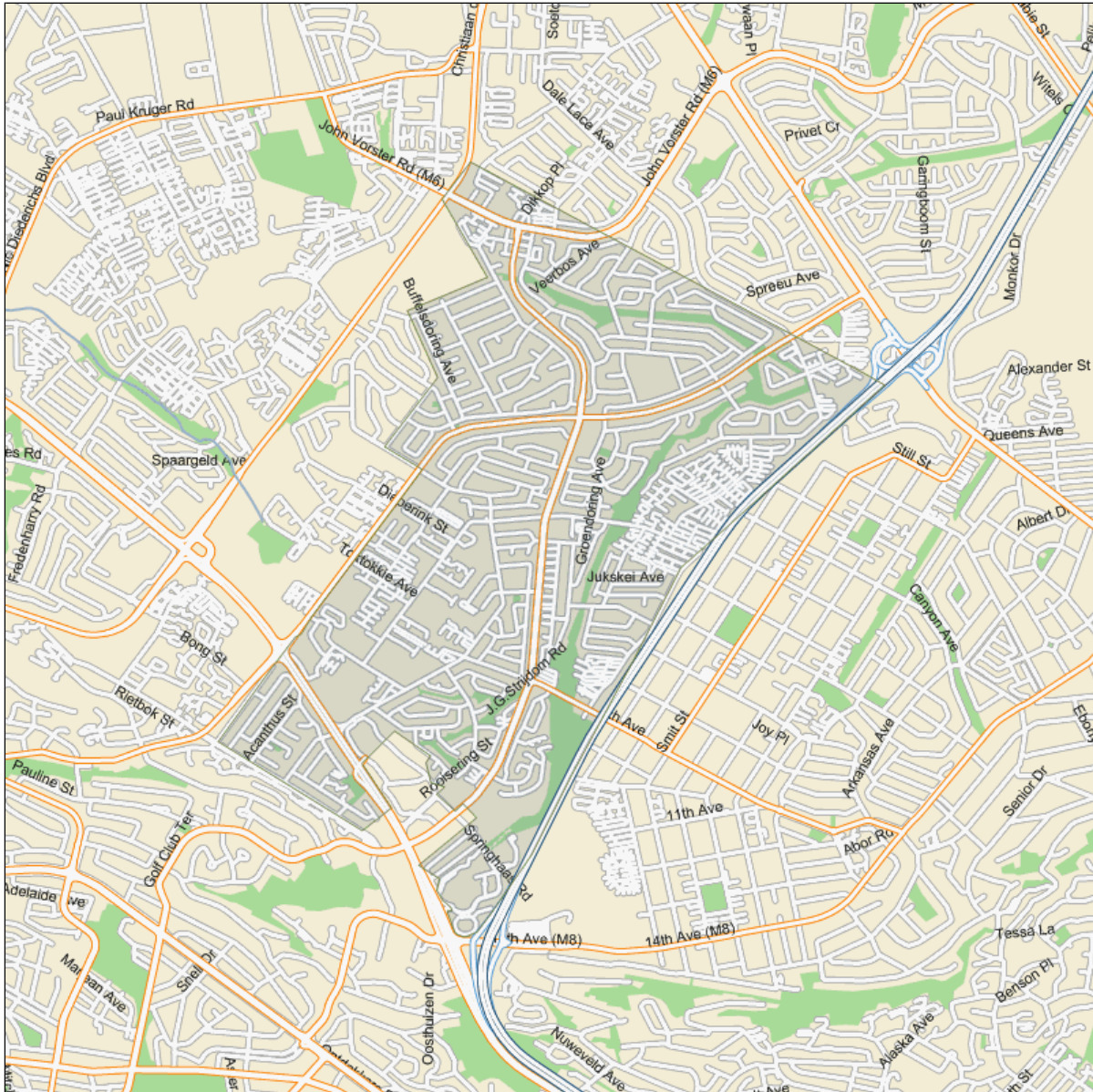


Suburb Report

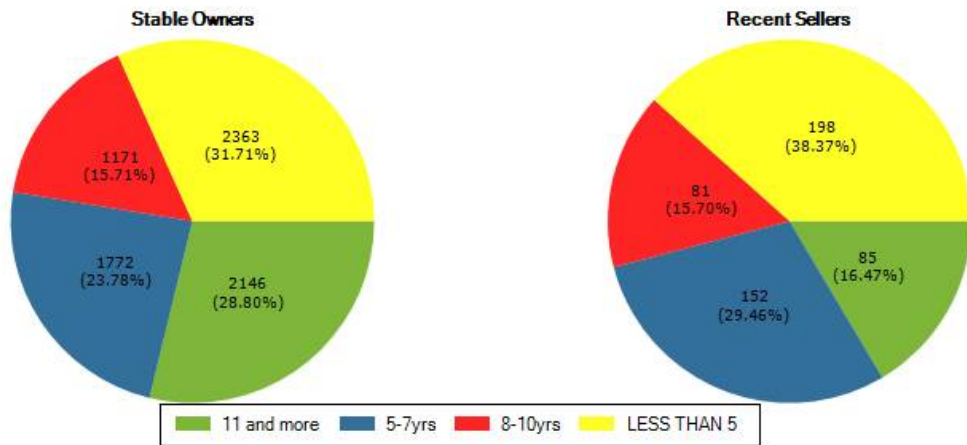
New Search

Suburb Details

Suburb: WELTEVREDEN PARK
Township: WELTEVREDENPARK
Municipality: City of Johannesburg
Province: Gauteng



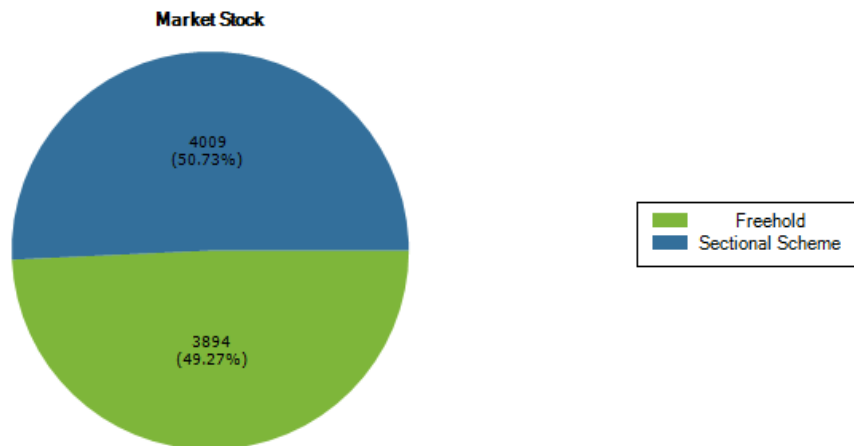
Tenure of Owners



Age of Residents



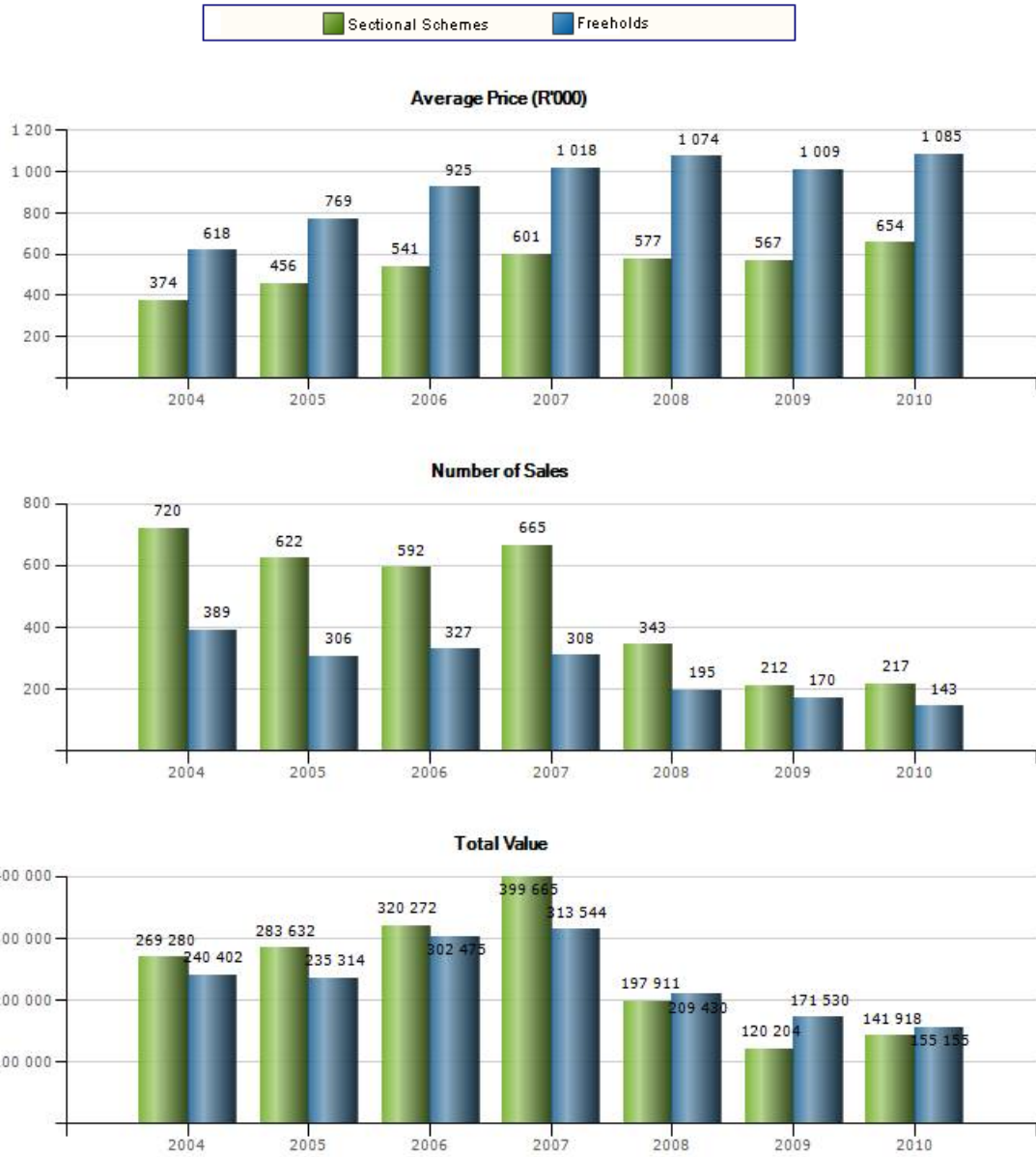
Market Stock:



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	3	5.3	1 105	3.0	368
R400000 - R800000	18	100.0	12 204	100.0	678	52	91.2	33 365	91.2	642
R800000 - R1.5mil		0.0		0.0	0	2	3.5	2 130	5.8	1 065
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	18	100	12 204	100	678	57	100	36 600	100	642
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	3	1.4	428	0.2	143
R400000 - R800000	5	7.6	3 330	3.9	666	24	11.4	17 212	7.2	717
R800000 - R1.5mil	54	81.8	59 998	70.0	1 111	167	79.5	184 152	76.6	1 103
R1.5mil - R3mil	6	9.1	10 410	12.1	1 735	15	7.1	26 460	11.0	1 764
Greater than R3mil	1	1.5	12 000	14.0	12 000	1	0.5	12 000	5.0	12 000
Total	66	100	85 738	100	1 299	210	100	240 252	100	1 144
SS										
R0 - R400000	5	7.7	1 945	4.5	389	29	12.2	9 460	6.3	326
R400000 - R800000	44	67.7	27 314	63.1	621	160	67.5	97 697	64.9	611
R800000 - R1.5mil	16	24.6	14 045	32.4	878	48	20.3	43 412	28.8	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	65	100	43 304	100	666	237	100	150 569	100	635
Totals Per Price band										
R0 - R400000	5	3.4	1 945	1.4	389	35	6.9	10 993	2.6	314
R400000 - R800000	67	45.0	42 848	30.3	640	236	46.8	148 274	34.7	628
R800000 - R1.5mil	70	47.0	74 043	52.4	1 058	217	43.1	229 694	53.7	1 058
R1.5mil - R3mil	6	4.0	10 410	7.4	1 735	15	3.0	26 460	6.2	1 764
Greater than R3mil	1	0.7	12 000	8.5	12 000	1	0.2	12 000	2.8	12 000
Total Transfers	149	100	141 246	100	948	504	100	427 422	100	848

Growth and Activity



National Ranking (Freehold):

Number of suburbs: 5308

Suburb	Municipality	Province	Rank	Mean Valuation (R)
PANORAMA	BREEDE VALLEY	WESTERN CAPE	1217	1 182 563
FLY-INN	EKURHULENI	GAUTENG	1218	1 182 083
WILRO PARK	CITY OF JOHANNESBURG	GAUTENG	1219	1 181 608
LAKESIDE	CITY OF CAPE TOWN	WESTERN CAPE	1220	1 180 604
THE CREST	CITY OF CAPE TOWN	WESTERN CAPE	1221	1 180 189
WELTEVREDEN PARK	CITY OF JOHANNESBURG	GAUTENG	1222	1 180 072
PLUMSTEAD	CITY OF CAPE TOWN	WESTERN CAPE	1223	1 178 428
GLENANDA	CITY OF JOHANNESBURG	GAUTENG	1224	1 178 063
JOHANNESBURG NORTH	CITY OF JOHANNESBURG	GAUTENG	1225	1 177 232
GANDHINAGAR	ETHEKWINI	KWAZULU NATAL	1226	1 176 023
JAN SMUTS VILLE	EKURHULENI	GAUTENG	1227	1 174 286

Provincial Ranking (Freehold):

Number of suburbs: 1778

Suburb	Municipality	Province	Rank	Mean Valuation (R)
TIJGER VALLEI	KUNGWINI	GAUTENG	566	1 190 330
VAN RIEBEECKPARK	EKURHULENI	GAUTENG	567	1 183 772
RANDHART	EKURHULENI	GAUTENG	568	1 183 448
FLY-INN	EKURHULENI	GAUTENG	569	1 182 083
WILRO PARK	CITY OF JOHANNESBURG	GAUTENG	570	1 181 608
WELTEVREDEN PARK	CITY OF JOHANNESBURG	GAUTENG	571	1 180 072
GLENANDA	CITY OF JOHANNESBURG	GAUTENG	572	1 178 063
JOHANNESBURG NORTH	CITY OF JOHANNESBURG	GAUTENG	573	1 177 232
JAN SMUTS VILLE	EKURHULENI	GAUTENG	574	1 174 286
RICHMOND	CITY OF JOHANNESBURG	GAUTENG	575	1 173 471
HALFWAY GARDENS	CITY OF JOHANNESBURG	GAUTENG	576	1 172 520

Municipal Ranking (Freehold):

Number of suburbs: 609

Suburb	Municipality	Province	Rank	Mean Valuation (R)
STRUBENSVALLEI	CITY OF JOHANNESBURG	GAUTENG	290	1 210 375
ONTDEKKERS PARK	CITY OF JOHANNESBURG	GAUTENG	291	1 200 602
SAGEWOOD	CITY OF JOHANNESBURG	GAUTENG	292	1 200 332
ROODEKRANS	CITY OF JOHANNESBURG	GAUTENG	293	1 193 097
WILRO PARK	CITY OF JOHANNESBURG	GAUTENG	294	1 181 608
WELTEVREDEN PARK	CITY OF JOHANNESBURG	GAUTENG	295	1 180 072
GLENANDA	CITY OF JOHANNESBURG	GAUTENG	296	1 178 063
JOHANNESBURG NORTH	CITY OF JOHANNESBURG	GAUTENG	297	1 177 232
RICHMOND	CITY OF JOHANNESBURG	GAUTENG	298	1 173 471
HALFWAY GARDENS	CITY OF JOHANNESBURG	GAUTENG	299	1 172 520
RISANA	CITY OF JOHANNESBURG	GAUTENG	300	1 172 135

National Ranking (Sectional Scheme):

Number of suburbs: 1961

Suburb	Municipality	Province	Rank	Mean Valuation (R)
SINOVILLE	CITY OF TSHWANE	GAUTENG	805	687 209
DOWERGLEN	EKURHULENI	GAUTENG	806	686 357
PAARL CENTRAL WEST	DRAKENSTEIN	WESTERN CAPE	807	685 989
HONEYDEW GROVE	CITY OF JOHANNESBURG	GAUTENG	808	685 702
FARRARMERE	EKURHULENI	GAUTENG	809	685 314
WELTEVREDEN PARK	CITY OF JOHANNESBURG	GAUTENG	810	683 902
BELLAIR	CITY OF CAPE TOWN	WESTERN CAPE	811	683 778
BRONBERG	KUNGWINI	GAUTENG	812	683 588
ELANDSHAVEN	EKURHULENI	GAUTENG	813	682 737
GLEN MARAIS	EKURHULENI	GAUTENG	814	682 479
RACEVIEW	EKURHULENI	GAUTENG	815	681 375

Provincial Ranking (Sectional Scheme):

Number of suburbs: 819

Suburb	Municipality	Province	Rank	Mean Valuation (R)
ELARDUS PARK	CITY OF TSHWANE	GAUTENG	339	688 400
SINOVILLE	CITY OF TSHWANE	GAUTENG	340	687 209
DOWERGLEN	EKURHULENI	GAUTENG	341	686 357
HONEYDEW GROVE	CITY OF JOHANNESBURG	GAUTENG	342	685 702
FARRARMERE	EKURHULENI	GAUTENG	343	685 314
WELTEVREDEN PARK	CITY OF JOHANNESBURG	GAUTENG	344	683 902
BRONBERG	KUNGWINI	GAUTENG	345	683 588
ELANDSHAVEN	EKURHULENI	GAUTENG	346	682 737
GLEN MARAIS	EKURHULENI	GAUTENG	347	682 479
RACEVIEW	EKURHULENI	GAUTENG	348	681 375
CLAUDIUS	CITY OF TSHWANE	GAUTENG	349	681 111

Municipal Ranking (Sectional Scheme):

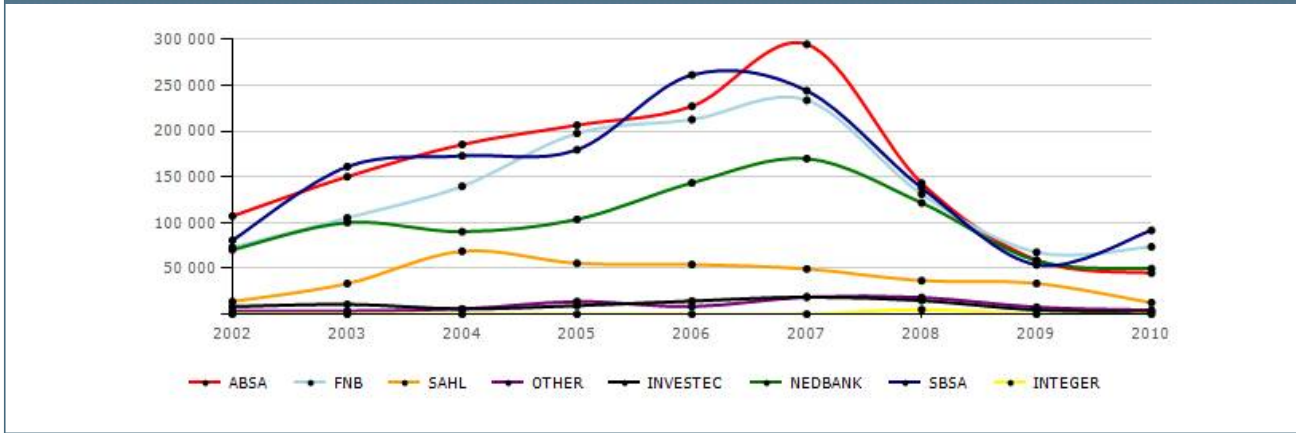
Number of suburbs: 334

Suburb	Municipality	Province	Rank	Mean Valuation (R)
CHELTONDALE	CITY OF JOHANNESBURG	GAUTENG	170	691 748
JUKSKEI PARK	CITY OF JOHANNESBURG	GAUTENG	171	691 316
RADIOKOP	CITY OF JOHANNESBURG	GAUTENG	172	690 183
NOORDHANG	CITY OF JOHANNESBURG	GAUTENG	173	689 742
HONEYDEW GROVE	CITY OF JOHANNESBURG	GAUTENG	174	685 702
WELTEVREDEN PARK	CITY OF JOHANNESBURG	GAUTENG	175	683 902
FLORIDA HILLS	CITY OF JOHANNESBURG	GAUTENG	176	680 125
WILRO PARK	CITY OF JOHANNESBURG	GAUTENG	177	678 793
SAVOY ESTATE	CITY OF JOHANNESBURG	GAUTENG	178	677 181
RISIDALE	CITY OF JOHANNESBURG	GAUTENG	179	672 353
GLENSAN	CITY OF JOHANNESBURG	GAUTENG	180	671 593

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	18	13.9	9 884	10.2	549	73	17.1	48 037	14.8	658
FNB	50	38.5	37 243	38.4	745	136	31.9	99 577	30.8	732
INVESTEC	2	1.5	2 050	2.1	1 025	4	0.9	3 410	1.1	853
NEDBANK	15	11.5	12 643	13.0	843	68	15.9	60 752	18.8	893
OTHER		0.0		0.0	0	7	1.6	5 450	1.7	779
OTHER BANK		0.0		0.0	0	1	0.2	375	0.1	375
SAHL	7	5.4	5 600	5.8	800	17	4.0	13 630	4.2	802
SBSA	38	29.2	29 562	30.5	778	121	28.3	92 439	28.6	764
Total	130	100	96 982	100	746	427	100	323 670	100	758
FURTHER ADVANCE										
ABSA	9	26.5	2 204	19.7	245	45	31.7	9 815	28.2	218
FNB	7	20.6	2 798	25.0	400	22	15.5	4 340	12.5	197
NEDBANK	2	5.9	410	3.7	205	11	7.7	1 920	5.5	175
SAHL	2	5.9	360	3.2	180	6	4.2	1 096	3.2	183
SBSA	14	41.2	5 413	48.4	387	58	40.8	17 584	50.6	303
Total	34	100	11 185	100	329	142	100	34 754	100	245
SWITCH IN										
ABSA	2	13.3	1 420	13.1	710	5	11.9	3 350	10.3	670
FNB	1	6.7	600	5.5	600	5	11.9	3 601	11.1	720
NEDBANK	3	20.0	1 947	17.9	649	7	16.7	4 989	15.4	713
OTHER	1	6.7	260	2.4	260	4	9.5	2 010	6.2	503
SAHL	4	26.7	3 810	35.1	953	9	21.4	8 520	26.3	947
SBSA	4	26.7	2 831	26.1	708	12	28.6	9 919	30.6	827
Total	15	100	10 867	100	724	42	100	32 389	100	771
Bank Totals										
ABSA	29	16.2	13 507	11.3	466	123	20.1	61 203	15.7	498
FNB	58	32.4	40 641	34.1	701	163	26.7	107 517	27.5	660
INVESTEC	2	1.1	2 050	1.7	1 025	4	0.7	3 410	0.9	853
NEDBANK	20	11.2	15 000	12.6	750	86	14.1	67 661	17.3	787
OTHER	1	0.6	260	0.2	260	11	1.8	7 460	1.9	678
SAHL	13	7.3	9 770	8.2	752	32	5.2	23 246	5.9	726
SBSA	56	31.3	37 806	31.8	675	191	31.3	119 942	30.7	628
Total bonds registered	179	100	119 034	100	665	611	100	390 814	100	640
SWITCH OUT										
ABSA	8	53.3	3 966	49.0	496	13	31.0	7 876	28.0	606
FNB	3	20.0	2 185	27.0	728	10	23.8	7 362	26.2	736
INVESTEC		0.0		0.0	0	1	2.4	810	2.9	810
NEDBANK	1	6.7	214	2.6	214	9	21.4	4 922	17.5	547
OTHER		0.0		0.0	0	3	7.1	1 730	6.2	577
SAHL		0.0		0.0	0	1	2.4	1 588	5.7	1 588
SBSA	3	20.0	1 733	21.4	578	5	11.9	3 793	13.5	759
Total	15	100	8 098	100	540	42	100	28 080	100	669
BONDS CANCELLED										
ABSA		0.0		0.0	0	1	20.0	90	5.5	90
FNB		0.0		0.0	0	1	20.0	65	3.9	65
NEDBANK	1	100.0	1 350	100.0	1 350	2	40.0	1 442	87.6	721
SBSA		0.0		0.0	0	1	20.0	50	3.0	50
Total	1	100	1 350	100	1 350	5	100	1 647	100	329

Lending By Institution (values in R000)



Amenities:

Type	Amenity
Hospital/Clinic	Mayo Clinic
Hospital/Clinic	Cardiac Rehabilitation Centre
Hospital/Clinic	Life Healthcare - Flora Clinic - Oncology Centre
Hospital/Clinic	Netcare - Constantia Clinic
Hospital/Clinic	Greenlinks Municipal Clinic
PoliceStation	Police SAPS - Fairland
PrePrimarySchool	Smiley Kids
PrimarySchool	Agape Christian Primary School
PrimarySchool	Panorama Primary School
School	Little Bean Early Learning Centre
SecondarySchool	Allen's Glen High School
ShoppingCentre	Palm Court Shopping Centre
ShoppingCentre	Devon Valley Shopping Centre
ShoppingCentre	Shopping Centre
ShoppingCentre	Shopping Centre
ShoppingCentre	The Valley 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.