Purchase Date	2022/06/29
Multiple Properties**	NO	Registration Date	2022/12/19
Share (%)	-		

DISCLAIMER

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ENDORSEMENTS (2)

#	Document	Institution	Amount (R)	Microfilm / Scanned Date
1	I-619/2026AT	103705/2025	-	-
2	SB60694/2022	S B GUARANTEE CO (RF) PTY LTD	1 750 000	-

HISTORIC DOCUMENTS (4)

#	Document	Institution	Amount (R)	Microfilm / Scanned Date
1	SB10611/2018	-	-	-
2	SB12830/2020	-	-	-
3	ST632-29/2017	ZETA PROP HOLDINGS PTY LTD	CRST	-
4	ST69541/2019	BRADFORD PALM PTY LTD	1 600 000	-

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0861 946 333
windeed.support@lexisnexis.co.za
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E-mail :
JoburgConnect@joburg.org.za

**PO Box 5000
Johannesburg 2000**

a world class African city

COPY TAX INVOICE

VAT NO. : CITY OF JOHANNESBURG - 4760117194
VAT NO. : JOHANNESBURG WATER - 4270191077

VAT NO. : PIKITUP - 4790191292
VAT NO. : CITY POWER - 4710191182

FOREST GREEN PROPERTIES PTY LTD
49 NEW ROAD
MIDRAND
1685

Date	2026/05/07
Statement for	May 2026
Physical Address	51 * *
Stand No./Portion	29 IL PIACERE
Township	HALFWAY HOUSE EXT.13

Stand Size	Number of Dwellings	Valuation Date	Portion	Municipal Valuation	Region
234 m2		2023/07/01	A1	Market Value R 1.778.000.00	Region A WARD 92

Invoice Number	: 190005839463	Group	:	Next Reading Date	:
Client VAT Number	:			Deposit Paid	: R 0.00

Account Number 558016750	(PIN Code:240511)
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[illegible]

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 FOREST GREEN PROPERTIES PTY LTD
Acc. No. : 558016750 - 51 * *, HALFWAY HOUSE EXT.13

EasyPay	>>>> 91115 5580167509
SAPO	0146 558016750

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 558016750

>>>> 516008800111159 55801675007

[illegible]

Where can payments be made ?

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

Terminating Electricity and Water.

IL PIACERE Body Corporate

Detailed Customer Ledger

Report Date: 2026-03-01 to 2026-06-01

Generated: 2026-05-28

611A-00029-01 - OLIVIER TJAART

Date	Source	Description	Remarks	Debit credit	Balance
2026-03-01		Balance b/f		333447.8	333447.8
2026-03-01	Invoice INV00027 (Line 1)	Levies		4554.4	338002.2
2026-03-01	Invoice INV00027 (Line 2)	CSOS Levies		40	338042.2
2026-03-01	Invoice INV00027 (Line 3)	Electricity (2026-01-01 to 2026-01-31		95.45	338137.65
2026-03-01	Invoice INV00027 (Line 4)	Capital Reserve Fund Levy		1017.2	339154.85
2026-03-01	Invoice INV00027 (Line 5)	COJ Sundry Recoveries (2026-01-01 to		67.7	339222.55
2026-03-01	Invoice INV00027 (Line 6)	Water & Sewer Recoveries (2026-01-01		593.86	339816.41
2026-03-11	Invoice INV00037 (Line 1)	INV-10440		2895.49	342711.9
2026-03-25	Debt-status	Debt Status [RN1] NOTIFICATION OF ARREARS			342711.9
2026-03-25	Invoice INV00085 (Line 1)	Debt Collection Email Fee		28.75	342740.65
2026-04-01	Invoice INV00066 (Line 1)	Levies		4554.4	347295.05
2026-04-01	Invoice INV00066 (Line 2)	CSOS Levies		40	347335.05
2026-04-01	Invoice INV00066 (Line 3)	Electricity (2026-02-02 to 2026-02-28		118.45	347453.5
2026-04-01	Invoice INV00066 (Line 4)	Capital Reserve Fund Levy		1017.2	348470.7
2026-04-01	Invoice INV00066 (Line 5)	Water & Sewer Recoveries (2026-02-02		395.95	348866.65
2026-04-01	Invoice INV00066 (Line 6)	Sundry Recoveries Utilities (2026-02-02		64.45	348931.1
2026-04-08	Handed-over	Handed Over			348931.1
2026-04-09	Exempt Status	Exempt from interest.			348931.1
2026-04-09	Exempt Status	Not Exempt from interest.			348931.1
2026-04-24	Invoice INV00125 (Line 1)	FOREST GREENPROPERTIES PTY LTDL		5571.75	354502.85
2026-04-29	Note	SALE DATE 30 JUNE 2026			354502.85
2026-05-01	Invoice INV00116 (Line 1)	Levies		4554.4	359057.25
2026-05-01	Invoice INV00116 (Line 2)	CSOS Levies		40	359097.25
2026-05-01	Invoice INV00116 (Line 3)	Electricity (2026-03-01 to 2026-03-31		155.25	359252.5
2026-05-01	Invoice INV00116 (Line 4)	Capital Reserve Fund Levy		1017.2	360269.7
2026-05-01	Invoice INV00116 (Line 5)	Water & Sewer Recoveries (2026-03-01		3637.61	363907.31
2026-05-01	Invoice INV00116 (Line 6)	Sundry Recoveries (2026-03-01 to 20		132.15	364039.46
2026-05-01	Journal Batch 6	Reversal of excessive water recovery charge		###	360401.85
2026-05-01	Journal Batch 6	Average water recovery charge		504.06	360905.91
2026-05-05	Invoice INV00126 (Line 1)	FOREST GREENPROPERTIES UNIT 029		1061.08	361966.99
2026-05-05	Invoice INV00127 (Line 1)	FOREST GREENPROPERTIES PTY LTDL		536.48	362503.47
2026-05-15	Exempt Status	Exempt from interest.			362503.47
2026-05-18	Journal Batch 9	ADVERTISING OF SALE Ref Forest Gre		10018.82	372522.29
2026-06-01	Invoice INV00170 (Line 1)	Levies		4554.4	377076.69
2026-06-01	Invoice INV00170 (Line 2)	CSOS Levies		40	377116.69
2026-06-01	Invoice INV00170 (Line 3)	Electricity (2026-03-31 to 2026-04-30		117.3	377233.99
2026-06-01	Invoice INV00170 (Line 4)	Capital Reserve Fund Levy		1017.2	378251.19
2026-06-01	Invoice INV00170 (Line 5)	Sundry Recoveries (2026-04-01 to 20		101.43	378352.62
2026-06-01	Invoice INV00170 (Line 6)	Water & Sewer Recoveries (2026-04-01		497.94	378850.56
				382488.17 ###	378850.56



The Standard Bank of South Africa Ltd
Recoveries: Immovable Assets
PO Box 62427
Marshalltown 2107
3 Simmonds Street
5th Floor
Johannesburg 2001
Date: 2026-06-26

TO WHOM IT MAY CONCERN

CERTIFICATE OF BALANCE

In terms of Rule 43A(5)(c) of the Magistrates' Court Rules / Rule 46A(5)(c) of the Uniform Rules of Court

Debtor Name: FOREST GREEN PROPERTIES (PTY)LTD

Bond Account Number: 536xxxxx428

Property Description: SECTION 29 SS IL PIACERE HALFWAY HOUSE EXT 13 MIDRAND

This is to certify that the above-mentioned mortgage bond account reflects the following as at **2026-06-26**:

1. **Outstanding Capital Balance:** R 2 468 301,21
2. **Arrear Amount (if any):** R 689 157,43

Account Status:

- ☐ The account is up to date.
- ☒ The account is in arrears.
- ☐ Legal action has been instituted for foreclosure.
- ☐ No legal action has been instituted.

This certificate is issued in compliance with **Rule 43A(5)(c)** of the Magistrates' Court Rules / **Rule 46A(5)(c)** of the Uniform Rules of Court and **Section 11(1)(c) and (f)** of the Protection of Personal Information Act (POPIA), for the purpose of supporting a court application to declare the property specially executable.

Should you require further information, please contact the undersigned.

Yours faithfully,

Seloane Mdluli
Senior Manager

The Standard Bank of South Africa Limited (Reg. No. 1962/000738/06) Authorised financial services and registered credit provider (NCRCP15)

Directors: NMC Nyembezi (Chairman) DWP Hodnett *(Chief Executive Officer) HJ Berrange
PLH Cook A Daehnke* OA David-Borha1 GMB Kennealy BJ Kruger Li Li2
RN Ogega3 Fenglin Tian2 SK Tshabalala*

Company Secretary: K Froneman – 2026/06/08

*Executive Director ¹Nigerian ²Chinese ³Kenyan