

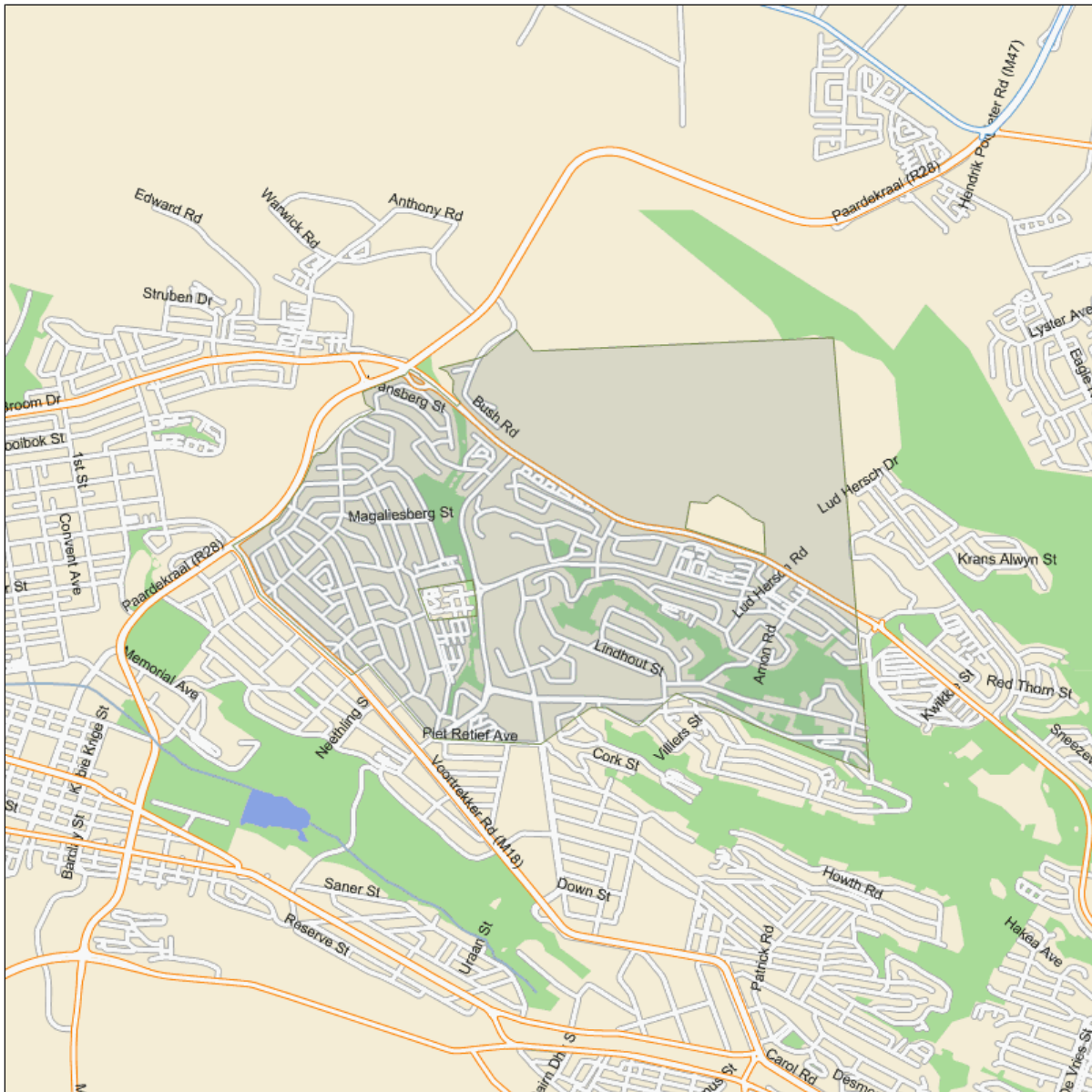
Suburb Report

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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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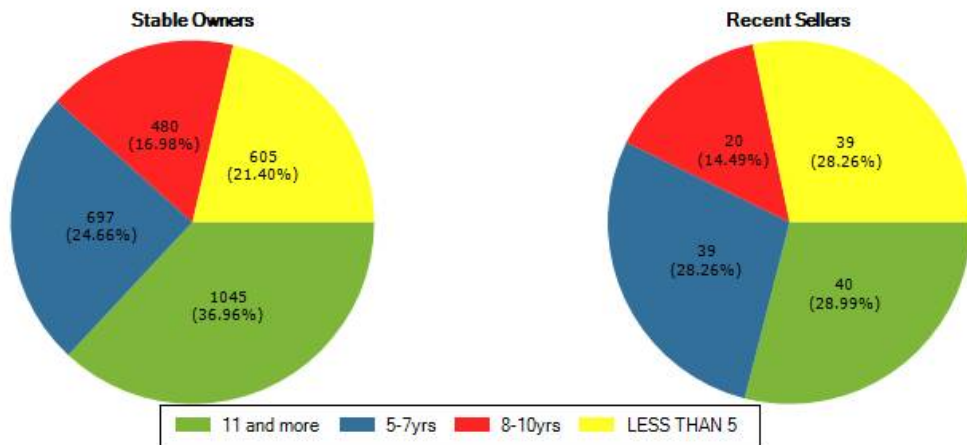
New Search

Suburb Details

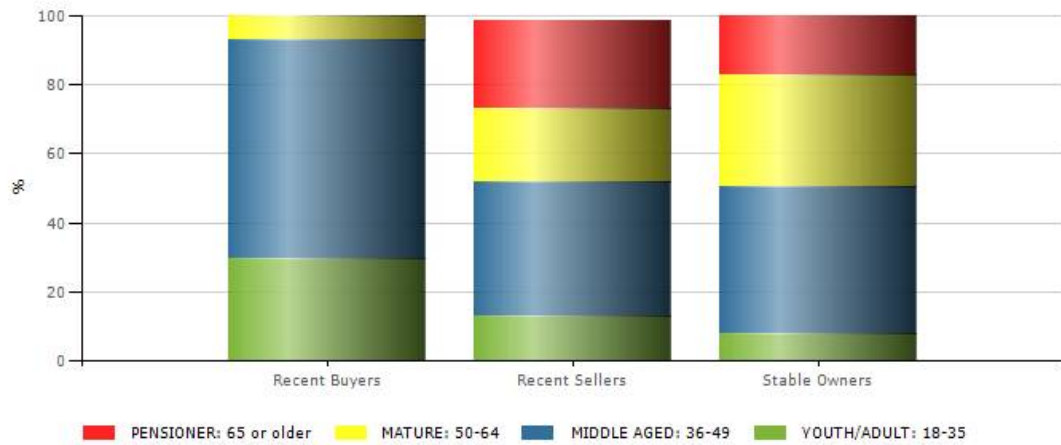
Suburb: NOORDHEUWEL
Township: NOORDHEUWEL
Municipality: Mogale City
Province: Gauteng



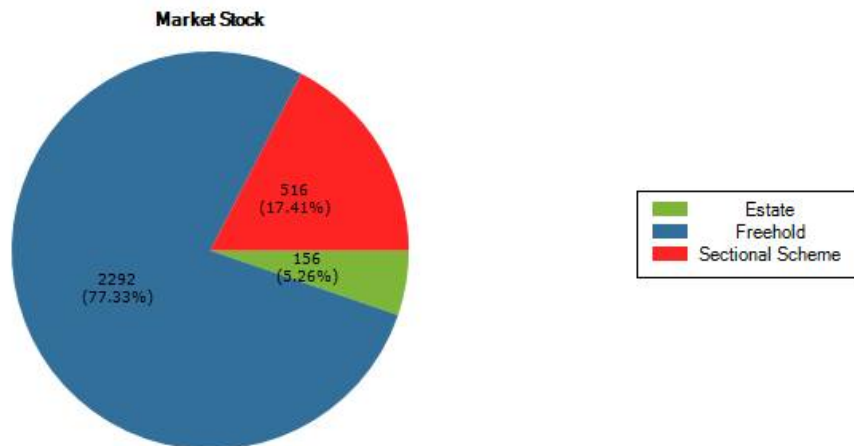
Tenure of Owners



Age of Residents



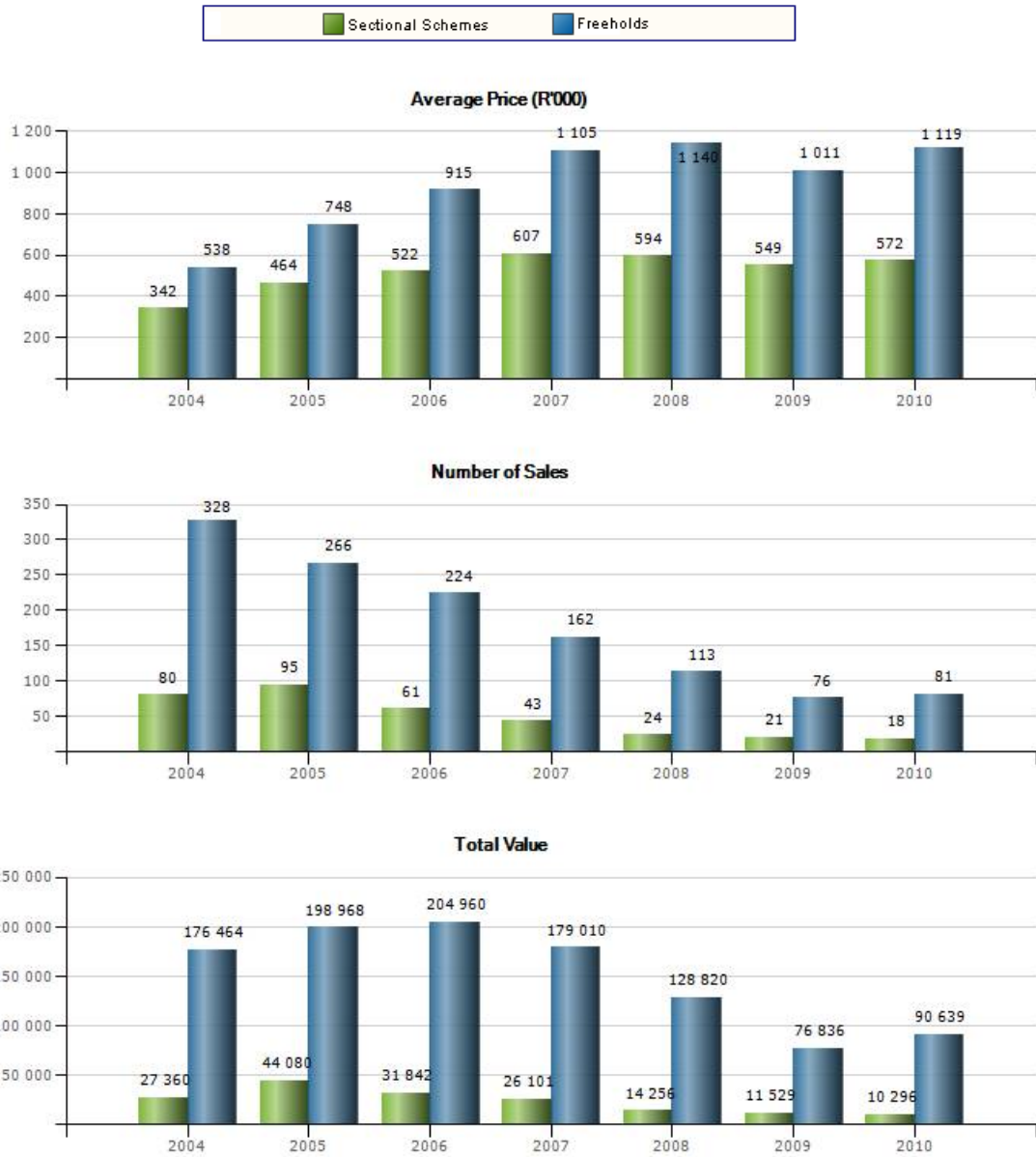
Market Stock:



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	1	33.3	91	3.5	91
R400000 - R800000		0.0		0.0	0		0.0		0.0	0
R800000 - R1.5mil		0.0		0.0	0	2	66.7	2 485	96.5	1 243
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	3	100	2 576	100	859
SS										
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
REPEAT										
EST										
R0 - R400000		0.0		0.0	0		0.0		0.0	0
R400000 - R800000		0.0		0.0	0	1	100.0	710	100.0	710
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	1	100	710	100	710
FH										
R0 - R400000	3	9.1	810	2.1	270	6	5.9	1 611	1.4	269
R400000 - R800000	8	24.2	5 795	15.3	724	18	17.8	12 930	11.1	718
R800000 - R1.5mil	14	42.4	16 715	44.0	1 194	56	55.4	63 845	55.0	1 140
R1.5mil - R3mil	8	24.2	14 675	38.6	1 834	21	20.8	37 625	32.4	1 792
Greater than R3mil		0.0		0.0	0		0.0		0.0	0
Total	33	100	37 995	100	1 151	101	100	116 011	100	1 149
SS										
R0 - R400000		0.0		0.0	0	2	6.9	450	2.9	225
R400000 - R800000	10	100.0	6 014	100.0	601	26	89.7	14 465	91.9	556
R800000 - R1.5mil		0.0		0.0	0	1	3.4	830	5.3	830
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	10	100	6 014	100	601	29	100	15 745	100	543
Totals Per Price band										
R0 - R400000	3	7.0	810	1.8	270	9	6.7	2 152	1.6	239
R400000 - R800000	18	41.9	11 809	26.8	656	45	33.6	28 105	20.8	625
R800000 - R1.5mil	14	32.6	16 715	38.0	1 194	59	44.0	67 160	49.7	1 138
R1.5mil - R3mil	8	18.6	14 675	33.3	1 834	21	15.7	37 625	27.9	1 792
Greater than R3mil		0.0		0.0	0		0.0		0.0	0
Total Transfers	43	100	44 009	100	1 023	134	100	135 042	100	1 008

Growth and Activity



National Ranking (Freehold):

Number of suburbs: 5308

Suburb	Municipality	Province	Rank	Mean Valuation (R)
OAKTREE AH	MOGALE CITY	GAUTENG	1029	1 315 106
WALMER DOWNS	NELSON MANDELA BAY	EASTERN CAPE	1030	1 314 363
BORDEAUX	CITY OF JOHANNESBURG	GAUTENG	1031	1 313 615
SONHEUWEL	MBOMBELA	MPUMALANGA	1032	1 313 439
FLORAUNA	CITY OF TSHWANE	GAUTENG	1033	1 312 303
NOORDHEUWEL	MOGALE CITY	GAUTENG	1034	1 311 737
WILLOWS	MANGAUNG	FREE STATE	1035	1 311 395
BOARDWALK	KUNGWINI	GAUTENG	1036	1 311 168
UNIVERSITAS RIDGE	MANGAUNG	FREE STATE	1037	1 310 704
KYALAMI HILLS	CITY OF JOHANNESBURG	GAUTENG	1038	1 308 169
NEW REDRUTH	EKURHULENI	GAUTENG	1039	1 307 068

Provincial Ranking (Freehold):

Number of suburbs: 1778

Suburb	Municipality	Province	Rank	Mean Valuation (R)
HERITAGE HILL	CITY OF TSHWANE	GAUTENG	480	1 318 871
OLIVEDALE EXT 1	CITY OF JOHANNESBURG	GAUTENG	481	1 317 674
OAKTREE AH	MOGALE CITY	GAUTENG	482	1 315 106
BORDEAUX	CITY OF JOHANNESBURG	GAUTENG	483	1 313 615
FLORAUNA	CITY OF TSHWANE	GAUTENG	484	1 312 303
NOORDHEUWEL	MOGALE CITY	GAUTENG	485	1 311 737
BOARDWALK	KUNGWINI	GAUTENG	486	1 311 168
KYALAMI HILLS	CITY OF JOHANNESBURG	GAUTENG	487	1 308 169
NEW REDRUTH	EKURHULENI	GAUTENG	488	1 307 068
SPRINGS COUNTRY CLUB	EKURHULENI	GAUTENG	489	1 305 556
WINDSOR EAST	CITY OF JOHANNESBURG	GAUTENG	490	1 305 077

Municipal Ranking (Freehold):

Number of suburbs: 57

Suburb	Municipality	Province	Rank	Mean Valuation (R)
MULDERSDRIFT	MOGALE CITY	GAUTENG	11	1 517 603
EARLY DAWN	MOGALE CITY	GAUTENG	12	1 420 566
RANGE VIEW EXT 4	MOGALE CITY	GAUTENG	13	1 353 911
CHANCLIFF RIDGE	MOGALE CITY	GAUTENG	14	1 351 187
OAKTREE AH	MOGALE CITY	GAUTENG	15	1 315 106
NOORDHEUWEL	MOGALE CITY	GAUTENG	16	1 311 737
HEUNINGKLIP	MOGALE CITY	GAUTENG	17	1 236 000
RANT EN DAL	MOGALE CITY	GAUTENG	18	1 160 591
MONUMENT	MOGALE CITY	GAUTENG	19	1 153 394
OATLANDS	MOGALE CITY	GAUTENG	20	1 151 739
KRUGERSDORP GOLF COURSE	MOGALE CITY	GAUTENG	21	1 131 429

National Ranking (Sectional Scheme):

Number of suburbs: 1961

Suburb	Municipality	Province	Rank	Mean Valuation (R)
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
KIBLER PARK	CITY OF JOHANNESBURG	GAUTENG	949	633 867
HAZELDENE	EKURHULENI	GAUTENG	950	633 750

Provincial Ranking (Sectional Scheme):

Number of suburbs: 819

Suburb	Municipality	Province	Rank	Mean Valuation (R)
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
HARBOUR TOWN	MIDVAAL	GAUTENG	429	633 093

Municipal Ranking (Sectional Scheme):

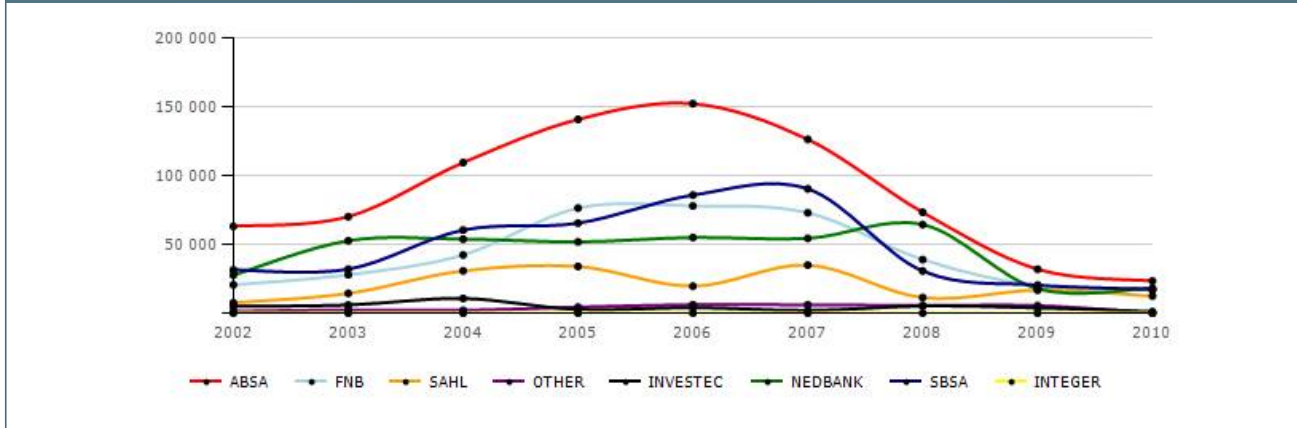
Number of suburbs: 27

Suburb	Municipality	Province	Rank	Mean Valuation (R)
RANGE VIEW EXT 4	MOGALE CITY	GAUTENG	7	731 544
SUGARBUSH ESTATE	MOGALE CITY	GAUTENG	8	698 419
MONUMENT	MOGALE CITY	GAUTENG	9	673 529
RANGE VIEW	MOGALE CITY	GAUTENG	10	657 517
RANT EN DAL	MOGALE CITY	GAUTENG	11	648 427
NOORDHEUWEL	MOGALE CITY	GAUTENG	12	636 647
KRUGERSDORP GOLF COURSE	MOGALE CITY	GAUTENG	13	630 000
KENMARE	MOGALE CITY	GAUTENG	14	618 339
BREUNANDA	MOGALE CITY	GAUTENG	15	555 593
SILVERFIELDS	MOGALE CITY	GAUTENG	16	554 615
KRUGERSDORP NORTH	MOGALE CITY	GAUTENG	17	517 044

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	11	31.4	9 885	27.8	899	34	32.4	24 878	26.4	732
FNB	8	22.9	8 051	22.7	1 006	26	24.8	23 330	24.7	897
NEDBANK	2	5.7	3 066	8.6	1 533	13	12.4	13 943	14.8	1 073
SAHL	8	22.9	8 810	24.8	1 101	14	13.3	13 800	14.6	986
SBSA	6	17.1	5 727	16.1	955	18	17.1	18 340	19.4	1 019
Total	35	100	35 538	100	1 015	105	100	94 291	100	898
FURTHER ADVANCE										
ABSA	3	25.0	1 030	25.0	343	21	37.5	7 621	42.5	363
FNB	2	16.7	257	6.2	129	7	12.5	797	4.4	114
INVESTEC	1	8.3	660	16.0	660	2	3.6	1 160	6.5	580
NEDBANK	3	25.0	1 576	38.2	525	12	21.4	3 821	21.3	318
SAHL		0.0		0.0	0	5	8.9	2 050	11.4	410
SBSA	3	25.0	600	14.6	200	9	16.1	2 465	13.8	274
Total	12	100	4 123	100	344	56	100	17 914	100	320
SWITCH IN										
ABSA		0.0		0.0	0	1	10.0	903	8.4	903
FNB		0.0		0.0	0	2	20.0	3 700	34.3	1 850
NEDBANK	1	50.0	1 046	83.1	1 046	3	30.0	2 401	22.3	800
OTHER	1	50.0	212	16.9	212	2	20.0	1 842	17.1	921
SAHL		0.0		0.0	0	2	20.0	1 940	18.0	970
Total	2	100	1 258	100	629	10	100	10 785	100	1 079
Bank Totals										
ABSA	14	28.6	10 915	26.7	780	56	32.7	33 401	27.2	596
FNB	10	20.4	8 308	20.3	831	35	20.5	27 827	22.6	795
INVESTEC	1	2.0	660	1.6	660	2	1.2	1 160	0.9	580
NEDBANK	6	12.2	5 688	13.9	948	28	16.4	20 165	16.4	720
OTHER	1	2.0	212	0.5	212	2	1.2	1 842	1.5	921
SAHL	8	16.3	8 810	21.5	1 101	21	12.3	17 790	14.5	847
SBSA	9	18.4	6 327	15.5	703	27	15.8	20 805	16.9	771
Total bonds registered	49	100	40 919	100	835	171	100	122 990	100	719
SWITCH OUT										
ABSA		0.0		0.0	0	1	10.0	1 800	29.2	1 800
FNB	2	100.0	630	100.0	315	4	40.0	1 545	25.0	386
NEDBANK		0.0		0.0	0	4	40.0	2 183	35.4	546
SBSA		0.0		0.0	0	1	10.0	640	10.4	640
Total	2	100	630	100	315	10	100	6 168	100	617
BONDS CANCELLED										
ABSA		0.0		0.0	0	1	25.0	500	28.2	500
FNB		0.0		0.0	0	2	50.0	475	26.8	238
SAHL		0.0		0.0	0	1	25.0	800	45.1	800
Total		0		0	0	4	100	1 775	100	444

Lending By Institution (values in R000)



Amenities:

Type	Amenity
Hospital/Clinic	MediCross - Travel Clinic
Hospital/Clinic	Doctor Yusuf Dadoo Hospital
Hospital/Clinic	Shanti Nilaya Hospice in the West
Hospital/Clinic	Protea Clinic
PoliceStation	Police SAPS - Lewisham
PoliceStation	Police SAPS - Krugersdorp
PrePrimarySchool	Gizmos & Gadgets Nursery School
PrimarySchool	Monument Primary School
School	School
SecondarySchool	Noordheuwel High School
SecondarySchool	Krugersdorp High School
ShoppingCentre	Noord Heuwel Mall
ShoppingCentre	Shopping Centre
ShoppingCentre	Noordheuwel Shopping Centre
ShoppingCentre	Anthos Centre
ShoppingCentre	Monument Mall

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.