

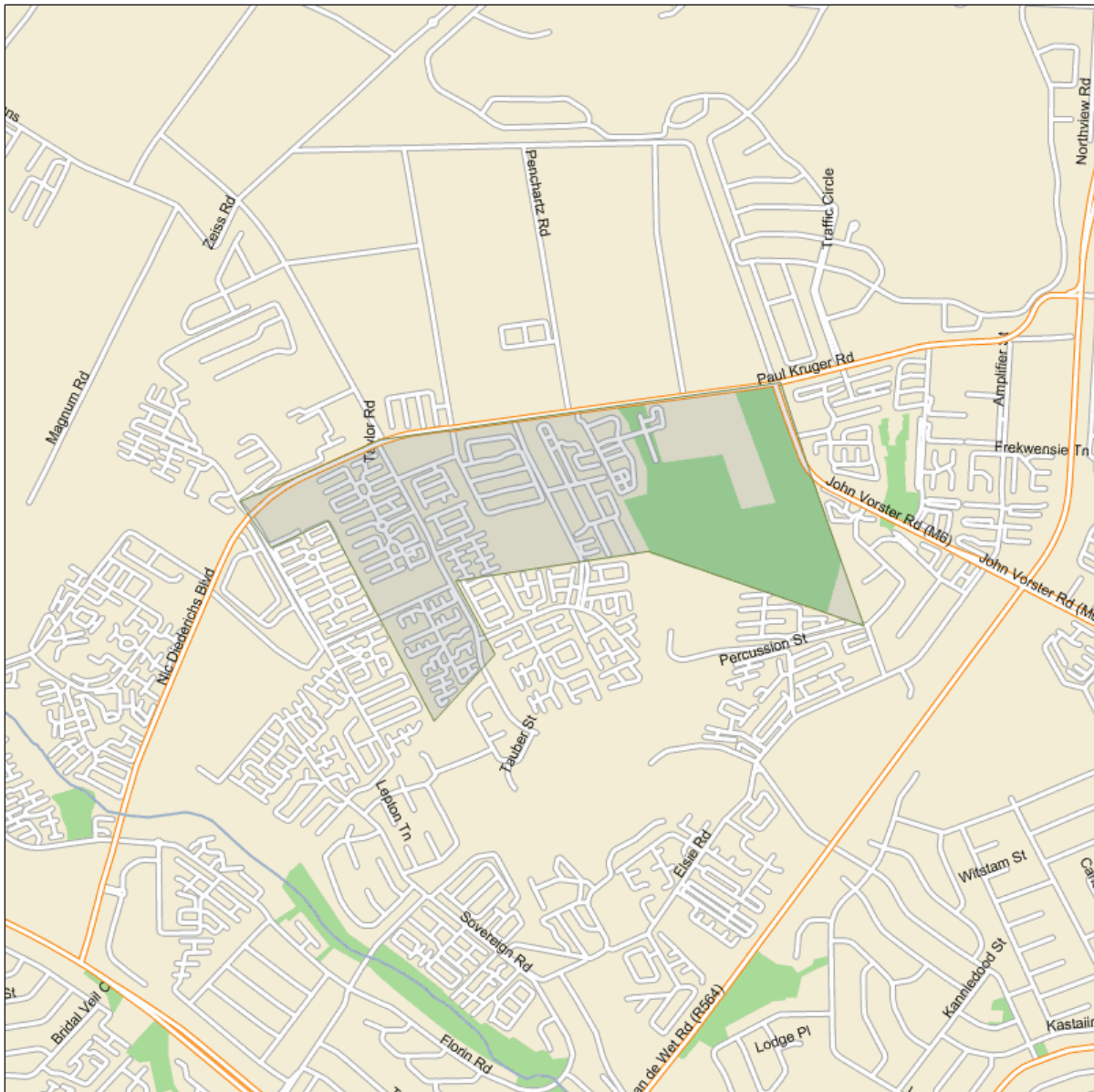
Suburb Report

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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 set Timeout) 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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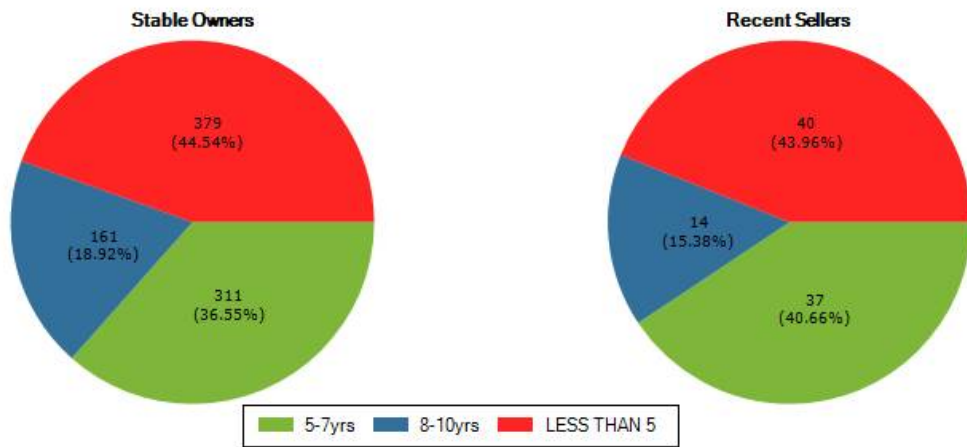
New Search

Suburb Details

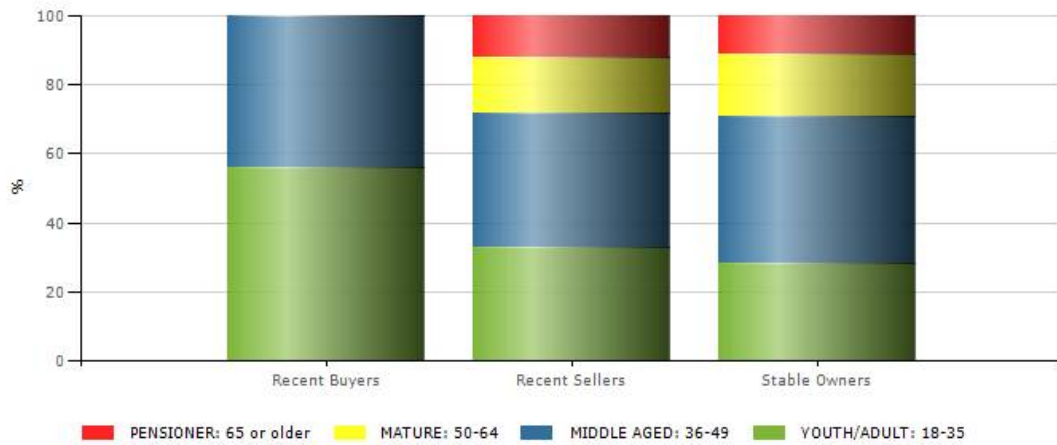
Suburb: HONEYDEW RIDGE
Township: HONEYDEW RIDGE
Municipality: City of Johannesburg
Province: Gauteng



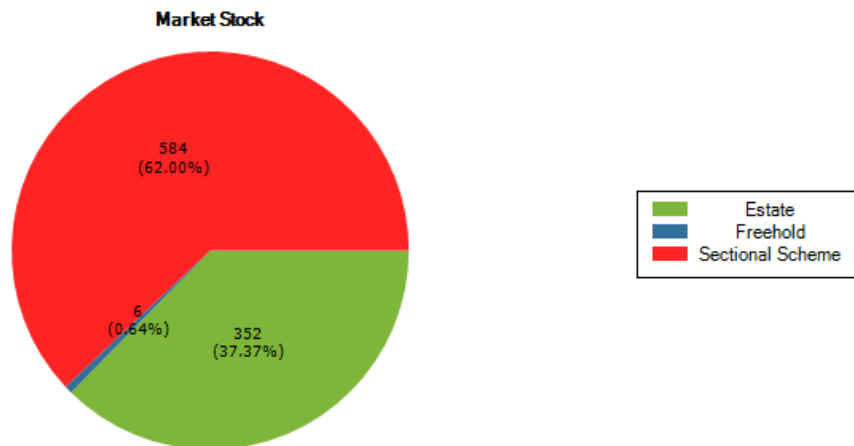
Tenure of Owners



Age of Residents



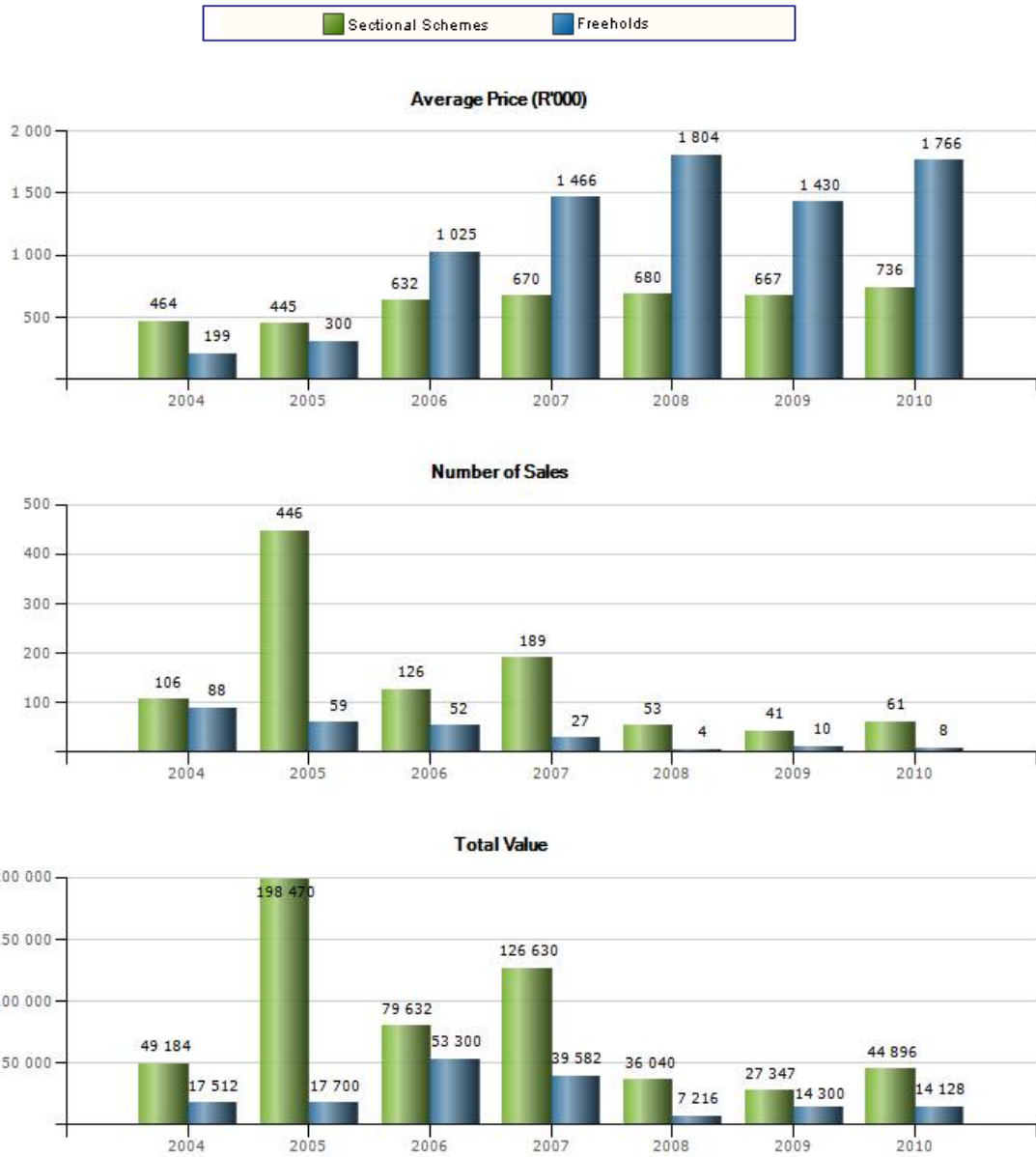
Market Stock:



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		0.0		0.0	0		0.0		0.0	0
R400000 - R800000	1	100.0	670	100.0	670	1	100.0	670	100.0	670
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	670	100	670	1	100	670	100	670
REPEAT										
EST										
R0 - R400000		0.0		0.0	0		0.0		0.0	0
R400000 - R800000	6	46.2	4 189	30.8	698	17	45.9	11 604	31.0	683
R800000 - R1.5mil	4	30.8	3 815	28.1	954	12	32.4	11 555	30.8	963
R1.5mil - R3mil	3	23.1	5 580	41.1	1 860	8	21.6	14 330	38.2	1 791
Greater than R3mil		0.0		0.0	0		0.0		0.0	0
Total	13	100	13 584	100	1 045	37	100	37 489	100	1 013
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		0.0		0.0	0	3	5.2	850	2.1	283
R400000 - R800000	14	70.0	9 495	65.0	678	39	67.2	25 019	62.5	642
R800000 - R1.5mil	6	30.0	5 104	35.0	851	16	27.6	14 163	35.4	885
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	20	100	14 599	100	730	58	100	40 032	100	690
Totals Per Price band										
R0 - R400000		0.0		0.0	0	3	3.1	850	1.1	283
R400000 - R800000	21	61.8	14 354	49.7	684	57	59.4	37 293	47.7	654
R800000 - R1.5mil	10	29.4	8 919	30.9	892	28	29.2	25 718	32.9	919
R1.5mil - R3mil	3	8.8	5 580	19.3	1 860	8	8.3	14 330	18.3	1 791
Greater than R3mil		0.0		0.0	0		0.0		0.0	0
Total Transfers	34	100	28 853	100	849	96	100	78 191	100	814

Growth and Activity



National Ranking (Freehold): Number of suburbs: 5308

Suburb	Municipality	Province	Rank	Mean Valuation (R)
EASTFORD	KNYSNA	WESTERN CAPE	632	1 735 760
NORTHVALE AH	MOGALE CITY	GAUTENG	633	1 735 294
WHITE RIVER CENTRAL	MBOMBELA	MPUMALANGA	634	1 734 783
NORWOOD	CITY OF JOHANNESBURG	GAUTENG	635	1 733 136
ONDER PAPEGAAIBERG	STELLENBOSCH	WESTERN CAPE	636	1 731 696
HONEYDEW RIDGE	CITY OF JOHANNESBURG	GAUTENG	637	1 730 550
BAY VIEW	MOSSEL BAY	WESTERN CAPE	638	1 730 337
ELDORAIGNE	CITY OF TSHWANE	GAUTENG	639	1 729 656
KLOOFENDAL	CITY OF JOHANNESBURG	GAUTENG	640	1 727 861
ZWAVELPOORT	KUNGWINI	GAUTENG	641	1 727 523
ALDARA PARK	CITY OF JOHANNESBURG	GAUTENG	642	1 726 364

Provincial Ranking (Freehold): Number of suburbs: 1778

Suburb	Municipality	Province	Rank	Mean Valuation (R)
RUITERHOF	CITY OF JOHANNESBURG	GAUTENG	305	1 742 301
INADAN AH	CITY OF JOHANNESBURG	GAUTENG	306	1 742 174
WILLOW PARK AH	CITY OF TSHWANE	GAUTENG	307	1 736 957
NORTHVALE AH	MOGALE CITY	GAUTENG	308	1 735 294
NORWOOD	CITY OF JOHANNESBURG	GAUTENG	309	1 733 136
HONEYDEW RIDGE	CITY OF JOHANNESBURG	GAUTENG	310	1 730 550
ELDORAIGNE	CITY OF TSHWANE	GAUTENG	311	1 729 656
KLOOFENDAL	CITY OF JOHANNESBURG	GAUTENG	312	1 727 861
ZWAVELPOORT	KUNGWINI	GAUTENG	313	1 727 523
ALDARA PARK	CITY OF JOHANNESBURG	GAUTENG	314	1 726 364
EASTWOOD	CITY OF TSHWANE	GAUTENG	315	1 725 841

Municipal Ranking (Freehold): Number of suburbs: 609

Suburb	Municipality	Province	Rank	Mean Valuation (R)
VIEW CREST	CITY OF JOHANNESBURG	GAUTENG	180	1 755 172
SUNNINGHILL	CITY OF JOHANNESBURG	GAUTENG	181	1 747 287
RUITERHOF	CITY OF JOHANNESBURG	GAUTENG	182	1 742 301
INADAN AH	CITY OF JOHANNESBURG	GAUTENG	183	1 742 174
NORWOOD	CITY OF JOHANNESBURG	GAUTENG	184	1 733 136
HONEYDEW RIDGE	CITY OF JOHANNESBURG	GAUTENG	185	1 730 550
KLOOFENDAL	CITY OF JOHANNESBURG	GAUTENG	186	1 727 861
ALDARA PARK	CITY OF JOHANNESBURG	GAUTENG	187	1 726 364
NEW BRIGHTON	CITY OF JOHANNESBURG	GAUTENG	188	1 721 343
NORSCOT	CITY OF JOHANNESBURG	GAUTENG	189	1 717 424
GLEN ATHOLL	CITY OF JOHANNESBURG	GAUTENG	190	1 717 407

National Ranking (Sectional Scheme):

Number of suburbs: 1961

Suburb	Municipality	Province	Rank	Mean Valuation (R)
JACOBS	ETHEKWINI	KWAZULU NATAL	645	771 127
EQUESTRIA	CITY OF TSHWANE	GAUTENG	646	770 996
DOUGLASDALE EXT 9	CITY OF JOHANNESBURG	GAUTENG	647	769 412
LYNNWOOD GLEN	CITY OF TSHWANE	GAUTENG	648	769 300
LYDIANA	CITY OF TSHWANE	GAUTENG	649	769 120
HONEYDEW RIDGE	CITY OF JOHANNESBURG	GAUTENG	650	768 632
WOODMERE	EKURHULENI	GAUTENG	651	767 647
FRAMESBY	NELSON MANDELA BAY	EASTERN CAPE	652	767 200
DEL JUDOR EXT 4	EMALAHLENI	MPUMALANGA	653	766 250
UMTENTWENI	HIBISCUS COAST	KWAZULU NATAL	654	764 622
PANORAMA	DIHLABENG	FREE STATE	655	764 118

Provincial Ranking (Sectional Scheme):

Number of suburbs: 819

Suburb	Municipality	Province	Rank	Mean Valuation (R)
LAKESIDE	CITY OF JOHANNESBURG	GAUTENG	255	775 882
EQUESTRIA	CITY OF TSHWANE	GAUTENG	256	770 996
DOUGLASDALE EXT 9	CITY OF JOHANNESBURG	GAUTENG	257	769 412
LYNNWOOD GLEN	CITY OF TSHWANE	GAUTENG	258	769 300
LYDIANA	CITY OF TSHWANE	GAUTENG	259	769 120
HONEYDEW RIDGE	CITY OF JOHANNESBURG	GAUTENG	260	768 632
WOODMERE	EKURHULENI	GAUTENG	261	767 647
FARRAR PARK	EKURHULENI	GAUTENG	262	763 421
BRONBERG	CITY OF TSHWANE	GAUTENG	263	761 481
EDENGLLEN	EKURHULENI	GAUTENG	264	761 172
PEACEHAVEN	EMFULENI	GAUTENG	265	761 037

Municipal Ranking (Sectional Scheme):

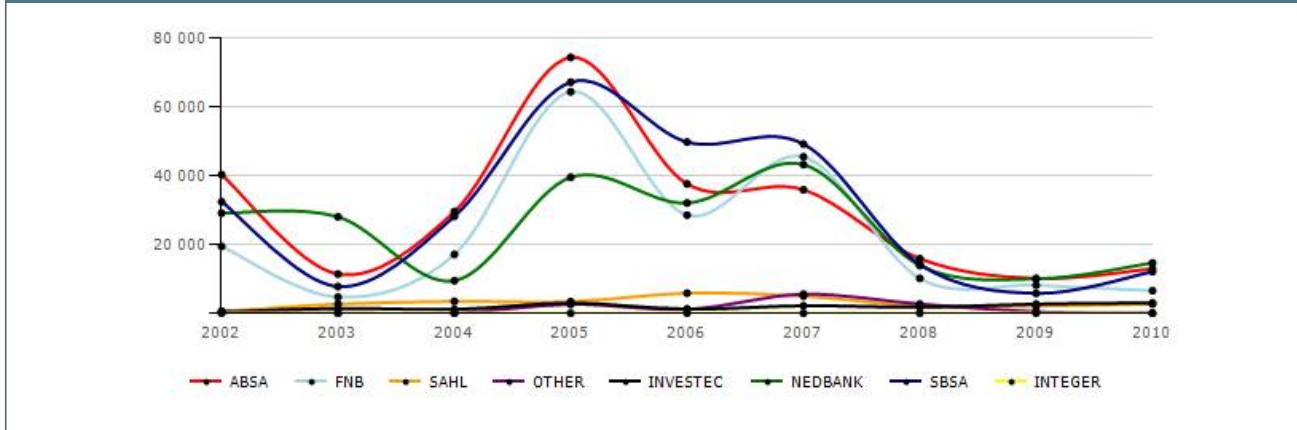
Number of suburbs: 334

Suburb	Municipality	Province	Rank	Mean Valuation (R)
BEVERLEY	CITY OF JOHANNESBURG	GAUTENG	132	777 851
SHARONLEA	CITY OF JOHANNESBURG	GAUTENG	133	777 090
DARRENWOOD PARK	CITY OF JOHANNESBURG	GAUTENG	134	776 786
LAKESIDE	CITY OF JOHANNESBURG	GAUTENG	135	775 882
DOUGLASDALE EXT 9	CITY OF JOHANNESBURG	GAUTENG	136	769 412
HONEYDEW RIDGE	CITY OF JOHANNESBURG	GAUTENG	137	768 632
ORCHARDS	CITY OF JOHANNESBURG	GAUTENG	138	760 233
RUITERHOF	CITY OF JOHANNESBURG	GAUTENG	139	758 636
GLENANDA	CITY OF JOHANNESBURG	GAUTENG	140	758 467
FAIRVALE	CITY OF JOHANNESBURG	GAUTENG	141	757 500
BROMHOF	CITY OF JOHANNESBURG	GAUTENG	142	757 349

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	9	29.0	6 209	27.6	690	22	26.2	15 342	24.2	697
FNB	7	22.6	3 479	15.4	497	16	19.0	10 165	16.0	635
INVESTEC	2	6.5	2 430	10.8	1 215	4	4.8	3 950	6.2	988
NEDBANK	5	16.1	5 247	23.3	1 049	19	22.6	15 033	23.7	791
OTHER BANK		0.0		0.0	0	1	1.2	1 800	2.8	1 800
SAHL	1	3.2	860	3.8	860	5	6.0	2 970	4.7	594
SBSA	7	22.6	4 310	19.1	616	17	20.2	14 238	22.4	838
Total	31	100	22 534	100	727	84	100	63 498	100	756
FURTHER ADVANCE										
ABSA	2	40.0	305	42.6	153	9	42.9	2 328	39.1	259
FNB	1	20.0	131	18.3	131	3	14.3	931	15.6	310
NEDBANK	1	20.0	170	23.8	170	3	14.3	1 022	17.2	341
OTHER		0.0		0.0	0	1	4.8	300	5.0	300
SAHL		0.0		0.0	0	2	9.5	430	7.2	215
SBSA	1	20.0	110	15.4	110	3	14.3	940	15.8	313
Total	5	100	716	100	143	21	100	5 951	100	283
SWITCH IN										
ABSA		0.0		0.0	0	2	50.0	1 195	35.1	598
INVESTEC	1	50.0	1 610	72.9	1 610	1	25.0	1 610	47.3	1 610
SBSA	1	50.0	600	27.2	600	1	25.0	600	17.6	600
Total	2	100	2 210	100	1 105	4	100	3 405	100	851
Bank Totals										
ABSA	11	28.9	6 514	25.6	592	33	30.3	18 865	25.9	572
FNB	8	21.1	3 610	14.2	451	19	17.4	11 095	15.2	584
INVESTEC	3	7.9	4 040	15.9	1 347	5	4.6	5 560	7.6	1 112
NEDBANK	6	15.8	5 417	21.3	903	22	20.2	16 055	22.0	730
SAHL	1	2.6	860	3.4	860	7	6.4	3 400	4.7	486
SBSA	9	23.7	5 020	19.7	558	21	19.3	15 778	21.7	751
Total bonds registered	38	100	25 460	100	670	109	100	72 853	100	668
SWITCH OUT										
FNB		0.0		0.0	0	1	25.0	594	30.6	594
NEDBANK	1	50.0	574	50.2	574	2	50.0	774	40.0	387
SAHL	1	50.0	570	49.8	570	1	25.0	570	29.4	570
Total	2	100	1 144	100	572	4	100	1 938	100	485
BONDS CANCELLED										
ABSA		0.0		0.0	0	1	50.0	271	32.1	271
NEDBANK		0.0		0.0	0	1	50.0	574	67.9	574
Total		0		0	0	2	100	845	100	423

Lending By Institution (values in R000)



Amenities:

Type	Amenity
Hospital/Clinic	Netcare - Constantia Clinic
PoliceStation	Police SAPS - Honeydew
PrePrimarySchool	Little Foot Nursery School
PrePrimarySchool	Charterhouse Pre Primary School
PrePrimarySchool	The Beehive Nursery School
PrePrimarySchool	Clever Kids Creche
School	Willow Ridge Special School
ShoppingCentre	The Ridge Shopping Centre
ShoppingCentre	Honey Junction
ShoppingCentre	Honeydew Village Shopping Centre
ShoppingCentre	Rock Cottage Shopping Centre
ShoppingCentre	Riverview Shopping Centre

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.