

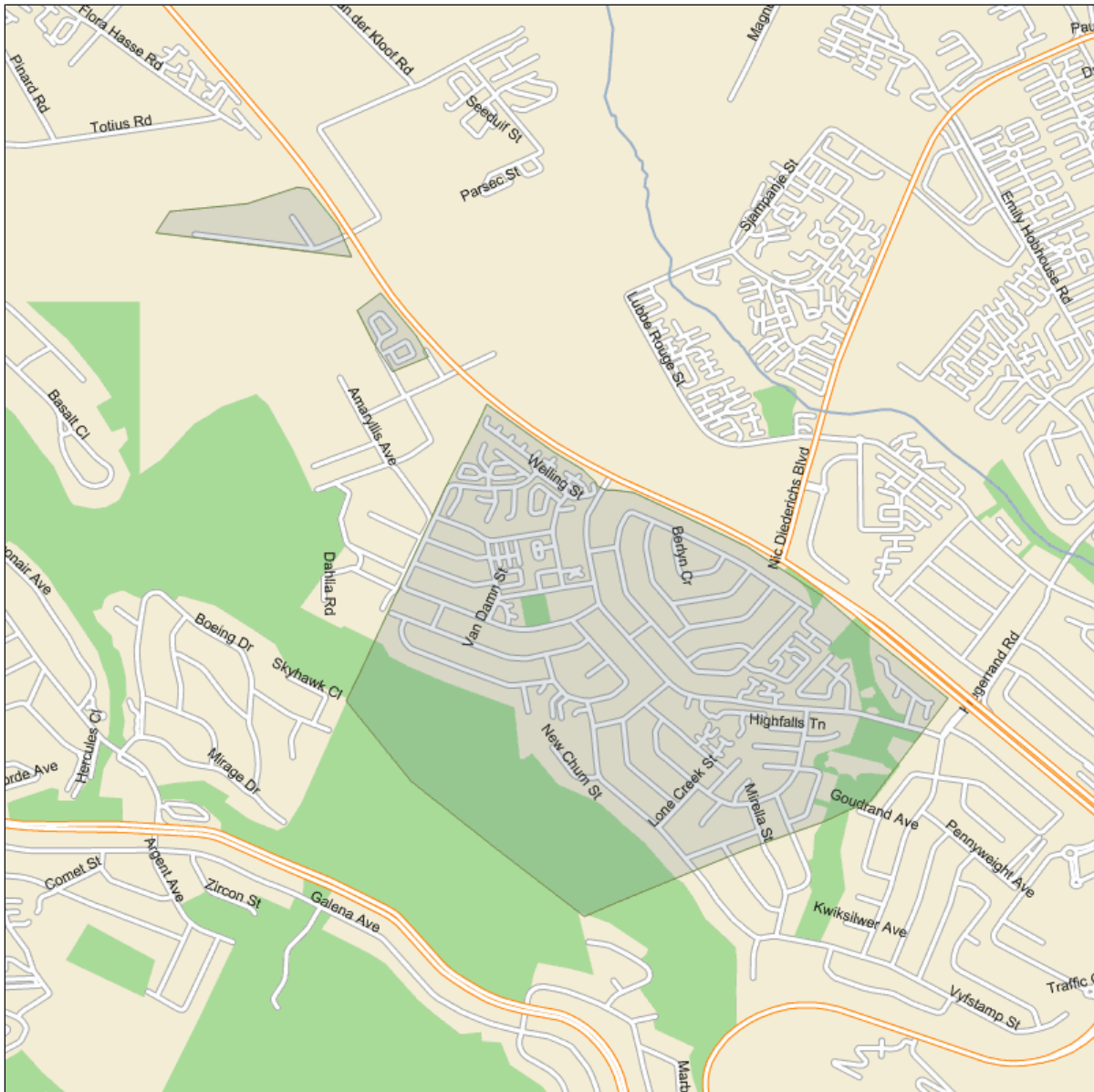
# Suburb Report

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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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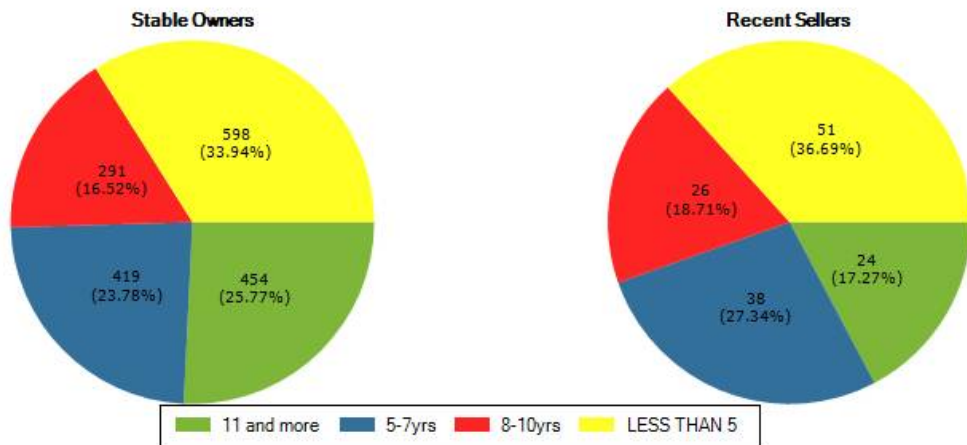
[New Search](#)

## Suburb Details

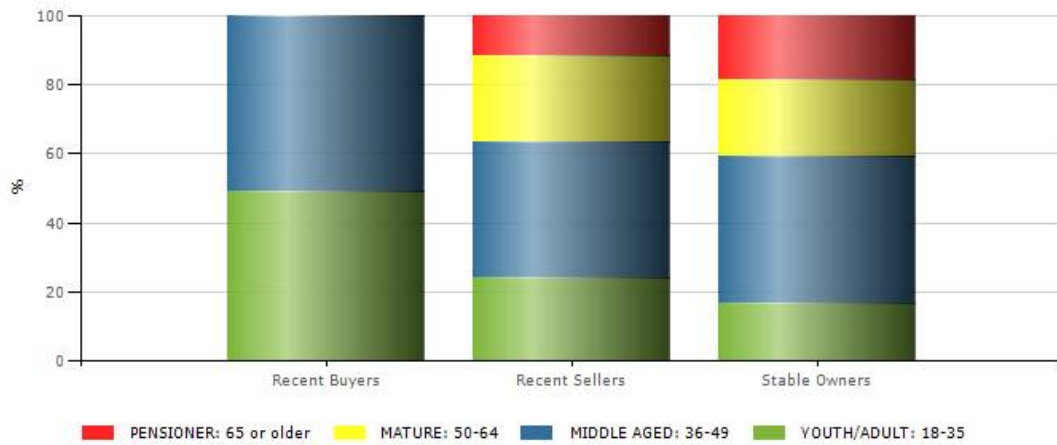
Suburb: LITTLE FALLS  
Township: LITTLE FALLS  
Municipality: City of Johannesburg  
Province: Gauteng



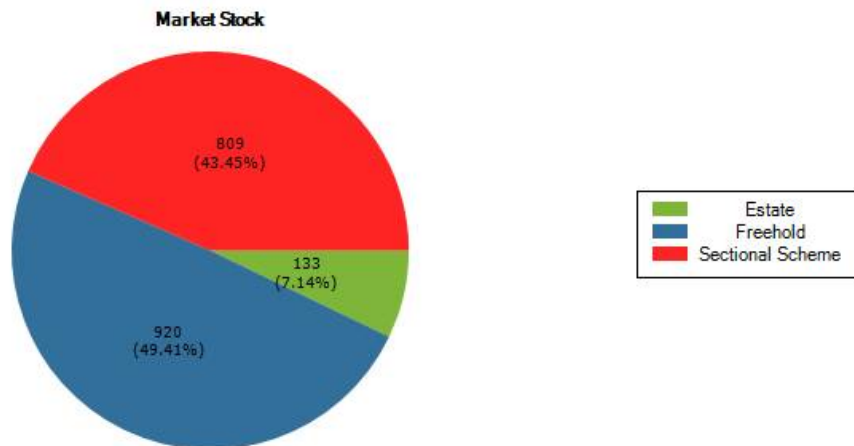
Tenure of Owners



Age of Residents



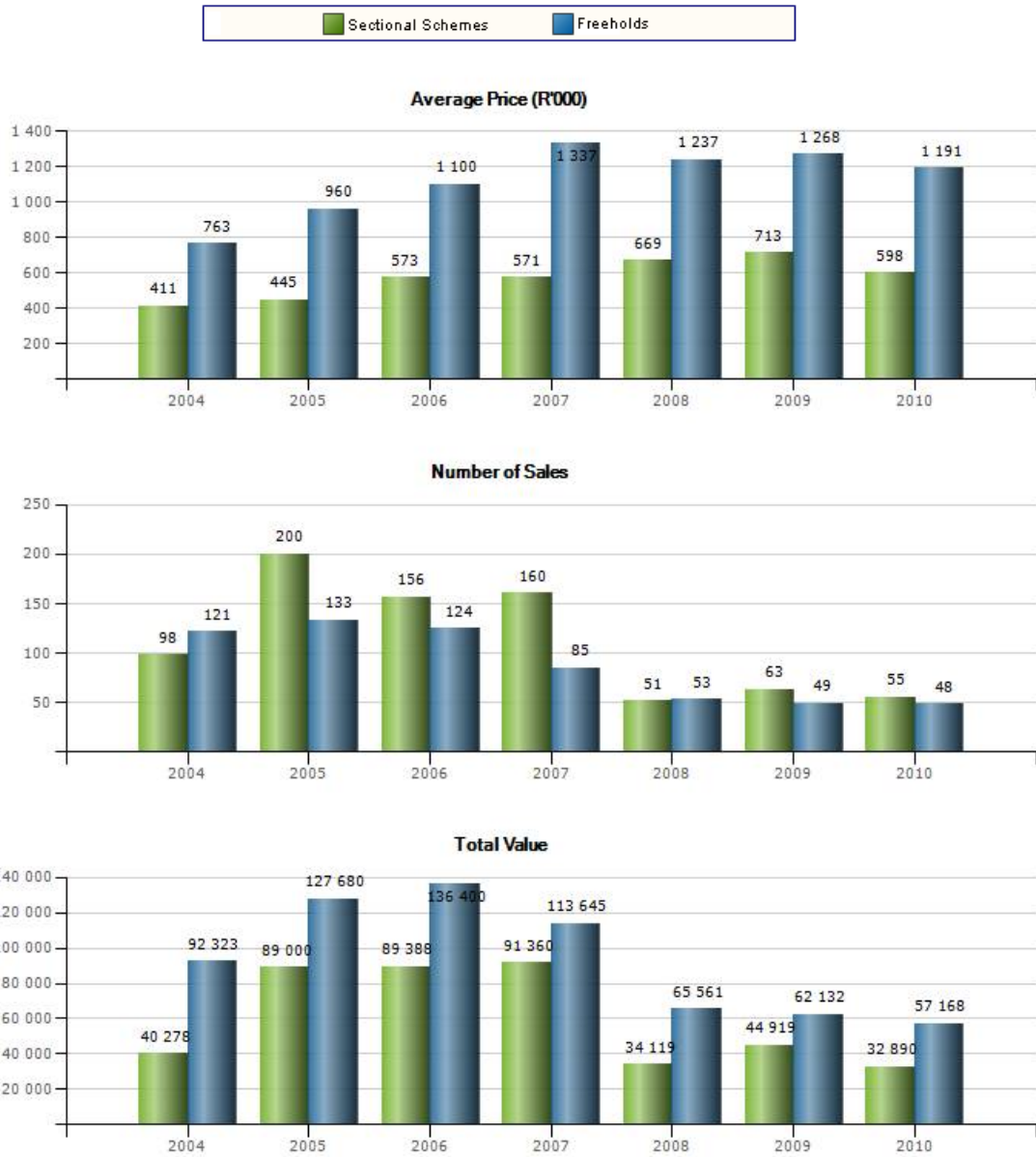
Market Stock:



## 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	1	100.0	1 100	100.0	1 100	1	100.0	1 100	100.0	1 100
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	1 100	100	1 100	1	100	1 100	100	1 100
SS										
R0 - R400000		0.0		0.0	0		0.0		0.0	0
R400000 - R800000	1	50.0	505	1.7	505	2	25.0	1 045	2.8	523
R800000 - R1.5mil		0.0		0.0	0	5	62.5	5 950	16.1	1 190
R1.5mil - R3mil		0.0		0.0	0		0.0		0.0	0
Greater than R3mil	1	50.0	30 000	98.3	30 000	1	12.5	30 000	81.1	30 000
Total	2	100	30 505	100	15 253	8	100	36 995	100	4 624
REPEAT										
EST										
R0 - R400000		0.0		0.0	0		0.0		0.0	0
R400000 - R800000	1	33.3	590	25.3	590	4	40.0	2 776	33.8	694
R800000 - R1.5mil	2	66.7	1 745	74.7	873	6	60.0	5 425	66.2	904
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	3	100	2 335	100	778	10	100	8 201	100	820
FH										
R0 - R400000		0.0		0.0	0		0.0		0.0	0
R400000 - R800000	2	9.5	1 264	4.5	632	5	8.9	3 467	4.8	693
R800000 - R1.5mil	14	66.7	17 990	63.9	1 285	39	69.6	47 645	65.9	1 222
R1.5mil - R3mil	5	23.8	8 900	31.6	1 780	12	21.4	21 140	29.3	1 762
Greater than R3mil		0.0		0.0	0		0.0		0.0	0
Total	21	100	28 154	100	1 341	56	100	72 252	100	1 290
SS										
R0 - R400000	1	5.0	217	1.9	217	6	9.4	2 013	5.4	335
R400000 - R800000	18	90.0	10 024	88.4	557	48	75.0	26 041	69.2	543
R800000 - R1.5mil	1	5.0	1 100	9.7	1 100	10	15.6	9 567	25.4	957
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	11 341	100	567	64	100	37 621	100	588
Totals Per Price band										
R0 - R400000	1	2.1	217	0.3	217	6	4.3	2 013	1.3	335
R400000 - R800000	22	46.8	12 383	16.9	563	59	42.4	33 329	21.3	565
R800000 - R1.5mil	18	38.3	21 935	29.9	1 219	61	43.9	69 687	44.6	1 142
R1.5mil - R3mil	5	10.6	8 900	12.1	1 780	12	8.6	21 140	13.5	1 762
Greater than R3mil	1	2.1	30 000	40.9	30 000	1	0.7	30 000	19.2	30 000
Total Transfers	47	100	73 435	100	1 562	139	100	156 169	100	1 124

Growth and Activity



## National Ranking (Freehold):

Number of suburbs: 5308

Suburb	Municipality	Province	Rank	Mean Valuation (R)
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
KENEVER	CITY OF CAPE TOWN	WESTERN CAPE	927	1 413 017
PORT ALFRED	NDLAMBE	EASTERN CAPE	928	1 412 029
LITTLE FALLS	CITY OF JOHANNESBURG	GAUTENG	929	1 411 729
DAN PIENAAR	MANGAUNG	FREE STATE	930	1 411 522
THE STEWARDS	EKURHULENI	GAUTENG	931	1 410 543
BLOUBERG SANDS	CITY OF CAPE TOWN	WESTERN CAPE	932	1 408 090
NELSPRUIT EXT 14	MBOMBELA	MPUMALANGA	933	1 407 737
SUIDER PAARL	DRAKENSTEIN	WESTERN CAPE	934	1 406 394

## Provincial Ranking (Freehold):

Number of suburbs: 1778

Suburb	Municipality	Province	Rank	Mean Valuation (R)
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
PINE PARK	CITY OF JOHANNESBURG	GAUTENG	440	1 400 534
BRAMLEY PARK	CITY OF JOHANNESBURG	GAUTENG	441	1 399 615
HONEY HILL	CITY OF JOHANNESBURG	GAUTENG	442	1 397 609

## Municipal Ranking (Freehold):

Number of suburbs: 609

Suburb	Municipality	Province	Rank	Mean Valuation (R)
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
HIGHLANDS NORTH	CITY OF JOHANNESBURG	GAUTENG	248	1 397 273

National Ranking (Sectional Scheme): Number of suburbs: 1961

Suburb	Municipality	Province	Rank	Mean Valuation (R)
SIGNAL HILL	NEWCASTLE	KWAZULU NATAL	770	706 923
SHARON PARK	EKURHULENI	GAUTENG	771	704 655
BARDENE	EKURHULENI	GAUTENG	772	704 120
MONTGOMERY PARK	CITY OF JOHANNESBURG	GAUTENG	773	703 471
ILLIONDALE	EKURHULENI	GAUTENG	774	703 385
LITTLE FALLS	CITY OF JOHANNESBURG	GAUTENG	775	703 284
ROODEKRANS	CITY OF JOHANNESBURG	GAUTENG	776	702 970
WILLOWBROOK	CITY OF JOHANNESBURG	GAUTENG	777	702 735
HURL PARK	CITY OF JOHANNESBURG	GAUTENG	778	700 000
BRACKENDOWNS	EKURHULENI	GAUTENG	779	699 299
BENDOR	POLOKWANE	LIMPOPO	780	698 981

Provincial Ranking (Sectional Scheme): Number of suburbs: 819

Suburb	Municipality	Province	Rank	Mean Valuation (R)
AMANDASIG EXT 2 10	CITY OF TSHWANE	GAUTENG	316	706 939
SHARON PARK	EKURHULENI	GAUTENG	317	704 655
BARDENE	EKURHULENI	GAUTENG	318	704 120
MONTGOMERY PARK	CITY OF JOHANNESBURG	GAUTENG	319	703 471
ILLIONDALE	EKURHULENI	GAUTENG	320	703 385
LITTLE FALLS	CITY OF JOHANNESBURG	GAUTENG	321	703 284
ROODEKRANS	CITY OF JOHANNESBURG	GAUTENG	322	702 970
WILLOWBROOK	CITY OF JOHANNESBURG	GAUTENG	323	702 735
HURL PARK	CITY OF JOHANNESBURG	GAUTENG	324	700 000
BRACKENDOWNS	EKURHULENI	GAUTENG	325	699 299
KENSINGTON	CITY OF JOHANNESBURG	GAUTENG	326	698 779

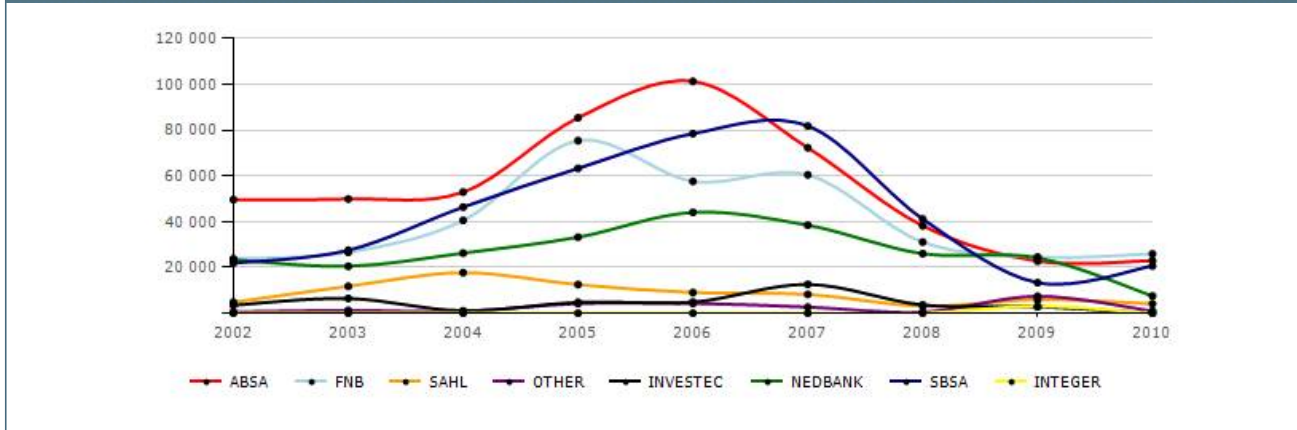
Municipal Ranking (Sectional Scheme): Number of suburbs: 334

Suburb	Municipality	Province	Rank	Mean Valuation (R)
COUNTRY VIEW	CITY OF JOHANNESBURG	GAUTENG	158	723 851
FORMAIN	CITY OF JOHANNESBURG	GAUTENG	159	716 000
BRAMLEY PARK	CITY OF JOHANNESBURG	GAUTENG	160	708 873
ROBINDALE	CITY OF JOHANNESBURG	GAUTENG	161	707 114
MONTGOMERY PARK	CITY OF JOHANNESBURG	GAUTENG	162	703 471
LITTLE FALLS	CITY OF JOHANNESBURG	GAUTENG	163	703 284
ROODEKRANS	CITY OF JOHANNESBURG	GAUTENG	164	702 970
WILLOWBROOK	CITY OF JOHANNESBURG	GAUTENG	165	702 735
HURL PARK	CITY OF JOHANNESBURG	GAUTENG	166	700 000
KENSINGTON	CITY OF JOHANNESBURG	GAUTENG	167	698 779
PETERVALE	CITY OF JOHANNESBURG	GAUTENG	168	696 417

## 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	7	18.0	5 427	15.7	775	27	24.5	23 803	24.9	882
FNB	15	38.5	15 484	44.9	1 032	41	37.3	36 354	38.0	887
INVESTEC		0.0		0.0	0	1	0.9	830	0.9	830
NEDBANK	5	12.8	3 954	11.5	791	11	10.0	12 243	12.8	1 113
OTHER	1	2.6	550	1.6	550	2	1.8	676	0.7	338
SAHL		0.0		0.0	0	2	1.8	2 080	2.2	1 040
SBSA	11	28.2	9 093	26.4	827	26	23.6	19 800	20.7	762
Total	39	100	34 508	100	885	110	100	95 785	100	871
FURTHER ADVANCE										
ABSA	5	41.7	2 702	65.8	540	17	42.5	6 854	42.2	403
FNB	3	25.0	390	9.5	130	8	20.0	4 645	28.6	581
NEDBANK	3	25.0	915	22.3	305	4	10.0	995	6.1	249
OTHER		0.0		0.0	0	2	5.0	450	2.8	225
SAHL		0.0		0.0	0	3	7.5	1 010	6.2	337
SBSA	1	8.3	100	2.4	100	6	15.0	2 275	14.0	379
Total	12	100	4 107	100	342	40	100	16 229	100	406
SWITCH IN										
ABSA		0.0		0.0	0	1	33.3	1 150	44.5	1 150
FNB		0.0		0.0	0	1	33.3	36	1.4	36
SAHL		0.0		0.0	0	1	33.3	1 400	54.1	1 400
Total		0		0	0	3	100	2 586	100	862
Bank Totals										
ABSA	12	23.5	8 129	21.1	677	45	29.4	31 807	27.8	707
FNB	18	35.3	15 874	41.1	882	50	32.7	41 035	35.8	821
NEDBANK	8	15.7	4 868	12.6	609	15	9.8	13 237	11.6	882
OTHER	1	2.0	550	1.4	550	4	2.6	1 126	1.0	281
SBSA	12	23.5	9 193	23.8	766	32	20.9	22 075	19.3	690
<b>Total bonds registered</b>	<b>51</b>	<b>100</b>	<b>38 614</b>	<b>100</b>	<b>757</b>	<b>153</b>	<b>100</b>	<b>114 599</b>	<b>100</b>	<b>749</b>
SWITCH OUT										
FNB		0.0		0.0	0	2	66.7	3 840	83.9	1 920
NEDBANK		0.0		0.0	0	1	33.3	739	16.1	739
Total		0		0	0	3	100	4 579	100	1 526
BONDS CANCELLED										
FNB		0.0		0.0	0	1	100.0	600	100.0	600
Total		0		0	0	1	100	600	100	600

Lending By Institution (values in R000)



Amenities:

Type	Amenity
Hospital/Clinic	Helderkruijn Clinic
Hospital/Clinic	Life Healthcare - Nite Doc (Medgate)
Hospital/Clinic	Netcare - Constantia Clinic
Hospital/Clinic	Cardiac Rehabilitation Centre
Hospital/Clinic	Mayo Clinic
PoliceStation	Police SAPS - Roodepoort
PrePrimarySchool	Tiny Tots Creche
PrePrimarySchool	Clever Kids Creche
PrePrimarySchool	The Beehive Nursery School
PrePrimarySchool	Huggy Bear Creche
PrePrimarySchool	Little Foot Nursery School
ShoppingCentre	Cascades Shopping Centre
ShoppingCentre	Westrand Crossing Shopping Centre
ShoppingCentre	Westrand Crossing - Alternative Entrance 2
ShoppingCentre	Westrand Crossing - Alternative Entrance 1
ShoppingCentre	Strubensvallei Shopping Centre

Disclaimer

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#### 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.