

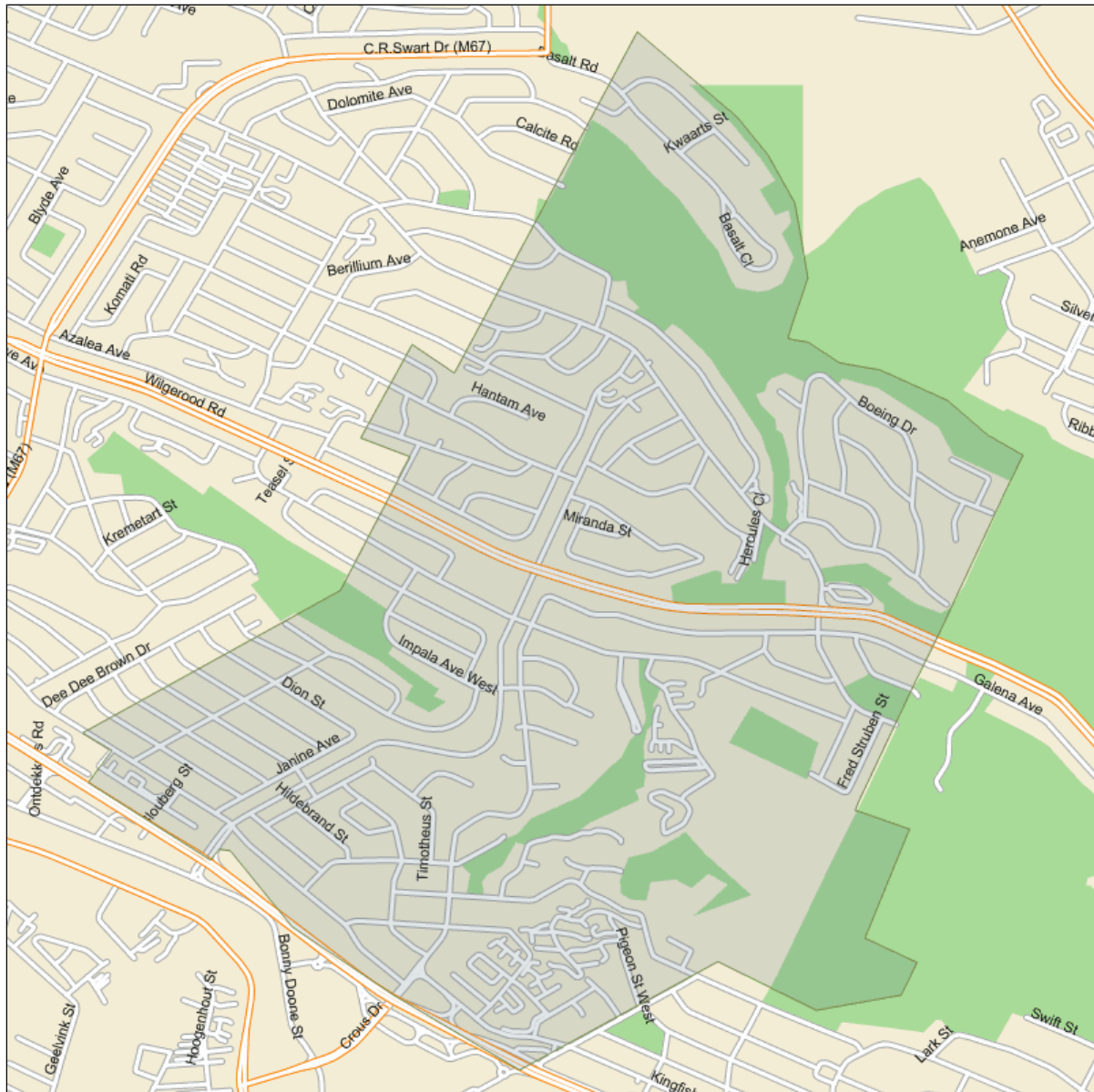
# Suburb Report

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System.Data.SqlClient.SqlException (0x80131904): Conversion failed when converting from a character string to uniqueidentifier. at System.Data.SqlClient.SqlConnection.OnError(SqlException exception, Boolean breakConnection) at System.Data.SqlClient.TdsParser.ThrowExceptionAndWarning() at System.Data.SqlClient.TdsParser.Run(RunBehavior runBehavior, SqlCommand cmdHandler, SqlDataReader dataStream, BulkCopySimpleResultSet bulkCopyHandler, TdsParserStateObject stateObj) at System.Data.SqlClient.SqlDataReader.HasMoreRows() at System.Data.SqlClient.SqlDataReader.ReadInternal(Boolean setTimeout) at System.Data.Common.DataAdapter.FillLoadDataRow(SchemaMapping mapping) at System.Data.Common.DataAdapter.FillFromReader(DataSet dataset, DataTable datatable, String srcTable, DataReaderContainer dataReader, Int32 startRecord, Int32 maxRecords, DataColumn parentChapterColumn, Object parentChapterValue) at System.Data.Common.DataAdapter.Fill(DataSet dataSet, String srcTable, IDataReader dataReader, Int32 startRecord, Int32 maxRecords) at System.Data.Common.DbDataAdapter.FillInternal(DataSet dataset, DataTable[] datatables, Int32 startRecord, Int32 maxRecords, String srcTable, IDbCommand command, CommandBehavior behavior) at System.Data.Common.DbDataAdapter.Fill(DataSet dataSet, Int32 startRecord, Int32 maxRecords, String srcTable, IDbCommand command, CommandBehavior behavior) at System.Data.Common.DbDataAdapter.Fill(DataSet dataSet) at clsFunctions.returnDataRow(String strSql) in D:\AVM\App_Code\clsFunctions.vb:line 214
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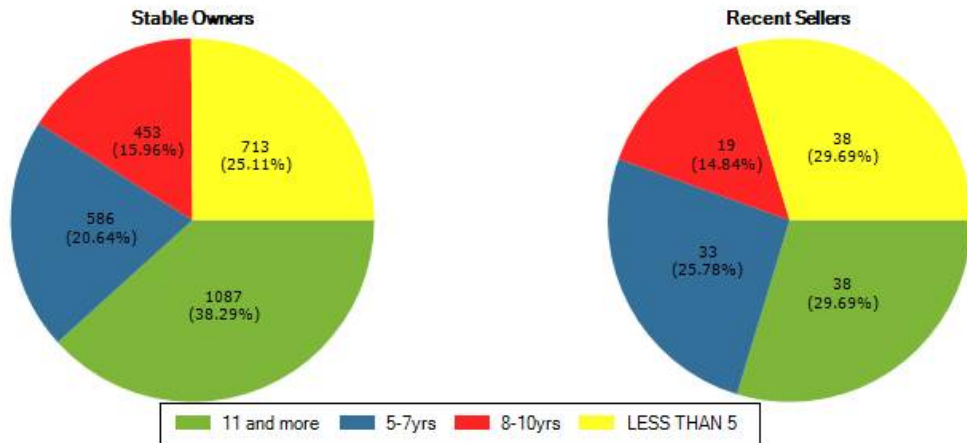
New Search

## Suburb Details

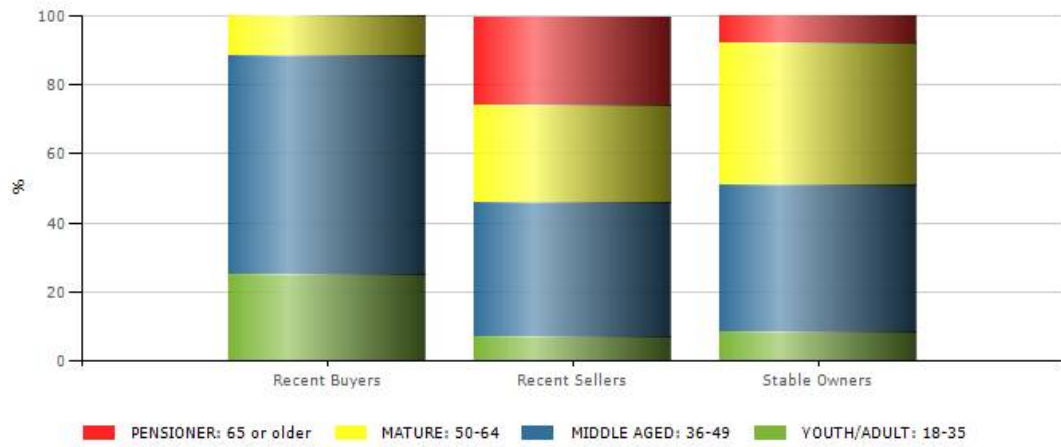
Suburb: HELDERKRUIJN  
Township: HELDERKRUIJN  
Municipality: City of Johannesburg  
Province: Gauteng



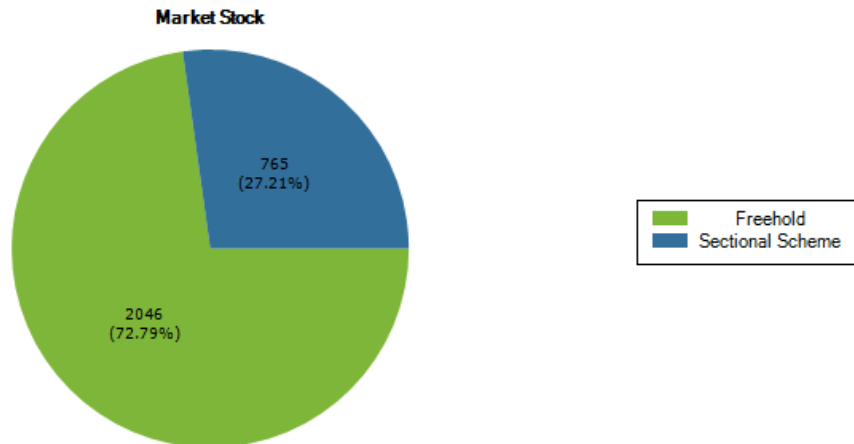
Tenure of Owners



Age of Residents



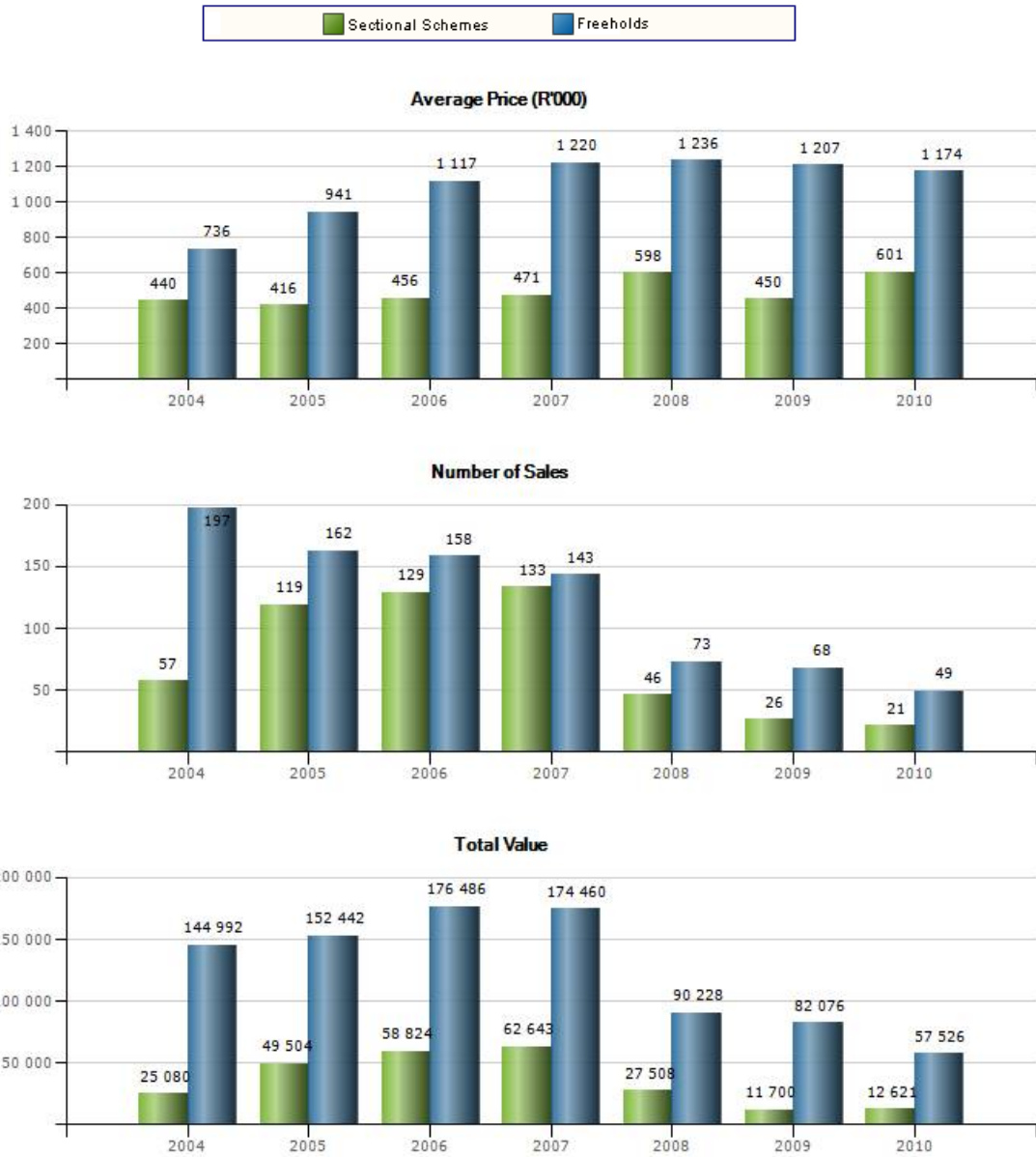
Market Stock:



## Transfer Information

Transfer Information Up to Sep 2010						*All ZAR Values in R'000				
Property Transfer Information	Last 3 Months					Last 12 Months				
	Count	%	Value	%	Avg	Count	%	Value	%	Avg
Property Data										
NEW										
EST										
R0 - R400000		0.0		0.0	0		0.0		0.0	0
R400000 - R800000		0.0		0.0	0		0.0		0.0	0
R800000 - R1.5mil		0.0		0.0	0		0.0		0.0	0
R1.5mil - R3mil		0.0		0.0	0		0.0		0.0	0
Greater than R3mil		0.0		0.0	0		0.0		0.0	0
Total		0		0	0		0		0	0
FH										
R0 - R400000		0.0		0.0	0		0.0		0.0	0
R400000 - R800000		0.0		0.0	0		0.0		0.0	0
R800000 - R1.5mil		0.0		0.0	0		0.0		0.0	0
R1.5mil - R3mil		0.0		0.0	0		0.0		0.0	0
Greater than R3mil		0.0		0.0	0		0.0		0.0	0
Total		0		0	0		0		0	0
SS										
R0 - R400000	1	100.0	385	100.0	385	2	100.0	610	100.0	305
R400000 - R800000		0.0		0.0	0		0.0		0.0	0
R800000 - R1.5mil		0.0		0.0	0		0.0		0.0	0
R1.5mil - R3mil		0.0		0.0	0		0.0		0.0	0
Greater than R3mil		0.0		0.0	0		0.0		0.0	0
Total	1	100	385	100	385	2	100	610	100	305
REPEAT										
EST										
R0 - R400000		0.0		0.0	0		0.0		0.0	0
R400000 - R800000		0.0		0.0	0		0.0		0.0	0
R800000 - R1.5mil		0.0		0.0	0		0.0		0.0	0
R1.5mil - R3mil		0.0		0.0	0		0.0		0.0	0
Greater than R3mil		0.0		0.0	0		0.0		0.0	0
Total		0		0	0		0		0	0
FH										
R0 - R400000		0.0		0.0	0		0.0		0.0	0
R400000 - R800000	3	9.7	2 110	5.8	703	4	4.8	2 910	2.8	728
R800000 - R1.5mil	24	77.4	27 350	75.4	1 140	67	79.8	75 412	72.0	1 126
R1.5mil - R3mil	4	12.9	6 835	18.8	1 709	13	15.5	26 435	25.2	2 033
Greater than R3mil		0.0		0.0	0		0.0		0.0	0
Total	31	100	36 295	100	1 171	84	100	104 757	100	1 247
SS										
R0 - R400000		0.0		0.0	0	4	14.8	862	5.5	216
R400000 - R800000	11	91.7	6 352	88.6	577	18	66.7	10 303	65.9	572
R800000 - R1.5mil	1	8.3	820	11.4	820	5	18.5	4 480	28.6	896
R1.5mil - R3mil		0.0		0.0	0		0.0		0.0	0
Greater than R3mil		0.0		0.0	0		0.0		0.0	0
Total	12	100	7 172	100	598	27	100	15 645	100	579
Totals Per Price band										
R0 - R400000	1	2.3	385	0.9	385	6	5.3	1 472	1.2	245
R400000 - R800000	14	31.8	8 462	19.3	604	22	19.5	13 213	10.9	601
R800000 - R1.5mil	25	56.8	28 170	64.2	1 127	72	63.7	79 892	66.0	1 110
R1.5mil - R3mil	4	9.1	6 835	15.6	1 709	13	11.5	26 435	21.8	2 033
Greater than R3mil		0.0		0.0	0		0.0		0.0	0
Total Transfers	44	100	43 852	100	997	113	100	121 012	100	1 071

Growth and Activity



## National Ranking (Freehold):

Number of suburbs: 5308

Suburb	Municipality	Province	Rank	Mean Valuation (R)
EARLY DAWN	MOGALE CITY	GAUTENG	916	1 420 566
BEREA WEST	ETHEKWINI	KWAZULU NATAL	917	1 420 440
BEVERLEY GROVE	NELSON MANDELA BAY	EASTERN CAPE	918	1 419 189
NORTH VILLA	EKURHULENI	GAUTENG	919	1 418 755
BRIDLE PARK AH	CITY OF JOHANNESBURG	GAUTENG	920	1 418 462
HELDERKRUIN	CITY OF JOHANNESBURG	GAUTENG	921	1 415 196
MONUMENT PARK	CITY OF TSHWANE	GAUTENG	922	1 414 885
MOREHILL EXT 1	EKURHULENI	GAUTENG	923	1 414 516
NEWTON PARK	NELSON MANDELA BAY	EASTERN CAPE	924	1 414 017
LILYVALE SH AH	MANGAUNG	FREE STATE	925	1 413 846
BERGVIEW	OKHAHLAMBA	KWAZULU NATAL	926	1 413 626

## Provincial Ranking (Freehold):

Number of suburbs: 1778

Suburb	Municipality	Province	Rank	Mean Valuation (R)
WILLOWBROOK	CITY OF JOHANNESBURG	GAUTENG	429	1 423 214
HALFWAY HOUSE EXT 2	CITY OF JOHANNESBURG	GAUTENG	430	1 421 667
EARLY DAWN	MOGALE CITY	GAUTENG	431	1 420 566
NORTH VILLA	EKURHULENI	GAUTENG	432	1 418 755
BRIDLE PARK AH	CITY OF JOHANNESBURG	GAUTENG	433	1 418 462
HELDERKRUIN	CITY OF JOHANNESBURG	GAUTENG	434	1 415 196
MONUMENT PARK	CITY OF TSHWANE	GAUTENG	435	1 414 885
MOREHILL EXT 1	EKURHULENI	GAUTENG	436	1 414 516
LITTLE FALLS	CITY OF JOHANNESBURG	GAUTENG	437	1 411 729
THE STEWARDS	EKURHULENI	GAUTENG	438	1 410 543
EASTCLIFF	CITY OF JOHANNESBURG	GAUTENG	439	1 403 800

## Municipal Ranking (Freehold):

Number of suburbs: 609

Suburb	Municipality	Province	Rank	Mean Valuation (R)
ROSSMORE	CITY OF JOHANNESBURG	GAUTENG	237	1 429 158
KENSINGTON B	CITY OF JOHANNESBURG	GAUTENG	238	1 425 259
WILLOWBROOK	CITY OF JOHANNESBURG	GAUTENG	239	1 423 214
HALFWAY HOUSE EXT 2	CITY OF JOHANNESBURG	GAUTENG	240	1 421 667
BRIDLE PARK AH	CITY OF JOHANNESBURG	GAUTENG	241	1 418 462
HELDERKRUIN	CITY OF JOHANNESBURG	GAUTENG	242	1 415 196
LITTLE FALLS	CITY OF JOHANNESBURG	GAUTENG	243	1 411 729
EASTCLIFF	CITY OF JOHANNESBURG	GAUTENG	244	1 403 800
PINE PARK	CITY OF JOHANNESBURG	GAUTENG	245	1 400 534
BRAMLEY PARK	CITY OF JOHANNESBURG	GAUTENG	246	1 399 615
HONEY HILL	CITY OF JOHANNESBURG	GAUTENG	247	1 397 609

## National Ranking (Sectional Scheme):

Number of suburbs: 1961

Suburb	Municipality	Province	Rank	Mean Valuation (R)
HARMELIA	EKURHULENI	GAUTENG	938	638 041
SAGEWOOD	CITY OF JOHANNESBURG	GAUTENG	939	637 919
THERESAPARK	CITY OF TSHWANE	GAUTENG	940	637 500
PARKHAVEN	EKURHULENI	GAUTENG	941	637 246
ANNLIN	CITY OF TSHWANE	GAUTENG	942	636 869
HELDERKRUIN	CITY OF JOHANNESBURG	GAUTENG	943	636 829
MOORTON	ETHEKWINI	KWAZULU NATAL	944	636 667
NOORDHEUWEL	MOGALE CITY	GAUTENG	945	636 647
SELCOURT	EKURHULENI	GAUTENG	946	635 441
LOUIS TRICHARDT NEW TOWN	MAKHADO	LIMPOPO	947	634 878
NORTHGATE	CITY OF JOHANNESBURG	GAUTENG	948	634 498

## Provincial Ranking (Sectional Scheme):

Number of suburbs: 819

Suburb	Municipality	Province	Rank	Mean Valuation (R)
HARMELIA	EKURHULENI	GAUTENG	418	638 041
SAGEWOOD	CITY OF JOHANNESBURG	GAUTENG	419	637 919
THERESAPARK	CITY OF TSHWANE	GAUTENG	420	637 500
PARKHAVEN	EKURHULENI	GAUTENG	421	637 246
ANNLIN	CITY OF TSHWANE	GAUTENG	422	636 869
HELDERKRUIN	CITY OF JOHANNESBURG	GAUTENG	423	636 829
NOORDHEUWEL	MOGALE CITY	GAUTENG	424	636 647
SELCOURT	EKURHULENI	GAUTENG	425	635 441
NORTHGATE	CITY OF JOHANNESBURG	GAUTENG	426	634 498
KIBLER PARK	CITY OF JOHANNESBURG	GAUTENG	427	633 867
HAZELDENE	EKURHULENI	GAUTENG	428	633 750

## Municipal Ranking (Sectional Scheme):

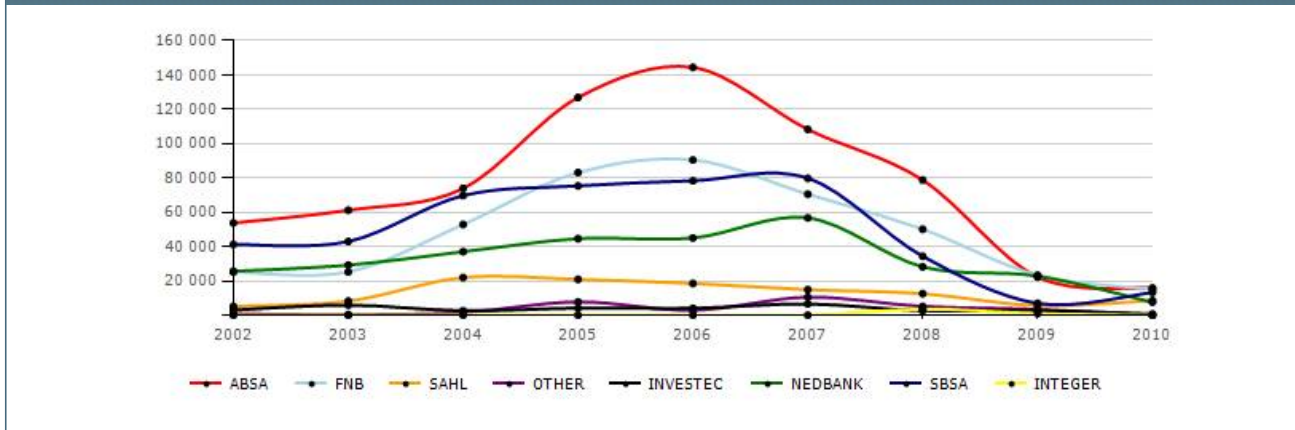
Number of suburbs: 334

Suburb	Municipality	Province	Rank	Mean Valuation (R)
THE HILL	CITY OF JOHANNESBURG	GAUTENG	194	644 115
THE GARDENS	CITY OF JOHANNESBURG	GAUTENG	195	643 423
ELANDSPARK	CITY OF JOHANNESBURG	GAUTENG	196	641 724
WINCHESTER HILLS	CITY OF JOHANNESBURG	GAUTENG	197	640 381
SAGEWOOD	CITY OF JOHANNESBURG	GAUTENG	198	637 919
HELDERKRUIN	CITY OF JOHANNESBURG	GAUTENG	199	636 829
NORTHGATE	CITY OF JOHANNESBURG	GAUTENG	200	634 498
KIBLER PARK	CITY OF JOHANNESBURG	GAUTENG	201	633 867
LIEFDE EN VREDE	CITY OF JOHANNESBURG	GAUTENG	202	629 266
FAIRLAND EXT 3	CITY OF JOHANNESBURG	GAUTENG	203	626 533
MULBARTON	CITY OF JOHANNESBURG	GAUTENG	204	623 231

## Bond Information

						*All ZAR Values in R'000				
Deeds Office Information Up to Sep 2010	Last 3 Months					Last 12 Months				
	Count	%	Value	%	Avg	Count	%	Value	%	Avg
Bond data										
ORDINARY LOAN										
ABSA	8	25.0	7 269	23.6	909	23	25.3	18 908	22.3	822
FNB	5	15.6	4 336	14.1	867	24	26.4	22 789	26.9	950
INTEGER		0.0		0.0	0	1	1.1	1 000	1.2	1 000
INVESTEC		0.0		0.0	0	1	1.1	900	1.1	900
NEDBANK	7	21.9	6 915	22.4	988	16	17.6	16 018	18.9	1 001
SAHL	2	6.3	1 340	4.4	670	5	5.5	4 670	5.5	934
SBSA	10	31.3	10 951	35.5	1 095	21	23.1	20 546	24.2	978
Total	32	100	30 811	100	963	91	100	84 831	100	932
FURTHER ADVANCE										
ABSA	4	44.4	1 275	33.3	319	14	38.9	4 496	43.5	321
FNB	2	22.2	1 960	51.2	980	6	16.7	2 910	28.1	485
INVESTEC		0.0		0.0	0	1	2.8	700	6.8	700
NEDBANK	1	11.1	253	6.6	253	3	8.3	805	7.8	268
SAHL		0.0		0.0	0	3	8.3	484	4.7	161
SBSA	2	22.2	340	8.9	170	9	25.0	947	9.2	105
Total	9	100	3 828	100	425	36	100	10 342	100	287
SWITCH IN										
ABSA	1	50.0	1 425	47.1	1 425	3	30.0	2 725	17.8	908
FNB		0.0		0.0	0	2	20.0	4 000	26.1	2 000
NEDBANK		0.0		0.0	0	2	20.0	2 700	17.6	1 350
SAHL	1	50.0	1 600	52.9	1 600	3	30.0	5 900	38.5	1 967
Total	2	100	3 025	100	1 513	10	100	15 325	100	1 533
Bank Totals										
ABSA	13	30.2	9 969	26.5	767	40	29.2	26 129	23.6	653
FNB	7	16.3	6 296	16.7	899	32	23.4	29 699	26.9	928
NEDBANK	8	18.6	7 168	19.0	896	21	15.3	19 523	17.7	930
SAHL	3	7.0	2 940	7.8	980	11	8.0	11 054	10.0	1 005
SBSA	12	27.9	11 291	30.0	941	30	21.9	21 493	19.5	716
<b>Total bonds registered</b>	<b>43</b>	<b>100</b>	<b>37 664</b>	<b>100</b>	<b>876</b>	<b>137</b>	<b>100</b>	<b>110 498</b>	<b>100</b>	<b>807</b>
SWITCH OUT										
ABSA	1	50.0	1 175	88.7	1 175	2	20.0	3 775	33.4	1 888
INVESTEC		0.0		0.0	0	1	10.0	750	6.6	750
NEDBANK		0.0		0.0	0	1	10.0	533	4.7	533
OTHER		0.0		0.0	0	3	30.0	3 116	27.6	1 039
SBSA	1	50.0	150	11.3	150	3	30.0	3 121	27.6	1 040
Total	2	100	1 325	100	663	10	100	11 294	100	1 129
BONDS CANCELLED										
ABSA		0.0		0.0	0	1	100.0	60	100.0	60
Total		0		0	0	1	100	60	100	60

Lending By Institution (values in R000)



## Amenities:

Type	Amenity
Hospital/Clinic	Helderkruin Clinic
Hospital/Clinic	Life Healthcare - Nite Doc (Medgate)
Hospital/Clinic	Netcare - Constantia Clinic
PoliceStation	Police SAPS - Roodepoort
PrePrimarySchool	Huggy Bear Creche
PrePrimarySchool	Goofy Nursery School
PrePrimarySchool	Child Wise Creche Helderkruin
PrimarySchool	Laerskool Helderkruin
School	Montessori Education Centre
ShoppingCentre	Westways Shopping Centre
ShoppingCentre	Westgate Shopping Centre
ShoppingCentre	Plumbers Warehouse - Princess
ShoppingCentre	Wilrokrans Shopping Centre
ShoppingCentre	Princess Crossing

## Disclaimer

Please note that Lightstone obtains data from a broad range of 3rd party sources and – despite the application of proprietary data cleaning processes – cannot guarantee the accuracy of the information provided in this report. It is expressly recorded that information provided in this report is not intended to constitute legal, financial, accounting, tax, investment, consulting or other professional advice. This report does not contain any confidential information relating to the property owner or any owners residing in the suburb. All bond, home loan and property registration information in the reports is from the Deeds Office where information on all property registrations, property transfers as well as all registered bonds / home loans are kept. This is public domain information and accessible by any person.

#### Explanatory Notes

The Suburb Details section shows a map with the outline of the suburb which assists the user in visually referencing the area.

The Transfer Information shows the number of property transfers for the suburb split into New (first time registrations) and Repeat sales. The new and repeat data is further split into free hold (FH), sectional scheme (SS) and Estates (EST) shown in a 3 month and 12 month view.

The Suburb Trends graphs show the average price and total volume of sales in the suburb by property type for the last 5 years.

The Age of Residents bar graph shows the age distribution of owners in the suburb and is split into residents and recent sellers.

The Tenure of Owners graph depicts the tenure of ownership in the suburb and is a measure of ownership stability.

The Bond Information table shows the bonds registered in the suburb split into bond type (ordinary loan, further advance and switch) and institution. The registrations for both the last 3 months and the last 12 months are shown.

The Lending By Institution graph shows the total bonds registered by bank by year for the past 7 years in the suburb.

The Suburb Ranking tables enable users to identify those suburbs most similar in average price to the subject suburb. The ranking is provided against other suburbs in the municipality, province and country.