

**IN THE HIGH COURT OF SOUTH AFRICA  
(GAUTENG DIVISION, PRETORIA)**

**Case No:059663 /2024**

**In the matter Between:**

**BODY CORPORATE OF SUNSET CLOSE**

**APPLICANT**

and

**ROELOF PETRUS RETIEF**

**1<sup>ST</sup> RESPONDENT**

*(In his capacity as Trustee of BOOKSHELF PROP TRUST*

*Registration Number: 6108/2006)*

**ABSA BANK LIMITED**

**2<sup>ND</sup> RESPONDENT**

**CITY OF JOHANNESBURG**

**3<sup>RD</sup> RESPONDENT**

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**NOTICE OF SALE**

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The immovable property (hereinafter referred to as the "*property*") which will be put up for auction on the **28<sup>TH</sup>** day of **APRIL 2026** at **Sheriff Halfway House-Alexandra, 614 James Crescent, Halfway House** at **11h00**, consists of:

1) The Property, more fully described as:

"Unit No 40 as shown and more fully described on the Sectional Plan No. SS 910/1997, in the scheme known as SUNSET CLOSE in respect of the land and building or buildings situated at VORNA VALLEY EXT 59, 2014 & 2015 of which section the floor area, according to the said Section Plan, is 146 (ONE HUNDRED AND FOURTY SIX) square meters in extent, and 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 ST153274/2006.”

Also known as **UNIT 40 SUNSET CLOSE BODY CORPORATE, 2014 BERGER ROAD, VORNA VALLEY, MIDRAND 1682** is declared executable.

MEASURING 146 (One hundred and fourty six) Square metres

HELD BY ST153274/2006

ZONED: RESIDENTIAL

**Main building comprising of: Single storey brick walls; slate roof tiled roof; lounge; 2 bedrooms; kitchen; 1 bathroom; 1 shower; 1 toilet; 1 Carport**

- 2) 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](http://shha.online). All terms and conditions available on [shha.online](http://shha.online) or at 614 James Crescent, Halfway House, Midrand.

**The nature, extent, condition and existence of the improvements are not guaranteed and / or no warranty is given in respect thereof and are sold “voetstoots”**

- 3) The sale will be augmented subject to conditions of which will lie for inspection at the offices of Sheriff Halfway House-Alexandra, 614 James Crescent, Halfway House, the prior to the sale.
- 4) The purchaser shall be required to make a payment of the registration fee (refundable) of R50 000 prior to participating in the sale.

- 5) The property shall be sold by the Sheriff Halfway House-Alexandra, 614 James Crescent, Halfway House to the highest bidder WITHOUT A RESERVE PRICE.

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**JUKES AND ASSOCIATES**  
Applicant's Attorneys  
83 3<sup>RD</sup> Street  
Northmead  
Benoni  
Tel : 010 235 0071  
E-mail : [christopher@jmattorney.co.za](mailto:christopher@jmattorney.co.za)  
[vinoliah@jmattorney.co.za](mailto:vinoliah@jmattorney.co.za)  
**REF: C Jukes/MP/M4381**



Personal and Private Banking  
Home Loans Collections

Absa Contact Centre  
9 Lothbury Road  
Auckland Park  
Johannesburg  
2092  
South Africa

T 0860 111 007  
Swift address: ABSAZAJJ  
absa.co.za

9 April 2026

### CERTIFICATE OF BALANCE

CLIENT NAME THE BOOKSHELF PROPERTY TRUST  
ACCOUNT NUMBER 8065409732

I, the undersigned, **PHILLIP MAFORI DIKOLA**, in my capacity as Manager, HOME LOANS RECOVERIES of ABSA Bank Limited, and duly authorised thereto, do hereby certify that the abovementioned client is indebted to ABSA Bank Limited, registration number 86/004794/06, in respect of a **ST153274/2006**

The total amount due and payable on 9 April 2026 R 773,917.52 (**Seven hundred and seventy-three thousand, nine hundred and seventeen rand and fifty-two cents.**)

Zero percent interest (0%) to be calculated on the outstanding balance.

Plus, further fees and charges permitted and due in terms of the agreement underpinning the account to date of payment.

*Pm Dikola*

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**PHILLIP MAFORI DIKOLA,**  
**Team Manager** Home Loans Litigation  
Personal and Private Banking





#### SEARCH INFORMATION

##### Summary

Search Type	DEEDS OFFICE PROPERTY SCHEME
Search Description	SS SUNSET CLOSE 910, U:40 (PRETORIA)
Reference	VINOLIAH
Date	10/10/2022

#### SCHEME INFORMATION

##### Summary

Deeds Office	PRETORIA
Property Type	UNIT
Scheme Name	SS SUNSET CLOSE
Scheme Number / Year	910/1997
Unit Number	40
Situated At	VORNA VALLEY EXT 59 , 2014&201
Registration Division	IR
Municipality	MIDRAND-RABIE RIDGE MSS
Province	GAUTENG
Diagram Deed	-
Size	146.0000
LPI Code	TOIRO9520000000000000
Street Address	-

#### OWNER SUMMARY

Owner Name	ID / Reg. Number	Purchase Price	Purchase Date
BOOKSHELF PROP TRUST		R 575 000,00	26/07/2006

#### OWNER INFORMATION

##### Owner 1 of 1

Owner Name	BOOKSHELF PROP TRUST
ID / Reg. Number	
Owner Type	TRUST
Title Deed	ST153274/2006
Purchase Date	26/07/2006
Registration Date	16/11/2006
Purchase Price	R575000.00
Multiple Owners	NO
Multiple Properties	-
Share	-
Microfilm Reference No.	20061130 10:41:17

**ENDORSEMENT(S)**

Document Number	Microfilm Reference Number	Institution	Value
I-1596/2018AT	20180703 09:48:40	70776/2017	-
SB191606/2006	-	ABSA BANK LTD	R 575 000,00

**HISTORY INFORMATION**

Document Number	Microfilm Reference Number	Owner	Value
SK6542/1997S	20080410 15:27:54	ART 25(1)WET 95/86 SAAKLIKE REG	-
B38463/1997	20020101 01:54:08	NEDCOR BANK LTD	R 450 000,00
SB13188/2000	20020101 12:16:34	-	-
SB61422/2002	20040101 13:06:18	-	-
SB66680/2004	20131202 07:53:31	-	-
ST910-40/1997	20000101 03:28:44	WATERFALL VILLAGE PTY LTD	CRST
ST22980/2000	20020101 12:16:34	SUNSET CLOSE UNIT 40 CC	R 210 000,00
ST86074/2002	20040101 13:06:16	STARIT TRUST	R 245 000,00
ST80130/2004	20131202 07:55:25	SUNMID PROP INV CC	R 12 245 000,00

**REPORT INFORMATION**

Date of Information	10/10/2022 09:17	
Print Date	10-10-2022 09:17	
Generated By	VINOLIAH MODUKANELE	
Reference	VINOLIAH	
Report Type	DEEDS OFFICE PROPERTY SCHEME	

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Tel : (011) 375 5555  
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PO Box 5000  
Johannesburg 2000

E-mail :  
JoburgConnect@joburg.org.za

a world class African city

# COPY TAX INVOICE

VAT NO. : CITY OF JOHANNESBURG - 4760117194      VAT NO. : PIKITUP - 4790191292  
VAT NO. : JOHANNESBURG WATER - 4270191077      VAT NO. : CITY POWER - 4710191182

**BOOKSHELF PROP TRUST**  
**SUNSET CLOSE**  
PO Box 56381  
ARCADIA  
0007

<b>Date</b>	<b>2026/04/02</b>
<b>Statement for</b>	<b>April 2026</b>
<b>Physical Address</b>	<b>99 BERGER ROAD</b>
<b>Stand No./Portion</b>	<b>40 SUNSET CLOSE</b>
<b>Township</b>	<b>VORNA VALLEY EXT.59</b>

Stand Size	Number of Dwellings	Valuation Date	Portion	Municipal Valuation	Region
146 m2	1	2023/07/01	U1	Market Value R 684,000.00	Region A Ward 132

Invoice Number : 10000544413	Group :	Next Reading Date :
Client VAT Number : 9999999999		Deposit Paid : R 0.00

Account Number 901118706	(PIN Code:986519)
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Previous Account Balance	132,641.82
Sub Total	132,641.82
Interest on Arrears	34.59
Current Charges (Excl. VAT)	551.43
VAT @ 15%	36.90

<b>Total Due</b>	<b>133,264.74</b>
<b>Due Date</b>	<b>2026/04/17</b>

90 Days+	60 Days	30 Days	Current	Instalment Plan	Total Outstanding
130,918.74	861.54	861.54	622.92	0.00	133,264.74

**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 : 2026/04/02 BOOKSHELF PROP TRUST  
Acc. No. : 901118706 - 99 BERGER ROAD , VORNA VALLEY EXT.59

**EasyPay >>>> 91115 9011187060**

**SAPO 0146 901118706**

**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 901118706

>>>> 516008800111159 90111870609

Account Number 901118706

<b>City of Johannesburg</b> Property Rates	<b>VAT No. 4760117194</b>	<b>Amount</b>	<b>Sub Total</b>
<b>Category of Property: Property Rates Residential</b> R 684,000.00 X R 0.0095447 / 12 ( Billing Period 2026/04 ) Less rates on first R300 000.00 of market value VAT: 0 %		544.05 - 238.62 0.00	<b>305.43</b>
<b>PIKITUP</b> Refuse	<b>VAT No. 4790191292</b>		
Refuse Residential ( Billing Period 2026/04 ) VAT: 15.00% ( Total Amount: 246.00 )		246.00 36.90	<b>282.90</b>

**Current Charges (Incl. VAT)**

**588.33**

**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.



## Sunset Close Body Corporate

Berger Road  
Vorna Valley  
Midrand  
SS 910/1997,122/1998, 356/1998  
srikanth@smart.web.za  
Reg. No.  
VAT. No.

# STATEMENT

**To: 040 / THE BOOKSHELF PROPERTY TRUST**

P O BOX 1080  
WAPADRAND  
0050

**Attention: THE BOOKSHELF**  
PR 0126534444

STATEMENT DATE	11/03/26
AMOUNT DUE	<b>228,032.60</b>
ACCOUNT NUMBER	SC040

Sunset Close Body Corporate  
Bank Name: FNB  
Account Number: 630 438 604 77  
Branch Name: Carlswald&250655  
Ref: Unit Number + Surname

Date	Description	Reference	Amount	Due Date	Balance
01/06/25	BROUGHT FORWARD		143,094.62D		143,094.62
01/06/25	1000001 Administrative Levy	INA13754	1,807.85D	01/06/25	144,902.47
01/06/25	1000002 Trafex	INA13754	91.76D	01/06/25	144,994.23
01/06/25	1000003 Reserve Fund Levy	INA13754	237.94D	01/06/25	145,232.17
01/06/25	1000004 CSOS Levy	INA13754	26.16D	01/06/25	145,258.33
01/06/25	1000005 Sewerage Levy	INA13754	704.46D	01/06/25	145,962.79
01/06/25	1000006 02/05 Water Open: 927Close: 927Consum: 0	INA13754	42.08D	01/06/25	146,004.87
01/06/25	1000007 COJ Special Levy	INA13754	200.00D	01/06/25	146,204.87
09/06/25	1000012 Interest on arrears	INA13837	2,924.09D	09/06/25	149,128.96
01/07/25	1000001 Administrative Levy	INA13905	1,807.85D	01/07/25	150,936.81
01/07/25	1000002 Trafex	INA13905	94.79D	01/07/25	151,031.60
01/07/25	1000003 Reserve Fund Levy	INA13905	237.94D	01/07/25	151,269.54
01/07/25	1000004 CSOS Levy	INA13905	26.16D	01/07/25	151,295.70
01/07/25	1000005 Sewerage Levy	INA13905	802.38D	01/07/25	152,098.08
01/07/25	1000006 02/06 Water Open: 927Close: 927Consum: 0	INA13905	42.08D	01/07/25	152,140.16
01/07/25	1000007 COJ Special Levy	INA13905	200.00D	01/07/25	152,340.16
10/07/25	1000012 Interest on arrears	INA13989	3,046.80D	10/07/25	155,386.96
01/08/25	1000001 Administrative Levy	INA14052	1,807.85D	01/08/25	157,194.81
01/08/25	1000002 Trafex	INA14052	94.79D	01/08/25	157,289.60
01/08/25	1000003 Reserve Fund Levy	INA14052	237.94D	01/08/25	157,527.54
01/08/25	1000004 CSOS Levy	INA14052	26.16D	01/08/25	157,553.70
01/08/25	1000005 Sewerage Levy	INA14052	802.38D	01/08/25	158,356.08
01/08/25	1000006 02/07 Water Open: 927Close: 927Consum: 0	INA14052	74.84D	01/08/25	158,430.92
01/08/25	1000007 COJ Special Levy	INA14052	200.00D	01/08/25	158,630.92
11/08/25	1000012 Interest on arrears	INA14140	3,172.61D	11/08/25	161,803.53
11/08/25	3040013 Juke's Legal Fees - M4381/Inv24210	INA14156	429.25D	11/08/25	162,232.78
11/08/25	3040013 Juke's Legal Fees - M4381/Inv21752	INA14156	511.25D	11/08/25	162,744.03
01/09/25	1000001 Administrative Levy	INA14208	1,807.85D	01/09/25	164,551.88
01/09/25	1000002 Trafex	INA14208	94.79D	01/09/25	164,646.67
01/09/25	1000003 Reserve Fund Levy	INA14208	237.94D	01/09/25	164,884.61
01/09/25	1000004 CSOS Levy	INA14208	26.16D	01/09/25	164,910.77
01/09/25	1000005 Sewerage Levy	INA14208	802.38D	01/09/25	165,713.15
01/09/25	1000006 04/08 Water Open: 927Close: 927Consum: 0	INA14208	74.84D	01/09/25	165,787.99
01/09/25	1000007 COJ Special Levy	INA14208	200.00D	01/09/25	165,987.99
10/09/25	1000012 Interest on arrears	INA14293	3,319.75D	10/09/25	169,307.74
10/09/25	3040013 Juke's Legal Fees - M4381/Inv24627	INA14306	987.50D	10/09/25	170,295.24
10/09/25	3040013 Juke's Legal Fees - M4381/Inv20141	INA14306	3,463.61D	10/09/25	173,758.85

120+ Days	90 Days	60 Days	30 Days	Current
191,513.97	7,534.73	13,704.82	7,563.90	7,715.18

PAYABLE ON OR BEFORE THE FIRST  
OF EACH MONTH

<b>Amount Due</b>	<b>228,032.60</b>
<b>Amount Paid</b>	
<b>Overdue</b>	<b>220,317.42</b>

## Sunset Close Body Corporate

Berger Road  
Vorna Valley  
Midrand  
SS 910/1997,122/1998, 356/1998  
srikanth@smart.web.za  
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Attention: THE BOOKSHELF  
PR 0126534444

STATEMENT DATE	11/03/26
AMOUNT DUE	228,032.60
ACCOUNT NUMBER	SC040

Sunset Close Body Corporate  
Bank Name: FNB  
Account Number: 630 438 604 77  
Branch Name: Carlswald&250655  
Ref: Unit Number + Surname

Date	Description	Reference	Amount	Due Date	Balance
01/10/25	1000001 Administrative Levy	INA14358	1,807.85D	01/10/25	175,566.70
01/10/25	1000002 Trafex	INA14358	94.79D	01/10/25	175,661.49
01/10/25	1000003 Reserve Fund Levy	INA14358	237.94D	01/10/25	175,899.43
01/10/25	1000004 CSOS Levy	INA14358	26.16D	01/10/25	175,925.59
01/10/25	1000005 Sewerage Levy	INA14358	802.38D	01/10/25	176,727.97
01/10/25	1000006 02/09 Water Open: 927Close: 927Consum: 0	INA14358	74.84D	01/10/25	176,802.81
01/10/25	1000007 COJ Special Levy	INA14358	200.00D	01/10/25	177,002.81
10/10/25	1000012 Interest on arrears	INA14566	3,540.05D	10/10/25	180,542.86
10/10/25	3040013 Juke's Legal Fees - M4381/Inv20517	INA14579	2,622.50D	10/10/25	183,165.36
10/10/25	3040013 Juke's Legal Fees - M4381/Inv21099	INA14579	734.48D	10/10/25	183,899.84
10/10/25	3040013 Juke's Legal Fees - M4381/Inv24941	INA14579	615.00D	10/10/25	184,514.84
01/11/25	1000001 Administrative Levy	INA14481	1,807.85D	01/11/25	186,322.69
01/11/25	1000002 Trafex	INA14481	94.79D	01/11/25	186,417.48
01/11/25	1000003 Reserve Fund Levy	INA14481	237.94D	01/11/25	186,655.42
01/11/25	1000004 CSOS Levy	INA14481	26.16D	01/11/25	186,681.58
01/11/25	1000005 Sewerage Levy	INA14481	802.38D	01/11/25	187,483.96
01/11/25	1000006 02/10 Water Open: 927Close: 927Consum: 0	INA14481	74.84D	01/11/25	187,558.80
01/11/25	1000007 COJ Special Levy	INA14481	200.00D	01/11/25	187,758.80
10/11/25	1000012 Interest on arrears	INA14588	3,755.17D	10/11/25	191,513.97
01/12/25	1000001 Administrative Levy	INA14643	1,807.85D	01/12/25	193,321.82
01/12/25	1000002 Trafex	INA14643	94.79D	01/12/25	193,416.61
01/12/25	1000003 Reserve Fund Levy	INA14643	237.94D	01/12/25	193,654.55
01/12/25	1000004 CSOS Levy	INA14643	26.16D	01/12/25	193,680.71
01/12/25	1000005 Sewerage Levy	INA14643	802.38D	01/12/25	194,483.09
01/12/25	1000006 03/11 Water Open: 927Close: 928Consum: 01	INA14643	74.84D	01/12/25	194,557.93
01/12/25	1000007 COJ Special Levy	INA14643	200.00D	01/12/25	194,757.93
08/12/25	1000012 Interest on arrears	INA14726	3,895.15D	08/12/25	198,653.08
10/12/25	3040013 Juke's Legal Fees - SC-40 M4381/Inv25594	INA14736	395.62D	10/12/25	199,048.70
01/01/26	1000001 Administrative Levy	INA14785	1,807.85D	01/01/26	200,856.55
01/01/26	1000002 Trafex	INA14785	94.79D	01/01/26	200,951.34
01/01/26	1000003 Reserve Fund Levy	INA14785	237.94D	01/01/26	201,189.28
01/01/26	1000004 CSOS Levy	INA14785	26.16D	01/01/26	201,215.44
01/01/26	1000005 Sewerage Levy	INA14785	802.38D	01/01/26	202,017.82
01/01/26	1000006 03/12 Water Open: 928Close: 928Consum: 0	INA14785	74.84D	01/01/26	202,092.66
01/01/26	1000007 COJ Special Levy	INA14785	200.00D	01/01/26	202,292.66
10/01/26	1000012 Interest on arrears	INA14868	4,045.85D	10/01/26	206,338.51

120+ Days	90 Days	60 Days	30 Days	Current
191,513.97	7,534.73	13,704.82	7,563.90	7,715.18

PAYABLE ON OR BEFORE THE FIRST  
OF EACH MONTH

Amount Due	228,032.60
Amount Paid	
Overdue	220,317.42



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# STATEMENT

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0050

**Attention: THE BOOKSHELF**  
PR 0126534444

STATEMENT DATE	11/03/26
AMOUNT DUE	<b>228,032.60</b>
ACCOUNT NUMBER	SC040

Sunset Close Body Corporate  
Bank Name: FNB  
Account Number: 630 438 604 77  
Branch Name: Carlswald&250655  
Ref: Unit Number + Surname

Date	Description	Reference	Amount	Due Date	Balance
10/01/26	3040013 Juke's Legal Fees - SC40 - M4381/Inv2584	INA15005	6,415.01D	10/01/26	212,753.52
01/02/26	1000001 Administrative Levy	INA14921	1,807.85D	01/02/26	214,561.37
01/02/26	1000002 Trafex	INA14921	94.79D	01/02/26	214,656.16
01/02/26	1000003 Reserve Fund Levy	INA14921	237.94D	01/02/26	214,894.10
01/02/26	1000004 CSOS Levy	INA14921	26.16D	01/02/26	214,920.26
01/02/26	1000005 Sewerage Levy	INA14921	802.38D	01/02/26	215,722.64
01/02/26	1000006 03/01 Water Open: 928Close: 928Consum: 0	INA14921	74.84D	01/02/26	215,797.48
01/02/26	1000007 COJ Special Levy	INA14921	200.00D	01/02/26	215,997.48
10/02/26	1000012 Interest on arrears	INA15014	4,319.94D	10/02/26	220,317.42
01/03/26	1000001 Administrative Levy	INA15066	1,807.85D	01/03/26	222,125.27
01/03/26	1000002 Trafex	INA15066	94.79D	01/03/26	222,220.06
01/03/26	1000003 Reserve Fund Levy	INA15066	237.94D	01/03/26	222,458.00
01/03/26	1000004 CSOS Levy	INA15066	26.16D	01/03/26	222,484.16
01/03/26	1000005 Sewerage Levy	INA15066	802.38D	01/03/26	223,286.54
01/03/26	1000006 02/02 Water Open: 928Close: 928Consum: 0	INA15066	74.84D	01/03/26	223,361.38
01/03/26	1000007 COJ Special Levy	INA15066	200.00D	01/03/26	223,561.38
10/03/26	1000012 Interest on arrears	INA15153	4,471.22D	10/03/26	228,032.60

120+ Days	90 Days	60 Days	30 Days	Current
191,513.97	7,534.73	13,704.82	7,563.90	7,715.18

PAYABLE ON OR BEFORE THE FIRST  
OF EACH MONTH

<b>Amount Due</b>	<b>228,032.60</b>
<b>Amount Paid</b>	
<b>Overdue</b>	<b>220,317.42</b>