

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

CASE NUMBER: 2025-102078

In the matter between

**BODY CORPORATE OF IL PIACERE
SECTIONAL TITLE SCHEME, NO. 461/2008**

Execution Creditor

and

**KALO TRADING & PROJECTS CC
(Reg Number: 2009/028788/23)**

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 20th of November 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 12 AS SHOWN AND MORE FULLY DESCRIBED ON SECTIONAL PLAN NO. SS461/2008 IN THE IL PIACERE SECTIONAL TITLE SCHEME IN RESPECT OF WHICH THE FLOOR AREA, ACCORDING TO THE SAID SECTIONAL PLAN, IS 156 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 ST35923/2020.

PHYSICAL ADDRESS:

UNIT 12 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

1 X KITCHEN

2 X BATHROOMS

2 X TOILETS

2 X OFFICES

2 X STOREROOMS

OPEN PLAN

WALLS - BLOCK

ROOF - CORRUGATED IRON**FLOOR - CARPETS / TILES**

(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
(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 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 **22ND** 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

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.

SEARCH CRITERIA

Search Date	2026/04/30 14:43	Scheme Name	SS IL PIACERE
Reference	-	Scheme Number	461
Report Print Date	2026/05/25 08:30	Unit Number	12
Deeds Office	Pretoria		

REGISTERED PROPERTY DETAILS

Property Type	SECTIONAL SCHEME UNIT	Deed Office	PRETORIA
Unit Number	12	Diagram Deed Number	-
Scheme Name	SS IL PIACERE	Registered Size	156.0000SQM
Scheme Number/Year	461/2008	Municipality	CITY OF JOHANNESBURG
Situated At	HALFWAY HOUSE EXT 13;687;0	Province	GAUTENG
Registration Division	IR	Coordinates (Lat/Long)	-25.990718 / 28.138027

OWNER INFORMATION (1)

KALO TRADING & PROJECTS CC			Owner 1 of 1
Person Type	COMPANY	Title Deed	ST35923/2020
Name	KALO TRADING & PROJECTS CC	Purchase Date	2019/09/20
Registration Number	200902878823	Purchase Price (R)	1 081 500
Share (%)	-	Registration Date	2020/08/13

DISCLAIMER

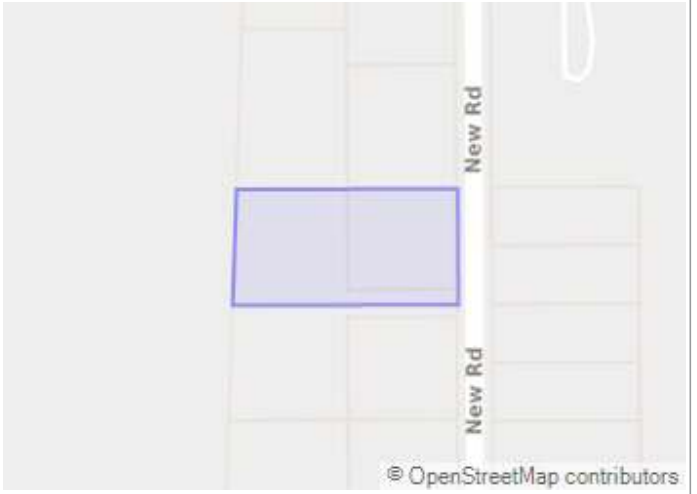
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MAPS

Satellite



Street



PROPERTY INFORMATION

No property information to display

MUNICIPAL VALUATION

No municipal valuation to display

SALES

Sales shows the details of the most recent transfers in close proximity to the specified property.

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RECENTLY REGISTERED TRANSFERS

	Address / Property Information	Size (m ²)	Sales Price (R)	Distance (m)	Sold	Transferred
A	,	127	2 200 000	-	2025/07/14	2025/09/02
A	,	131	2 200 000	-	2025/07/14	2025/09/02
A	,	99	650 000	-	2025/01/10	2025/08/20
B	,	4 450	21 000 000	70	2025/02/21	2025/07/14
C	,	5 852	21 000 000	82	2025/02/21	2025/07/14
D	,	3 720	34 500 000	136	2024/11/29	2025/06/30
E	,	5 256	34 500 000	145	2024/11/29	2025/06/30
F	,	1	34 500 000	210	2024/11/29	2025/06/30
A	,	344	3 335 000	-	2024/03/08	2024/07/11
A	,	103	3 335 000	-	2024/03/08	2024/07/11
A	,	130	4 200 000	-	2024/02/29	2024/05/28
A	,	420	4 200 000	-	2024/02/29	2024/05/28
G	,	4 214	3 050 000	272	2024/08/16	2025/03/17
H	,	4 781	3 050 000	382	2024/08/16	2025/03/17
I	,	16 450 000	2 837 625	768	2025/02/06	2025/04/30

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SALES ANALYSIS

15 properties used in the analysis.

Note: Where there is no monetary value or extent it has been ignored.

	Price (R)	R/m ²	Extent (m ²)
Highest Priced Property	34 500 000	2	16 450 000
Average Priced Property	8 971 578	8	1 098 642
Lowest Priced Property	650 000	650 000	1

BONDS AND OTHER DOCUMENTS (4)

#	Document Number	Institution	Amount (R)
1	SB23941/2020	FIRSTRAND BANK LTD	616 560
2	PFILED - VB64 B181550/2007	-	-
3	I-4104/2017LG	-	-
4	B181550/200	-	-

PROPERTY HISTORY (2)

#	Document	Amount (R)	Holder
1	ST461-12/2008	-	ST TROPEZ PROP GROUP PTY LTD
2	B181550/2007	33 000 000	NEDBANK LTD

AMENITIES (30)

#	Name	Type	Distance (m)
1	GRAND CENTRAL AIRPORT	TRANSPORT AND PUBLIC SERVICES	478
2	MIDRAND	TRANSPORT AND PUBLIC SERVICES	641
3	TOTAL	TRANSPORT AND PUBLIC SERVICES	853
4	SANDWICH BARON	FOOD AND ENTERTAINMENT	881
5	ACTION	SPORTS AND LEISURE	896
6	SASOL	TRANSPORT AND PUBLIC SERVICES	902
7	MASH	FOOD AND ENTERTAINMENT	1 078
8	BP	TRANSPORT AND PUBLIC SERVICES	1 092
9	ENGEN	TRANSPORT AND PUBLIC SERVICES	1 128
10	FNB;STANDARD	SHOPPING	1 135
11	STANDARD	SHOPPING	1 190
12	NANDOS	FOOD AND ENTERTAINMENT	1 207
13	FISH & CHIPS	FOOD AND ENTERTAINMENT	1 214
14	KFC	FOOD AND ENTERTAINMENT	1 228
15	DEBONAIRS	FOOD AND ENTERTAINMENT	1 230
16	STEERS	FOOD AND ENTERTAINMENT	1 235

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17	GALLAGHER ESTATE PARKING	TRANSPORT AND PUBLIC SERVICES	1 242
18	KING PIE	FOOD AND ENTERTAINMENT	1 249
19	GALLAGHER ESTATE PARKING	TRANSPORT AND PUBLIC SERVICES	1 276
20	CLICKS	HEALTH	1 290
21	CAPITEC	SHOPPING	1 299
22	CHICKEN LICKEN	FOOD AND ENTERTAINMENT	1 302
23	KFC	FOOD AND ENTERTAINMENT	1 308
24	BOULDERS	SPORTS AND LEISURE	1 324
25	ENGEN	TRANSPORT AND PUBLIC SERVICES	1 328
26	WIMPY	FOOD AND ENTERTAINMENT	1 354
27	STANDARD	SHOPPING	1 358
28	AMERICAN SWISS	SHOPPING	1 360
29	HOPE FOUNTAIN COMBINED COLLEGE	EDUCATION	1 367
30	AFRICAN	SHOPPING	1 383

SUBURB TRENDS

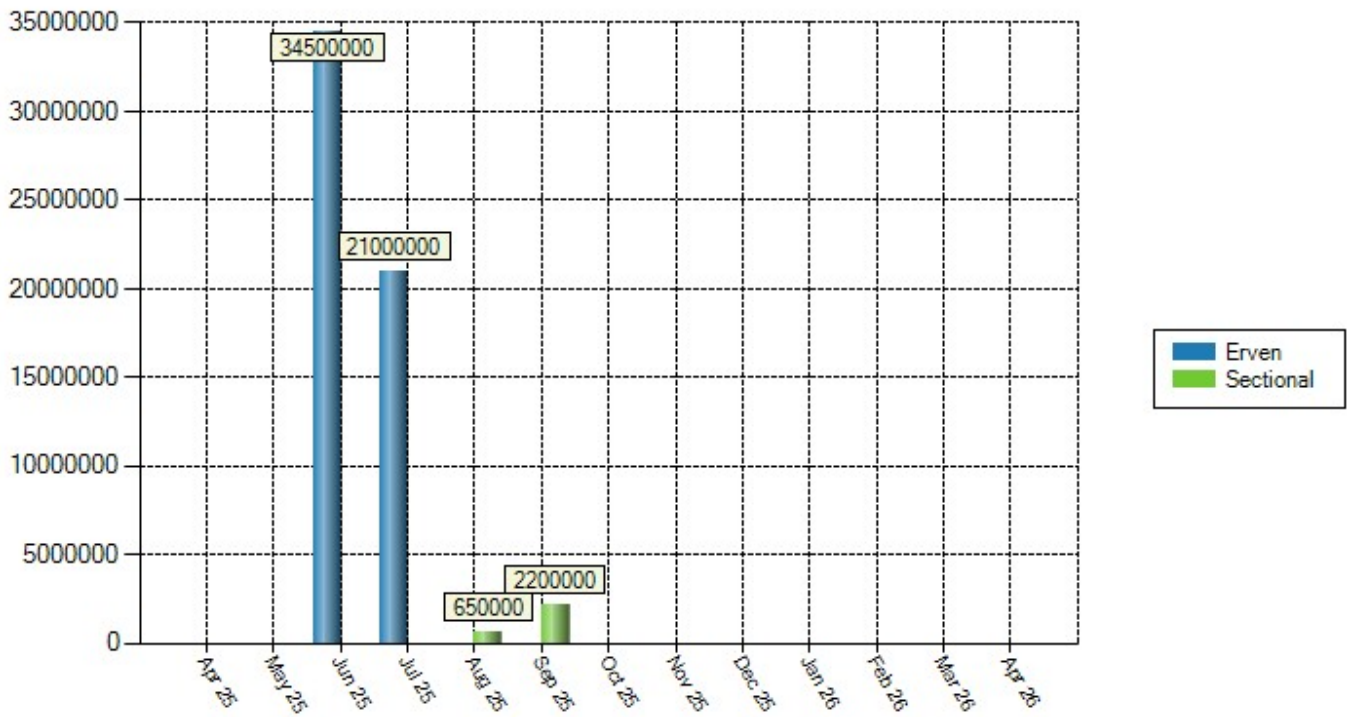
The Suburb Trend graphs show the average price and total volume of sales in the suburb.

MONTHLY TRENDS

Average Price

DISCLAIMER

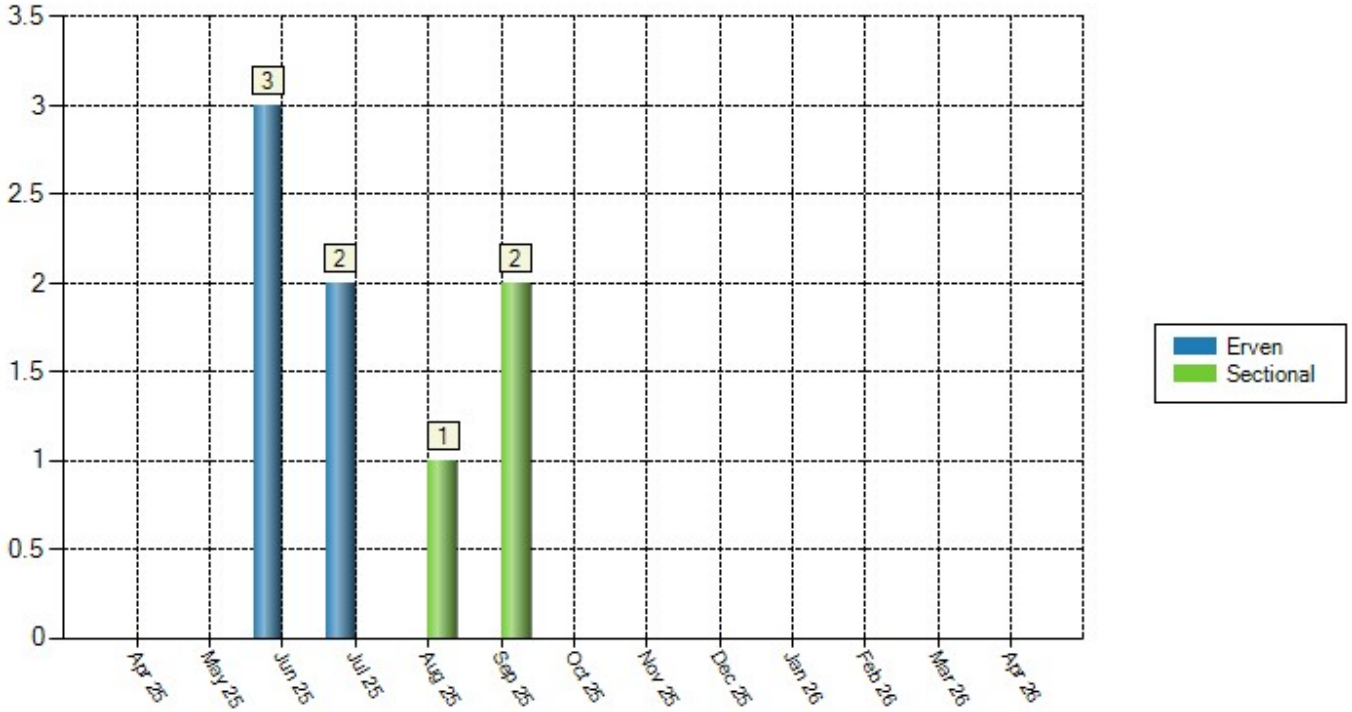
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Number of Sales



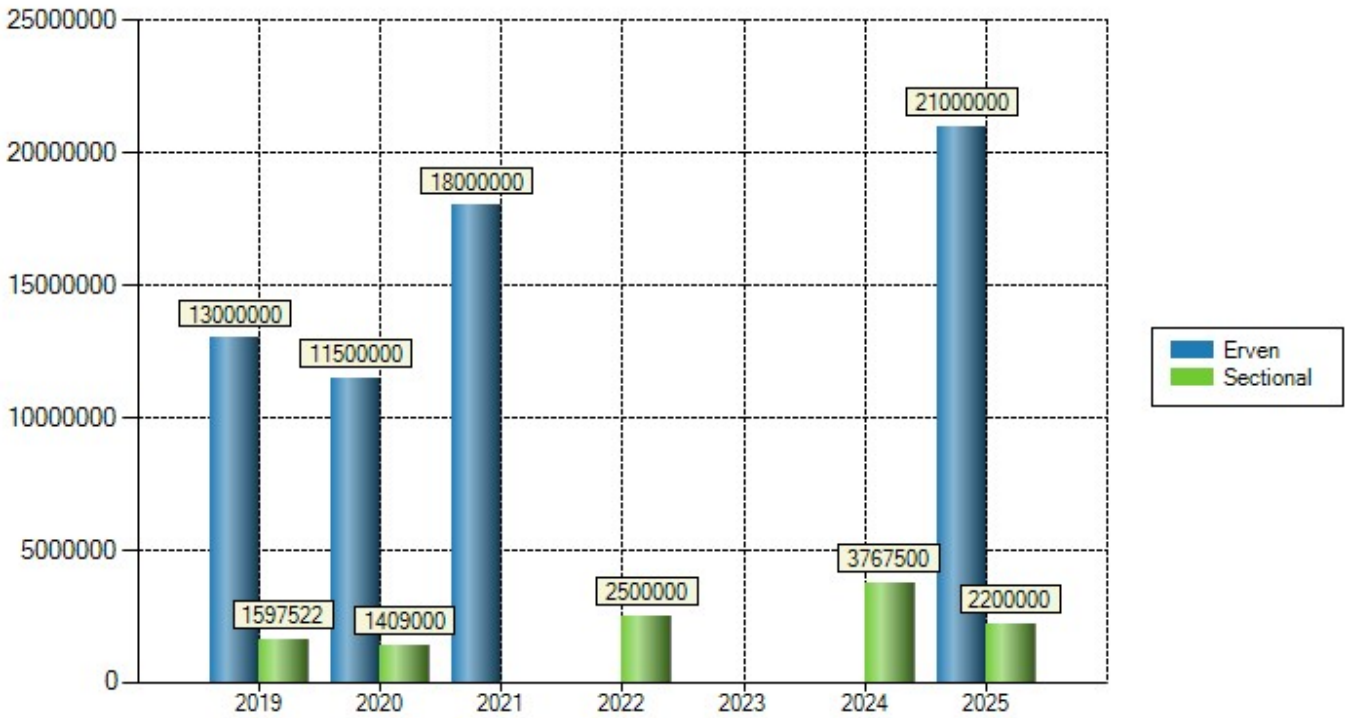
Key	Average Erf Price (R)	Total Erf Sales	Average SS Price (R)	Total SS Sales	Average Farm Price (R)	Total Farm Sales	Average AH Price (R)	Total AH Sales
APR 2025	-	-	-	-	-	-	-	-
MAY 2025	-	-	-	-	-	-	-	-
JUN 2025	34 500 000	3	-	-	-	-	-	-
JUL 2025	21 000 000	2	-	-	-	-	-	-
AUG 2025	-	-	650 000	1	-	-	-	-
SEP 2025	-	-	2 200 000	2	-	-	-	-
OCT 2025	-	-	-	-	-	-	-	-
NOV 2025	-	-	-	-	-	-	-	-
DEC 2025	-	-	-	-	-	-	-	-
JAN 2026	-	-	-	-	-	-	-	-
FEB 2026	-	-	-	-	-	-	-	-
MAR 2026	-	-	-	-	-	-	-	-
APR 2026	-	-	-	-	-	-	-	-

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ANNUAL TRENDS

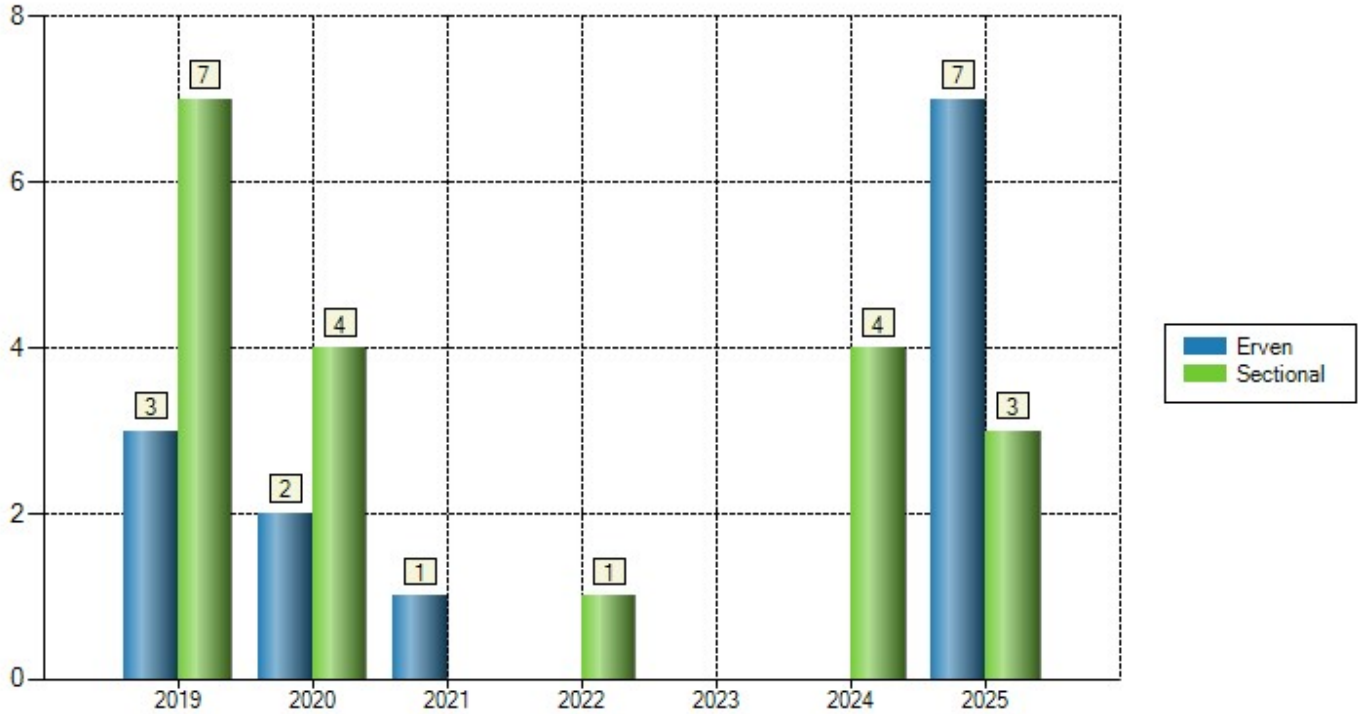
Average Price



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Number of Sales



Key	Average Erf Price (R)	Total Erf Sales	Average SS Price (R)	Total SS Sales	Average Farm Price (R)	Total Farm Sales	Average AH Price (R)	Total AH Sales
2019	13 000 000	3	1 597 522	7	-	-	-	-
2020	11 500 000	2	1 409 000	4	-	-	-	-
2021	18 000 000	1	-	-	-	-	-	-
2022	-	-	2 500 000	1	-	-	-	-
2023	-	-	-	-	-	-	-	-
2024	-	-	3 767 500	4	-	-	-	-
2025	21 000 000	7	2 200 000	3	-	-	-	-

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 Johannesburg 2000

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 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

KALO TRADING AND PROJECTS CC
687 12IL PIACERE
HALFWAY HOUSE
1685

Date	2026/05/07
Statement for	May 2026
Physical Address	51 * *
Stand No./Portion	12 IL PIACERE
Township	HALFWAY HOUSE EXT.13

Stand Size	Number of Dwellings	Valuation Date	Portion	Municipal Valuation	Region
156 m2		2023/07/01	A1	Market Value R 976,000.00	Region A WARD 92

Invoice Number : 190005838924	Group :	Next Reading Date :
Client VAT Number :		Deposit Paid : R 0.00

Account Number 556545886	(PIN Code:263257)
---------------------------------	--------------------------

Previous Account Balance	30,386.82
Sub Total	30,386.82
Interest on Arrears	85.05
Current Charges (Excl. VAT)	2,259.60
VAT @ 15%	47.82
Total Due	32,779.29
Due Date	2026/05/22

90 Days+	60 Days	30 Days	Current	Instalment Plan	Total Outstanding
26,322.14	2,022.53	2,042.15	2,392.47	0.00	32,779.29

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 KALO TRADING AND PROJECTS CC Acc. No. : 556545886 - 51 * *, HALFWAY HOUSE EXT.13

EasyPay >>>> 91115 5565458865	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 556545886
SAPO 0146 556545886	

>>>> 516008800111159 55654588606

Account Number 556545886

City of Johannesburg Property Rates	VAT No. 4760117194	Amount	Sub Total
Category of Property: Property Rates Business R 976,000.00 X R 0.0238620 / 12 (Billing Period 2026/05) VAT: 0 %		1,940.78 0.00	1,940.78
City of Johannesburg Sundry Charges	VAT No. 4760117194		
Pretermination Notices DR VAT: 15.00%		318.82 47.82	366.64

Current Charges (Incl. VAT)

2,307.42

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.

IL PIACERE Body Corporate

Detailed Customer Ledger

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

Generated: 2026-05-28

KAL001 - KALO TRADING AND PROJECTS CC-U012

Date	Source	Description	Remarks	Debit Credit	Balance	
2026-03-01		Balance b/f		97384.84	97384.84	
2026-03-11	Invoice INV00034 (Line	INV-10486		1814.7	99199.54	
2026-03-25	Debt-status	Debt Status [RN1] NOTIFICATION OF ARREARS			99199.54	
2026-04-08	Handed-over	Handed Over			99199.54	
2026-04-09	Exempt Status	Exempt from interest.			99199.54	
2026-04-09	Exempt Status	Not Exempt from interest.			99199.54	
2026-04-17	Invoice INV00089 (Line	Kalo Trading 12		3007.27	102206.81	
2026-04-21	Invoice INV00123 (Line	Kalo Trading 12		3326.38	105533.19	
2026-04-23	Not-exempt-from-inter	Not Exempt from Interest: sale date 30 June 2026			105533.19	
2026-04-30	Invoice INV00128 (Line	KALO TRADING &PROJECTS CC UNIT 12 -		1405.32	106938.51	
2026-05-15	Exempt Status	Exempt from interest.			106938.51	
2026-05-18	Journal Batch 8	SHERIFF FEE, courier fee, advertising Ref		10931.84	117870.35	
				117870.35	0	117870.35