

IN THE MAGISTRATE'S COURT FOR THE MAGISTERIAL DISTRICT OF **JOHANNESBURG NORTH**  
HELD AT **RANDBURG**

**CASE NO. : 10055/24**

In the matter between :

**BODY CORPORATE OF SOAP ALOE**

Plaintiff

and

**RUNGANGA, CENSUS (ID. 820817)**

First Defendant

**NYATHI, NOLWANDLE (ID. 850131)**

Second Defendant

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**NOTICE OF SALE IN EXECUTION**

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In execution of a judgment of the above Honourable Court and Writ of Execution, the following property will be sold in execution on the 9<sup>TH</sup> day of **DECEMBER 2025** at **11:00** by the Sheriff Halfway House - Alexandra at **614 James Crescent, Halfwayhouse**, to the highest bidder :

A unit consisting of -

1. a) UNIT NUMBER **17** (DOOR NUMBER **17**) as shown and more fully described on Sectional Plan SS.235/2007 in the scheme known as **SOAP ALOE** in respect of the land and building or buildings situated at Country View, City of Johannesburg, Metropolitan Municipality, of which the floor, according to the said Sectional Plan, is 134 (one hundred and thirty four) SQUARE METRES in extent.

HELD UNDER DEED OF TRANSFER NUMBER ST.73577/2019;

ZONED RESIDENTIAL;

SITUATE AT UNIT NO 17 (DOOR NO 17), Soap Aloe, Sonneblom Road, Country View

The following information as supplied, pertaining to alterations is not warranted as correct :

THREE BEDROOMS, TWO BATHROOMS, 2 SHOWERS, 2 TOILETS, LOUNGE AND KITCHEN, SINGLE GARAGE

**TERMS AND CONDITIONS**

**TERMS :**

1. 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 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](http://shha.online). All terms and conditions available on [shha.online](http://shha.online) or at 614 James Crescent, Halfway House, Midrand.
2. 10% (TEN PERCENT) of the purchase price in cash on the day of sale and the balance against registration to be secured within 14 (FOURTEEN) days from date of sale by means of a Bank or Building Society guarantee.
3. Registration fee for buyers is R 50 000-00.

**CONDITIONS :**

Auction costs payable on day of sale, calculated as follows :

- a) 6% 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, subject to a maximum commission of **R40 000.00** in total and a minimum of **R3 000.00**, which commission shall be paid by the purchaser.
- b) The full Conditions of Sale, may be inspected at the offices of the Sheriff of the Magistrate's Court, HALFWAY HOUSE-ALEXANDRA at 614 James Crescent, Halfwayhouse.

**DATED** at **RANDBURG** on this the **16<sup>TH</sup>** day of **OCTOBER 2025**.

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**SUTHERLAND KRUGER INC**

Attorney for Plaintiff

c/o **BOUWER & OLIVIER INC**

Unit A, 388 Surrey Avenue

Ferndale

Randburg

Postal address:-

Docex 111, Johannesburg

P.O. Box 225, **Ruimsig, 1732**

TEL: 0861 000 795

FAX: 086 684 8141

REF: Z21649/C Sutherland/sm

Please direct any queries to your Whitfields Customer Service Consultant, Cynthia Mabuya  
 Email : c.mabuya@whitfields.co.za Telephone : +2710 824 5523

### TAX INVOICE/STATEMENT

<b>Registered Owner</b> Census Rungaga & N Nyathi censusrungaga@gmail. com	<b>Current Tenant</b> Owner Occupied	<b>Invoice from: Soap Aloe Village</b> For your property/ies: Unit 17 Sonneblom Road Country View Gardens Midrand	<b>Date : 2025-11-10</b> Scheme VAT No : Not Registered Owner VAT No : Not Applicable <b>Account No : SOA0017B</b>
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Date	Ref/Meter	Details	Debits	Credits	Balance
		<b>Balance Brought Forward</b>			<b>149 459.72</b>
2025-09-01	JRN-00100478	Legal_fees_ZW021649_SKI_Jul2025	2 787.05	0.00	152 246.77
2025-09-01	Sep 2025	Levy	2 450.00	0.00	154 696.77
2025-09-01	LEVY	CSOS Levy	39.00	0.00	154 735.77
2025-09-01	ACR	Arrear Cost Recovery (Aug 25)	345.00	0.00	155 080.77
2025-09-01	Interest	Interest (Aug 2025)	2 989.19	0.00	158 069.96
2025-09-03	ST031	Direct Deposit Received	0.00	25 000.00	133 069.96
2025-09-03	ST031	Direct Deposit Received	0.00	100.00	132 969.96
2025-09-03	ST031	Direct Deposit Received	0.00	100.00	132 869.96
2025-10-01	JRN-00104135	Legal_fees_ZW021649_SKI_Aug2025	2 244.80	0.00	135 114.76
2025-10-01	ACR	Arrear Cost Recovery (Sep 25)	345.00	0.00	135 459.76
2025-10-01	Oct 2025	Levy	2 450.00	0.00	137 909.76
2025-10-01	LEVY	CSOS Levy	39.00	0.00	137 948.76
2025-10-01	Interest	Interest (Sep 2025)	2 657.40	0.00	140 606.16
2025-10-07	ST059	Direct Deposit Received	0.00	3 000.00	137 606.16
2025-11-01	JRN-00109516	Legal_fees_ZW022443_SKI_Sep25	2 465.00	0.00	140 071.16
2025-11-01	JRN-00109515	Legal_fees_ZW021649_SKI_Sep25	1 881.40	0.00	141 952.56
2025-11-01	Nov 2025	Levy	2 450.00	0.00	144 402.56
2025-11-01	LEVY	CSOS Levy	39.00	0.00	144 441.56
2025-11-01	Interest	Interest (Oct 2025)	2 752.12	0.00	147 193.68
2025-11-01	ACR	Arrear Cost Recovery (Oct 25)	345.00	0.00	147 538.68
<b>AMOUNT DUE BY: 2025/11/01</b>				<b>DUE:</b>	<b>147 538.68</b>

#### PAYMENTS

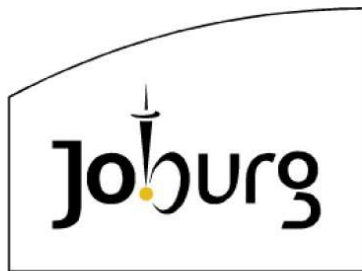
- \* Pay to Whitfield Property Management Trust Account, Standard Bank, Fourways Mall (051001) A/C 023 341 890.
- \* Use only your 8 digit account number as your payment reference.
- \* Cash deposits are not accepted.

#### Whitfields offering for owners with tenants

- \* An owner with a tenant may request the splitting of their invoice so that charges relating to utilities are sent to their tenant.
- \* The owner will receive a copy of the utilities account that is sent to their tenant.
- \* Whitfields will follow up any unpaid utilities account as they would an unpaid levy account.
- \* An administration fee of R 30.00 per month including VAT shall be charged to the owner for this service.
- \* Contact your Customer Service Consultant to initiate this service.

#### Important notes regarding payments :

- \* Levies and other charges are due and payable by no later than the 1st of every month. Interest will be charged on late payments.
- \* To request debit order payments, visit your scheme website or contact your Whitfields Customer Service Consultant.
- \* Payments made recently may not reflect on this invoice/statement.
- \* All payments are allocated first to interest, thereafter to the oldest debt.
- \* Failure to reference your payment correctly could result in fees which will be for your account.



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## COPY OF TAX INVOICE

RUNGANGA CENSUS R  
UNIT:17 SOAP ALOE  
42 SONNEBLOM ROAD  
COUNTRY VIEW  
1687

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: JOHANNESBURG WATER: 4270191077

VAT NO: PIKUP: 4790191292  
VAT NO: CITY POWER: 4710191182

Date	2025/11/06
Statement for	November 2025
Physical Address	75/128 COUNTRY VIEW TS
Stand No./Portion	17 SOAP ALOE
Township	COUNTRY VIEW

Stand Size	Number of Dwellings	Date of Valuation	Portion	Municipal Valuation	Region
134 m2	1	2023/07/01	A1	Market Value R 1,340,000.00	REGION A WARD 112

Invoice Number: 88006450472

Next Reading Date: 2025/11/21

Client VAT Number:

Deposit: R 0.00

**Account Number: 556197371**

**PIN CODE: xxxxxx**

Previous Account Balance

67,432.28

Sub Total

67,432.28

Interest on Arrears

66.13

Current Charges (Excl. VAT)

1,154.21

VAT @ 15%

49.05

90 DAYS +	60 DAYS	30 DAYS	CURRENT	INSTALMENT PLAN	TOTAL AMOUNT OUTSTANDING	Total Due	
64,420.38	1,502.14	1,509.76	1,269.39	0.00	68,701.67	Due Date	68,701.67
							2025/11/21

The City of Joburg offers debt relief for customers whose accounts are in arrears. Qualifying customers to apply from 1 Nov 2025 to 31 Oct 2026. For more info, visit [www.joburg.org.za](http://www.joburg.org.za).

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](mailto:complaints@joburgombudsman.org.za)



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### Remittance Advice:

This stub must accompany payment, please do not detach if paying at the post office



EasyPay 91115 5561973719



Postal Office 0146 556197371



516008800111159 55619737108

Date: 2025/11/06 RUNGANGA CENSUS R  
Acc. No.: 556197371 75/128 COUNTRY VIEW TS

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 556197371

Total Due	68,701.67
Due Date	2025/11/21



**Account Number: 556197371**

<b>City of Johannesburg Property Rates</b>	<b>VAT 4760117194</b>	<b>Sub - Total</b>	<b>Total Amount</b>
Category of Property: Property Rates Residential R 1,340,000.00 X R 0.0095447 / 12 ( Billing Period 2025/11 ) Category of Property: Property Rates Residential The property rates are based on the market values of the property and are calculated as follows: Less rates on first R300 000.00 of market value VAT: 0 %		1,065.83   - 238.62 0.00	     827.21

<b>PIKITUP Refuse</b>	<b>VAT 4790191292</b>	<b>Sub - Total</b>	<b>Total Amount</b>
Refuse Residential ( Billing Period 2025/11 ) VAT: 15.00%		327.00 49.05	 376.05

**Current Charges (Including VAT)**

**1,203.26**

**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.



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

#### SEARCH CRITERIA

Search Date	2025/11/20 17:17	Scheme Number	235
Reference	-	Scheme Type	UNIT
Report Print Date	2025/11/20 17:18	Unit Number	17
Scheme Name	SOAP ALOE	Search Source	Deeds Office
Deeds Office	Pretoria		

#### PROPERTY INFORMATION

Property Type	SECTIONAL TITLE UNIT	Diagram Deed Number	-
Scheme Name	SS SOAP ALOE	Local Authority	CITY OF JOHANNESBURG
Scheme Number	235	Province	GAUTENG
Situated at	COUNTRY VIEW;128;75	Extent	134.0000
Scheme Year	2007	LPI Code	TOJR00400000012800075
Unit Number	17	Registration Division	JR
Previous Description	-	Co-ordinates (Lat/Long)**	-25.94298 / 28.126901
Suburb / Town**	COUNTRY VIEW		

#### OWNER INFORMATION (2)

RUNGANGA CENSUS		Owner 1 of 2	
Person Type**	PRIVATE PERSON	Document	ST73577/2019
ID Number		Microfilm / Scanned Date	-
Name	RUNGANGA CENSUS	Purchase Price (R)	1 150 000
Multiple Owners**	NO	Purchase Date	2019/08/28
Multiple Properties**	NO	Registration Date	2019/11/11
Share (%)	50		

#### DISCLAIMER

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**OWNER INFORMATION (2)**

NYATHI NOLWANDLE

Owner 2 of 2

Person Type**	PRIVATE PERSON	Document	ST73577/2019
ID Number	850131	Microfilm / Scanned Date	-
Name	NYATHI NOLWANDLE	Purchase Price (R)	1 150 000
Multiple Owners**	NO	Purchase Date	2019/08/28
Multiple Properties**	NO	Registration Date	2019/11/11
Share (%)	50		

**ENDORSEMENTS (2)**

#	Document	Institution	Amount (R)	Microfilm / Scanned Date
1	I-2548/2025AT	10055/2024	-	-
2	SB46695/2019	NEDBANK LTD	1 156 037	-

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