

AUCTION

IN THE HIGH COURT OF SOUTH AFRICA

(GAUTENG DIVISION, PRETORIA)

Case Number: **68511/2017**

In the matter between:

GOLDEN ROSE GARDENS HOMEOWNERS ASSOCIATION

PLAINTIFF

and

MANYENGAVANA, LAX

1ST DEFENDANT

ID: 6602195749186

BURUTSA, OLIVIA SCHOLASTIC

2ND DEFENDANT

ID: 7605210860184

NOTICE OF SALE IN EXECUTION IMMOVABLE PROPERTY
--

TAKE NOTICE In pursuance of a judgment granted by this Honourable Court on **18TH of Janaury 2023** and a Warrant of Execution issued thereafter, the undermentioned immovable property will be sold in execution with a reserve price of R500 000.00 by the Sheriff of the Court **HALFWAY HOUSE** at **614 JAMES CRESCENT,HALFWAY HOUSE** on **29 July 2025** at **11H00**, to the highest bidder.

CERTAIN: PORTION 23 OF ERF 1074, 11 ROSE GARDENS LANE, GOLDEN ROSE GARDEN ESTATE, HALFWAY GARDENS EXTENSION 72, GAUTENG

MEASURING: 334 SQUARE METERS

HELD: UNDER DEED OF TRANSFER: T92700/2023

SITUATE AT: PORTION 23 OF ERF 1074, 11 ROSE GARDENS LANE, GOLDEN ROSE GARDEN ESTATE, HALFWAY GARDENS EXTENSION 72, GAUTENG

IMPROVEMENTS: (Not Guaranteed)
GROUND FLOOR:
OPEN PLAN DINING ROOM AND LOUNGE
KITCHEN
SCULLERY
GUEST TOILET
DOUBLE GARAGE

FIRST FLOOR:
3 BEDROOMS
2 BATHROOMS

The Purchaser shall in addition to the Sheriff's commission, which is 6% (Six Percent) on the first R100 000.00, 3.5% on R100 001.00 to R400 000.00 and 1.5% on the balance of the proceeds of the sale up to a maximum fee of R40 000.00 (Forty Thousand Rand) in total and a minimum of R3 000.00 (Three Thousand Rand), pay a deposit of 10% of the purchase price in cash or bank guarantee cheque or 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 guarantee in a form acceptable to Plaintiff's conveyancers, which guarantee shall be delivered by the Purchaser to the Sheriff within (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.

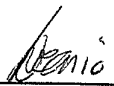
The Rules of this auction are available 24 hours before the auction at the office of the SHERIFF HALFWAY HOUSE 614 JAMES CRESCENT,HALFWAY HOUSE

The SHERIFF HALFWAY HOUSE 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.
(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.
- D) Registration conditions of the Consumer Protection Act 68 of 2008.

The aforesaid sale shall be subject to the Conditions of Sale which may be inspected at the office of the SHERIFF HALFWAY HOUSE AT 614 JAMES CRESCENT,HALFWAY HOUSE, GAUTENG during normal office hours Monday to Friday, Tel: 087 330 1094, or at the offices of the attorneys acting for the Execution Creditor/Plaintiff: CERONIO ATTORNEYS, 181 ALLCOCK STREET, COLBYN, PRETORIA, TEL: 010 786 0491 (REF:CG0454)

Dated at **PRETORIA** on this the 2ND day of **JUNE 2025**.



ATTORNEYS FOR PLAINTIFF
CERONIO ATTORNEYS
Attorneys for Applicant
Suite A, 181 Allcock Street,
Colbyn, Pretoria
Tel: (010) 786 0491
E-mail: collections@ceroniolaw.co.za
REF: CG0454



a world class African city

Tel : (011) 375 5555
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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

BURUTSA & MANYENGAVANA
1074/23 NORFOLK STREET HARRY
GAELON
HALFWAY GARDENS
1686

Date	2025/07/08
Statement for	July 2025
Physical Address	23 ROSE GARDENS LANE
Stand No./Portion	00001074 - 00023 - 00
Township	HALFWAY GARDENS EXT.72

Stand Size	Number of Dwellings	Valuation Date	Portion	Municipal Valuation	Region
334 m2	1	2023/07/01	A1	Market Value R 2,582,000.00	Region A Ward 132

Invoice Number : 160005985258 Group : Next Reading Date :
Client VAT Number : 9999999999 Deposit Paid : R 1,439.31

Account Number 900825685

(PIN Code:903164)

Previous Account Balance
Sub Total
Interest on Arrears
Current Charges (Excl. VAT)
VAT @ 15%

555,145.27
555,145.27
346.09
6,065.41
637.55

Total Due

562,194.32

Due Date

2025/07/23

90 Days+	60 Days	30 Days	Current	Instalment Plan	Total Outstanding
540,903.31	6,922.09	7,319.87	7,049.05	0.00	562,194.32

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 : 2025/07/08 BURUTSA & MANYENGAVANA
Acc. No. : 900825685 - 23 ROSE GARDENS LANE, , HALFWAY GARDENS EXT.72

EasyPay >>>>> 91115 9008256852

SAPO 0146 900825685

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 900825685

>>>>> 516008800111159 90082568507

Account Number 900825685			
Johannesburg Water			
Water & Sanitation	VAT No. 4270191077	Amount	Sub Total
Prepaid Water		0.00	
Sewer monthly charge based on Stand size 334 m2 (Billing Period 2025/07)		697.73	
VAT: 15.00% (Total Amount: 697.73)		104.66	802.39
City Power			
Electricity	VAT No. 4710191182		
(Reading period = 2025/06/01 to 2025/06/29 = 29 days) Meter: 48000448539; Register: ; Multiply factor: ; Start reading: 72,664.000; End reading: 73,444.000; Difference: 780.000; Consumption: 780.000; Units: kWh; Type: Actual Readings. Daily average consumption 26.897 kWh Charges for 780.000 kWh are based on a sliding scale for a 29 day period Step 1 476.386 kWh @ R 2.2728 (Billing Period 2025/07) Step 2 303.614 kWh @ R 2.6084 Extended Social Package Grant Network Surcharge kWh Network Surcharge kWh Service charge Network charge VAT: 15.00% (Total Amount: 3,075.59)		1,082.73 791.95 0.00 0.00 18.24 278.98 903.69 461.34	3,536.93
City of Johannesburg			
Property Rates	VAT No. 4760117194		
Category of Property: Property Rates Residential R 2,582,000.00 X R 0.0095447 / 12 (Billing Period 2025/07) Less rates on first R300 000.00 of market value Less rates on first R300 000.00 of market value VAT: 0 %		2,053.71 - 57.85 - 180.77 0.00	1,815.09
PIKITUP			
Refuse	VAT No. 4790191292		
Refuse Residential		477.00	
VAT: 15.00% (Total Amount: 477.00)		71.55	548.55
Current Charges (Incl. VAT)			6,702.96

Where can payments be made ?

Any CoJ Cash Office; any Easy Pay site; any bank (branch, ATM or internet site).

Any CASH Office, any Easy Pay Site, any bank (branch, ATM)
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

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.



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0861 664 444

www.trafalgar.co.za

**STATEMENT for 294A0023000 23 GOLDEN ROSE GARDENS
HOMEOWNERS ASSOCIATION**
For the period July 2025 to January 2024

E-mail: chantalh@trafalgar.co.za
Tel: 0112145200
Fax:

L Manyengavana & O S Burutsa
23 Golden Rose Gardens
Norfolk Road
Halfway Gardens Midrand
1685

Printed on 24-Jul-25

Date	Description	Vat R.	Debit R.	Credit R.	Balance R.
01/07/2025	Sanitation	0.00	704.47	0.00	1,206,450.57
01/07/2025	Meter Reading	0.00	32.50	0.00	1,205,746.10
01/07/2025	Admin Fund Levy	0.00	2,420.00	0.00	1,205,713.60
01/07/2025	Interest On Odue Bal [may 2025]	0.00	15,334.02	0.00	1,203,293.60
01/07/2025	Csos Levy - 07/2025 [294a*23 - 2420.00]	0.00	38.40	0.00	1,187,959.58
09/06/2025	Water	0.00	644.31	0.00	1,187,921.18
09/06/2025	Handover Letter	3.15	24.15	0.00	1,187,276.87
08/06/2025	Opening Of Debt Collection Function	3.15	24.15	0.00	1,187,252.72
01/06/2025	Sanitation	0.00	704.47	0.00	1,187,228.57
01/06/2025	Meter Reading	0.00	32.50	0.00	1,186,524.10
01/06/2025	Admin Fund Levy	0.00	2,420.00	0.00	1,186,491.60
01/06/2025	Interest On Odue Bal [apr 2025]	0.00	14,603.87	0.00	1,184,071.60
01/06/2025	Csos Levy - 06/2025 [294a*23 - 2420.00]	0.00	38.40	0.00	1,169,467.73
12/05/2025	Water	0.00	644.31	0.00	1,169,429.33
12/05/2025	Legal Fees - Ceronio Attorneys Trust Inv: 21890	0.00	949.23	0.00	1,168,785.02
08/05/2025	Handover Letter	3.15	24.15	0.00	1,167,835.79
08/05/2025	Opening Of Debt Collection Function	3.15	24.15	0.00	1,167,811.64
01/05/2025	Sanitation	0.00	704.47	0.00	1,167,787.49
01/05/2025	Meter Reading	0.00	32.50	0.00	1,167,083.02
01/05/2025	Admin Fund Levy	0.00	2,200.00	0.00	1,167,050.52
01/05/2025	Interest On Odue Bal [mar 2025]	0.00	14,871.10	0.00	1,164,850.52
01/05/2025	Csos Levy - 05/2025 [294a*23 - 2200.00]	0.00	34.00	0.00	1,149,979.42
08/04/2025	Water	0.00	644.31	0.00	1,149,945.42
08/04/2025	Handover Letter	3.15	24.15	0.00	1,149,301.11
08/04/2025	Opening Of Debt Collection Function	3.15	24.15	0.00	1,149,276.96
01/04/2025	Sanitation	0.00	704.47	0.00	1,149,252.81
01/04/2025	Meter Reading	0.00	32.50	0.00	1,148,548.34
01/04/2025	Levy	0.00	2,200.00	0.00	1,148,515.84
01/04/2025	Interest On Odue Bal [feb 2025]	0.00	13,213.98	0.00	1,146,315.84
01/04/2025	Csos Levy - 04/2025 [294a*23 - 2200.00]	0.00	34.00	0.00	1,133,101.86
11/03/2025	Water	0.00	493.75	0.00	1,133,067.86
11/03/2025	Handover Letter	3.15	24.15	0.00	1,132,574.11
08/03/2025	Opening Of Debt Collection Function	3.15	24.15	0.00	1,132,549.96
01/03/2025	Sanitation	0.00	704.47	0.00	1,132,525.81
01/03/2025	Meter Reading	0.00	32.50	0.00	1,131,821.34
01/03/2025	Levy	0.00	2,200.00	0.00	1,131,788.84
01/03/2025	Interest On Odue Bal [jan 2025]	0.00	14,340.46	0.00	1,129,588.84
01/03/2025	Csos Levy - 03/2025 [294a*23 - 2200.00]	0.00	34.00	0.00	1,115,248.38
26/02/2025	Handover Letter	3.15	24.15	0.00	1,115,214.38
11/02/2025	Water	0.00	1,020.71	0.00	1,115,190.23

Property Managers and Financial Services

Trafalgar Property Management (Pty) Ltd. Reg. 1989/003678/07. Directors: AW Schaefer, DW Schaefer, S Carr, J Chetty, S Ebrahim, *B Migogo (*Non-Executive Director)

Johannesburg: (011) 214 5200, Pretoria: (012) 326 5963, Cape Town: (021) 410 5500, Durban: (031) 301 7017.
East London: (043) 726 6066, Port Elizabeth: (041) 365 6840, Knysna: (044) 382 6230.

**STATEMENT for 294A0023000 23 GOLDEN ROSE GARDENS
HOMEOWNERS ASSOCIATION**
 For the period July 2025 to January 2024

E-mail: chantalh@trafalgar.co.za
 Tel: 0112145200
 Fax:

L Manyengavana & O S Burutsa
 23 Golden Rose Gardens
 Norfolk Road
 Halfway Gardens Midrand
 1685

Printed on 24-Jul-25

Date	Description	Vat R.	Debit R.	Credit R.	Balance R.
08/02/2025	Opening Of Debt Collection Function	3.15	24.15	0.00	1,114,169.52
01/02/2025	Sanitation	0.00	704.47	0.00	1,114,145.37
01/02/2025	Meter Reading	0.00	32.50	0.00	1,113,440.90
01/02/2025	Levy	0.00	2,200.00	0.00	1,113,408.40
01/02/2025	Interest On Odue Bal [dec 2024]	0.00	14,074.10	0.00	1,111,208.40
01/02/2025	Csos Levy - 02/2025 [294a*23 - 2200.00]	0.00	34.00	0.00	1,097,134.30
27/01/2025	Handover Letter	3.15	24.15	0.00	1,097,100.30
10/01/2025	Water	0.00	1,547.66	0.00	1,097,076.15
08/01/2025	Opening Of Debt Collection Function	3.15	24.15	0.00	1,095,528.49
12/12/2024	Legal Fees - Ceronio Attorneys Trust Inv: 195547	0.00	1,269.50	0.00	1,095,504.34
10/12/2024	Legal Fees - Ceronio Attorneys Trust Inv: 19501	0.00	2,114.40	0.00	1,094,234.84
01/01/2025	Sanitation	0.00	704.47	0.00	1,092,120.44
01/01/2025	Meter Reading	0.00	32.50	0.00	1,091,415.97
01/01/2025	Levy	0.00	2,200.00	0.00	1,091,383.47
01/01/2025	Interest On Odue Bal [nov 2024]	0.00	13,387.63	0.00	1,089,183.47
01/01/2025	Csos Levy - 01/2025 [294a*23 - 2200.00]	0.00	34.00	0.00	1,075,795.84
08/12/2024	Opening Of Debt Collection Function	3.15	24.15	0.00	1,075,761.84
04/12/2024	Water	0.00	945.43	0.00	1,075,737.69
01/12/2024	Sanitation	0.00	704.47	0.00	1,074,792.26
01/12/2024	Meter Reading	0.00	32.50	0.00	1,074,087.79
01/12/2024	Levy	0.00	2,200.00	0.00	1,074,055.29
01/12/2024	Interest On Odue Bal [oct 2024]	0.00	13,552.58	0.00	1,071,855.29
01/12/2024	Csos Levy - 12/2024 [294a*23 - 2200.00]	0.00	34.00	0.00	1,058,302.71
26/11/2024	Handover Letter	3.15	24.15	0.00	1,058,268.71
11/11/2024	Water	0.00	1,773.50	0.00	1,058,244.56
08/11/2024	Opening Of Debt Collection File	3.15	24.15	0.00	1,056,471.06
01/11/2024	Sanitation	0.00	704.47	0.00	1,056,446.91
01/11/2024	Meter Reading	0.00	32.50	0.00	1,055,742.44
01/11/2024	Levy	0.00	2,200.00	0.00	1,055,709.94
01/11/2024	Interest On Odue Bal [sep 2024]	0.00	12,904.16	0.00	1,053,509.94
01/11/2024	Csos Levy - 11/2024 [294a*23 - 2200.00]	0.00	34.00	0.00	1,040,605.78
25/10/2024	Handover Letter	3.15	24.15	0.00	1,040,571.78
09/10/2024	Water	0.00	564.32	0.00	1,040,547.63
08/10/2024	Opening Of Debt Collection File	3.15	24.15	0.00	1,039,983.31
13/09/2024	Legal Fees - Ceronio Attorneys Trust Inv: 17886	0.00	2,826.60	0.00	1,039,959.16
30/08/2024	Legal Fees - Ceronio Attorneys Trust Inv: 17600	0.00	2,161.62	0.00	1,037,132.56
01/10/2024	Sanitation	0.00	704.47	0.00	1,034,970.94
01/10/2024	Meter Reading	0.00	32.50	0.00	1,034,266.47
01/10/2024	Levy	0.00	2,000.00	0.00	1,034,233.97

Property Managers and Financial Services

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**STATEMENT for 294A0023000 23 GOLDEN ROSE GARDENS
HOMEOWNERS ASSOCIATION**
 For the period July 2025 to January 2024

E-mail: chantalh@trafalgar.co.za

Tel: 0112145200

Fax:

L Manyengavana & O S Burutsa
 23 Golden Rose Gardens
 Norfolk Road
 Halfway Gardens Midrand
 1685

Printed on 24-Jul-25

Date	Description	Vat R.	Debit R.	Credit R.	Balance R.
01/10/2024	Interest On Odue Bal [aug 2024]	0.00	13,111.93	0.00	1,032,233.97
01/10/2024	Csos Levy - 10/2024 [294a*23 - 2000.00]	0.00	30.00	0.00	1,019,122.04
26/09/2024	Handover Letter	3.15	24.15	0.00	1,019,092.04
10/09/2024	Water	0.00	747.13	0.00	1,019,067.89
08/09/2024	Opening Of Debt Collection File	3.15	24.15	0.00	1,018,320.76
01/09/2024	Sanitation	0.00	704.47	0.00	1,018,296.61
01/09/2024	Meter Reading	0.00	32.50	0.00	1,017,592.14
01/09/2024	Levy	0.00	2,000.00	0.00	1,017,559.64
01/09/2024	Interest On Odue Bal [jul 2024]	0.00	12,869.12	0.00	1,015,559.64
01/09/2024	Csos Levy - 09/2024 [294a*23 - 2000.00]	0.00	30.00	0.00	1,002,690.52
26/08/2024	Handover Letter	3.15	24.15	0.00	1,002,660.52
16/08/2024	Legal Fees - Ceronio Attorneys Trust Inv: 17325	0.00	1,008.45	0.00	1,002,636.37
12/08/2024	Water	0.00	294.00	0.00	1,001,627.92
08/08/2024	Opening Of Debt Collection File	3.15	24.15	0.00	1,001,333.92
01/08/2024	Sanitation	0.00	704.47	0.00	1,001,309.77
01/08/2024	Meter Reading	0.00	32.50	0.00	1,000,605.30
01/08/2024	Levy	0.00	2,000.00	0.00	1,000,572.80
01/08/2024	Interest On Odue Bal [jun 2024]	0.00	12,029.86	0.00	998,572.80
01/08/2024	Csos Levy - 08/2024 [294a*23 - 2000.00]	0.00	30.00	0.00	986,542.94
25/07/2024	Handover Letter	3.15	24.15	0.00	986,512.94
15/07/2024	Legal Fees - Ceronio Attorneys Trust Inv: 16880	0.00	3,499.64	0.00	986,488.79
09/07/2024	Water	0.00	47.02	0.00	982,989.15
09/07/2024	Water	0.00	151.54	0.00	982,942.13
08/07/2024	Opening Of Debt Collection File	3.15	24.15	0.00	982,790.59
01/07/2024	Sanitation	0.00	704.47	0.00	982,766.44
01/07/2024	Meter Reading	0.00	32.50	0.00	982,061.97
01/07/2024	Levy	0.00	2,000.00	0.00	982,029.47
01/07/2024	Interest On Odue Bal [may 2024]	0.00	12,239.45	0.00	980,029.47
01/07/2024	Csos Levy - 07/2024 [294a*23 - 2000.00]	0.00	30.00	0.00	967,790.02
25/06/2024	Handover Letter	3.15	24.15	0.00	967,760.02
11/06/2024	Water	0.00	226.58	0.00	967,735.87
08/06/2024	Opening Of Debt Collection File	3.15	24.15	0.00	967,509.29
15/05/2024	Legal Fees - Ceronio Attorneys Trust Inv: 15602	0.00	3,550.53	0.00	967,485.14
10/05/2024	Water	0.00	0.00	-226.58	963,934.61
10/05/2024	Water	0.00	226.58	0.00	964,161.19
02/05/2024	Legal Fees - Ceronio Attorneys Trust Inv: 15355	0.00	2,983.26	0.00	963,934.61
11/04/2024	Legal Fees - Ceronio Attorneys Trust Inv: 15009	0.00	11,615.86	0.00	960,951.35
01/06/2024	Sanitation	0.00	654.08	0.00	949,335.49
01/06/2024	Meter Reading	0.00	32.50	0.00	948,681.41
01/06/2024	Levy	0.00	2,000.00	0.00	948,648.91

Property Managers and Financial Services

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HOMEOWNERS ASSOCIATION**
For the period July 2025 to January 2024

E-mail: chantalh@trafalgar.co.za

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23 Golden Rose Gardens
Norfolk Road
Halfway Gardens Midrand
1685

Printed on 24-Jul-25

Date	Description	Vat R.	Debit R.	Credit R.	Balance R.
01/06/2024	Interest On Odue Bal [apr 2024]	0.00	11,653.46	0.00	946,648.91
01/06/2024	Csos Levy - 06/2024 [294a*23 - 2000.00]	0.00	30.00	0.00	934,995.45
24/05/2024	Handover Letter	3.15	24.15	0.00	934,965.45
10/05/2024	Water	0.00	209.39	0.00	934,941.30
08/05/2024	Opening Of Debt Collection File	3.15	24.15	0.00	934,731.91
01/05/2024	Sanitation	0.00	654.08	0.00	934,707.76
01/05/2024	Meter Reading	0.00	32.50	0.00	934,053.68
01/05/2024	Levy	0.00	2,200.00	0.00	934,021.18
01/05/2024	Interest On Odue Bal [mar 2024]	0.00	11,858.36	0.00	931,821.18
01/05/2024	Csos Levy - 05/2024 [294a*23 - 2200.00]	0.00	34.00	0.00	919,962.82
25/04/2024	Handover Letter	3.15	24.15	0.00	919,928.82
10/04/2024	Water	0.00	267.78	0.00	919,904.67
08/04/2024	Opening Of Debt Collection File	3.15	24.15	0.00	919,636.89
01/04/2024	Sanitation	0.00	654.08	0.00	919,612.74
01/04/2024	Meter Reading	0.00	32.50	0.00	918,958.66
01/04/2024	Levy	0.00	2,200.00	0.00	918,926.16
01/04/2024	Interest On Odue Bal [feb 2024]	0.00	10,914.98	0.00	916,726.16
01/04/2024	Csos Levy - 04/2024 [294a*23 - 2200.00]	0.00	34.00	0.00	905,811.18
25/03/2024	Handover Letter	3.15	24.15	0.00	905,777.18
11/03/2024	Water	0.00	145.39	0.00	905,753.03
08/03/2024	Opening Of Debt Collection File	3.15	24.15	0.00	905,607.64
01/03/2024	Sanitation	0.00	654.08	0.00	905,583.49
01/03/2024	Meter Reading	0.00	32.50	0.00	904,929.41
01/03/2024	Levy	0.00	2,200.00	0.00	904,896.91
01/03/2024	Interest On Odue Bal [jan 2024]	0.00	11,454.09	0.00	902,696.91
01/03/2024	Csos Levy - 03/2024 [294a*23 - 2200.00]	0.00	34.00	0.00	891,242.82
26/02/2024	Handover Letter	3.15	24.15	0.00	891,208.82
09/02/2024	Water	0.00	145.39	0.00	891,184.67
08/02/2024	Opening Of Debt Collection File	3.15	24.15	0.00	891,039.28
01/02/2024	Sanitation	0.00	654.08	0.00	891,015.13
01/02/2024	Meter Reading	0.00	32.50	0.00	890,361.05
01/02/2024	Levy	0.00	2,200.00	0.00	890,328.55
01/02/2024	Interest On Odue Bal [dec 2023]	0.00	11,303.31	0.00	888,128.55
01/02/2024	Csos Levy - 02/2024 [294a*23 - 2200.00]	0.00	34.00	0.00	876,825.24
25/01/2024	Handover Letter	3.15	24.15	0.00	876,791.24
09/01/2024	Water	0.00	39.07	0.00	876,767.09
08/01/2024	Opening Of Debt Collection File	3.15	24.15	0.00	876,728.02
04/12/2023	Legal Fees - Ceronio Attorneys Trust Inv: 13176	0.00	2,010.48	0.00	876,703.87
01/01/2024	Sanitation	0.00	654.08	0.00	874,693.39

Property Managers and Financial Services

Trafalgar Property Management (Pty) Ltd. Reg. 1989/003678/07. Directors: AW Schaefer, DW Schaefer, S Carr, J Chetty, S Ebrahim, *B Migogo (*Non-Executive Director)

Johannesburg: (011) 214 5200. Pretoria: (012) 326 5963. Cape Town: (021) 410 5500. Durban: (031) 301 7017.
East London: (043) 726 6066. Port Elizabeth: (041) 365 6840. Knysna: (044) 382 6230.

**STATEMENT for 294A0023000 23 GOLDEN ROSE GARDENS
HOMEOWNERS ASSOCIATION**
 For the period July 2025 to January 2024

E-mail: chantalh@trafalgar.co.za

Tel: 0112145200

Fax:

L Manyengavana & O S Burutsa
 23 Golden Rose Gardens
 Norfolk Road
 Halfway Gardens Midrand
 1685

Printed on 24-Jul-25

Date	Description	Vat R.	Debit R.	Credit R.	Balance R.
01/01/2024	Meter Reading	0.00	32.50	0.00	874,039.31
01/01/2024	Levy	0.00	2,200.00	0.00	874,006.81
01/01/2024	Interest On Odue Bal [nov 2023]	0.00	10,760.12	0.00	871,806.81
01/01/2024	Csos Levy - 01/2024 [294a*23 - 2200.00]	0.00	34.00	0.00	861,046.69
22/12/2023	Handover Letter	3.15	24.15	0.00	861,012.69
08/12/2023	Opening Of Debt Collection File	3.15	24.15	0.00	860,988.54
06/12/2023	Water	0.00	156.99	0.00	860,964.39
	Balance B/F				860,807.40

Summary of above Transactions

	VAT R.	R.
Balance B/F		860,807.40
Debtor Initiation Charges	59.85	458.85
Recoveries - Legal Fees	0.00	33,989.57
Recoveries - Domestic Effluent/sewerage	0.00	13,082.59
Recoveries - Water	0.00	11,326.08
Normal Levies	0.00	41,240.00
Interest Received - Member Interest	0.00	244,476.58
Admin Fee - Demand Letters	56.70	434.70
Recoveries - Csos Levy	0.00	634.80
Balance C/F		1,206,450.57