

Sectional Title Report



Sectional Scheme Details

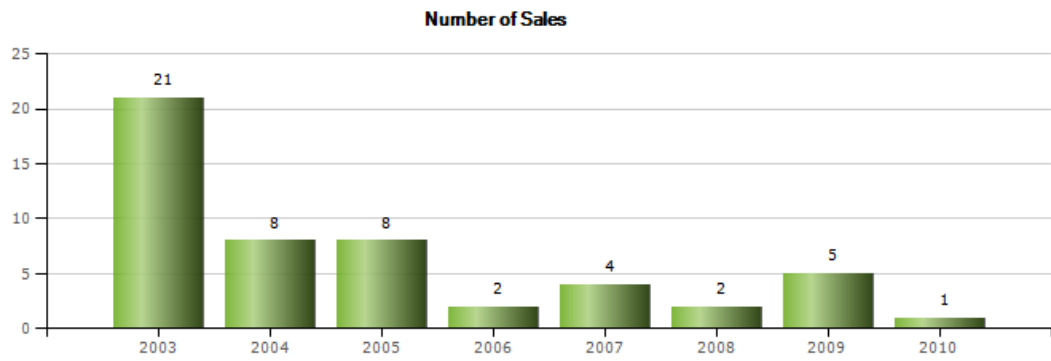
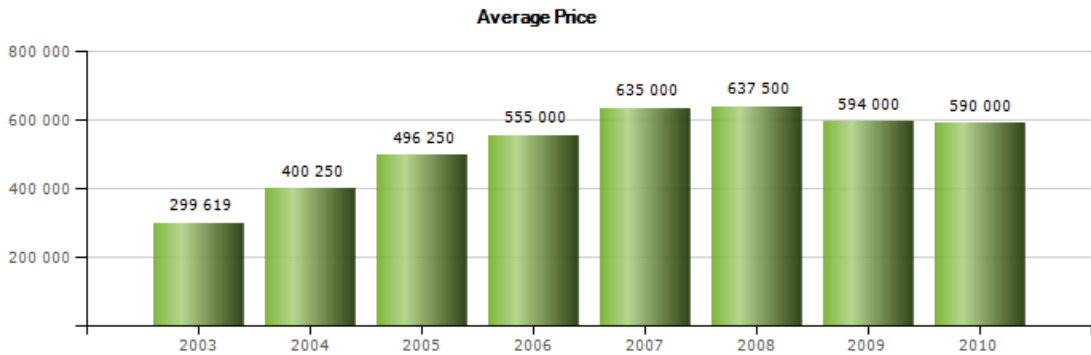
Sectional Scheme Name:	SS GRANGEHURST	Age of Sectional Scheme:	9 years
Township:	HIGHVELD EXT 9	Number of Units:	35
Municipality:	CITY OF TSHWANE	Coordinates (Lat/Long):	-25.8762, 28.1964
Deedtown, Erf #, Portion:	HIGHVELD, 731, 0		
Street Address	15 BRADFORD STREET		



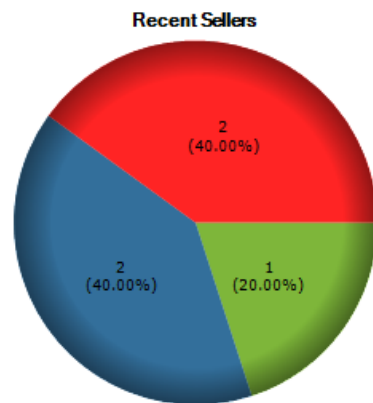
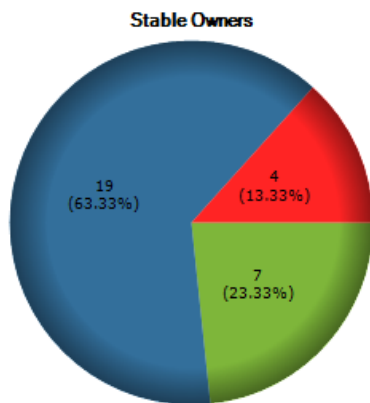
Transfer Information

Unit	Size	Reg Date	Purchase Date	Purchase Price	Title Deed No
2	88	20100331	20100216	590 000	ST19521/2010
13	88	20091119	20090821	530 000	ST73878/2009
12	88	20090909	20090717	560 000	ST56773/2009
4	88	20090807	20090617	580 000	ST42945/2009
6	88	20090806	20090620	580 000	ST42578/2009
3	88	20090128	20081021	720 000	ST4625/2009
24	82	20081110	20080824	625 000	ST101319/2008
2	88	20080214	20071030	650 000	ST14262/2008
27	82	20071025	20070801	590 000	ST145656/2007
33	92	20071010	20070823	725 000	ST139253/2007

Growth and Activity

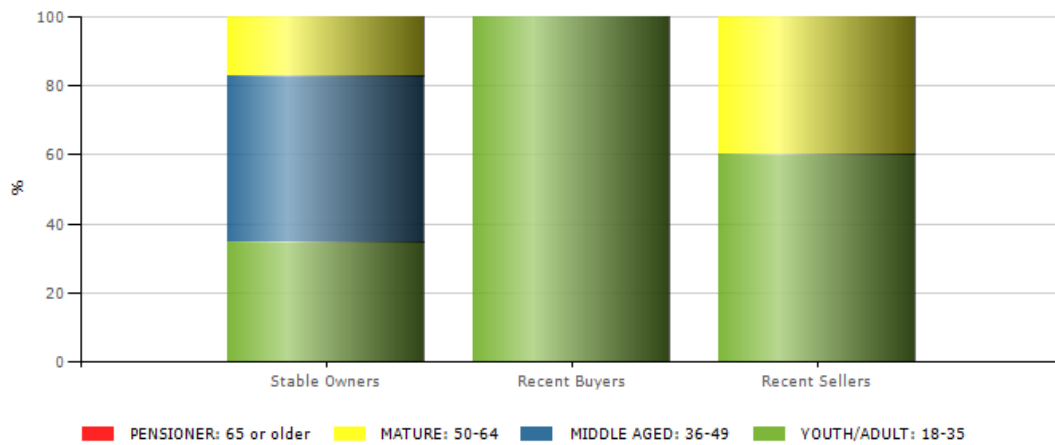


Tenure of Owners



■ LESS THAN 5
 ■ 5-7yrs
 ■ 8-10yrs

Age of Residents



National Ranking:

Number of Sectional Titles: 28457 *

SS Name	# Units	Suburb	Municipality	Province	Rank	Mean Valuation (R)
SS ELM GARDENS	5	BULWER	ETHEKWINI	KWAZULU NATAL	15525	626 667
SS E G K MEENTHUISE	11	DENNEOORD	GEORGE	WESTERN CAPE	15526	626 667
SS MONTE VERDE II	8	GOODWOOD ESTATE	CITY OF CAPE TOWN	WESTERN CAPE	15527	626 667
SS DIVINE HEIGHTS	18				15528	626 667
SS KENHAR COURT	8	KENILWORTH	CITY OF CAPE TOWN	WESTERN CAPE	15529	626 667
SS GRANGEHURST	35	HIGHVELD	CITY OF TSHWANE	GAUTENG	15530	626 667
SS IONA	13	RONDEBOSCH	CITY OF CAPE TOWN	WESTERN CAPE	15531	626 364
SS BIRCH VILLA	21	BIRCH ACRES	EKURHULENI METROPOLITAN	GAUTENG	15532	626 316
SS SUMMER SANDS	48	HOOGLAND	CITY OF JOHANNESBURG	GAUTENG	15533	626 304
SS TEDHILL PARK	10	FAIRVIEW	UMHLATHUZE	KWAZULU NATAL	15534	626 250
SS AVONAIRE VILLAGE	102	NOORDHANG	CITY OF JOHANNESBURG	GAUTENG	15535	626 200

Provincial Ranking:

Number of Sectional Titles: 10677 *

SS Name	# Units	Suburb	Municipality	Province	Rank	Mean Valuation (R)
SS ARENDSKRUIJN	9	SILVERFIELDS	MOGALE CITY	GAUTENG	5544	627 143
SS WAKISPARK	23	ERASMUSKLOOF	CITY OF TSHWANE	GAUTENG	5545	627 143
SS BARCELONA	134	THE REEDS	CITY OF TSHWANE	GAUTENG	5546	627 121
SS DUNHURST	95	NORTON HOME ESTATES	EKURHULENI METROPOLITAN	GAUTENG	5547	626 951
SS FOUNTAIN VILLAGE	18	ROOIHUISKRAAL NORTH	CITY OF TSHWANE	GAUTENG	5548	626 875
SS GRANGEHURST	35	HIGHVELD	CITY OF TSHWANE	GAUTENG	5549	626 667
SS BIRCH VILLA	21	BIRCH ACRES	EKURHULENI METROPOLITAN	GAUTENG	5550	626 316
SS SUMMER SANDS	48	HOOGLAND	CITY OF JOHANNESBURG	GAUTENG	5551	626 304
SS AVONAIRE VILLAGE	102	NOORDHANG	CITY OF JOHANNESBURG	GAUTENG	5552	626 200
SS TORREMOLINOS	40	QUEENSWOOD	CITY OF TSHWANE	GAUTENG	5553	626 053
SS SUBTROIPIKA	7	SINOVILLE	CITY OF TSHWANE	GAUTENG	5554	626 000

Municipal Ranking:

Number of Sectional Titles: 2962 *

SS Name	# Units	Suburb	Municipality	Province	Rank	Mean Valuation (R)
SS WILRIA	10	PIERRE VAN RYNEVELD	CITY OF TSHWANE	GAUTENG	1651	627 500
SS RIVERVIEW	18	NEWLANDS	CITY OF TSHWANE	GAUTENG	1652	627 500
SS WAKISPARK	23	ERASMUSKLOOF	CITY OF TSHWANE	GAUTENG	1653	627 143
SS BARCELONA	134	THE REEDS	CITY OF TSHWANE	GAUTENG	1654	627 121
SS FOUNTAIN VILLAGE	18	ROOIHUISKRAAL NORTH	CITY OF TSHWANE	GAUTENG	1655	626 875
SS GRANGEHURST	35	HIGHVELD	CITY OF TSHWANE	GAUTENG	1656	626 667
SS TORREMOLINOS	40	QUEENSWOOD	CITY OF TSHWANE	GAUTENG	1657	626 053
SS SUBTROPIKA	7	SINOVILLE	CITY OF TSHWANE	GAUTENG	1658	626 000
SS THE NEST	30	WINTERNEST AH	CITY OF TSHWANE	GAUTENG	1659	625 714
SS 21 ZAMBEZI ESTATE	300	MONTANA TUINE	CITY OF TSHWANE	GAUTENG	1660	625 470
SS LANCELOT	25	GARSFONTEIN	CITY OF TSHWANE	GAUTENG	1661	625 455

Suburb Ranking:

Number of Sectional Titles: 58 *

SS Name	# Units	Suburb	Municipality	Province	Rank	Mean Valuation (R)
SS SILVER SPRINGS	28	HIGHVELD	CITY OF TSHWANE	GAUTENG	42	638 846
SS PEBBLE SPRINGS	32	HIGHVELD	CITY OF TSHWANE	GAUTENG	43	638 333
SS ARGYLE	20	HIGHVELD	CITY OF TSHWANE	GAUTENG	44	637 778
SS CRYSTAL COVE	19	HIGHVELD	CITY OF TSHWANE	GAUTENG	45	637 647
SS LA MIGNON	35	HIGHVELD	CITY OF TSHWANE	GAUTENG	46	631 515
SS GRANGEHURST	35	HIGHVELD	CITY OF TSHWANE	GAUTENG	47	626 667
SS LOGAN PARK	26	HIGHVELD	CITY OF TSHWANE	GAUTENG	48	614 167
SS PALM SPRINGS	36	HIGHVELD	CITY OF TSHWANE	GAUTENG	49	610 588
SS CRYSTAL SPRINGS	51	HIGHVELD	CITY OF TSHWANE	GAUTENG	50	606 250
SS SAN MONROE	88	HIGHVELD	CITY OF TSHWANE	GAUTENG	51	571 395
SS GALLOWAY	38	HIGHVELD	CITY OF TSHWANE	GAUTENG	52	562 857

Bond Information

Deeds Office Information		*All ZAR Values in R'000				
		Count		Last 12 Months		Avg
Bond data			%	Value	%	
ORDINARY LOAN						
ABSA		2	50.0	1 102	52.9	551
FNB		1	25.0	477	22.9	477
NEDBANK		1	25.0	504	24.2	504
TOTAL		4	100	2 083	100	521

Amenities:

Type	Amenity	Distance
CombinedSchool	Irene Middle Farm School & Lethabong Primary School	2.98 Km
Hospital/Clinic	Highveld Medical Centre	0.18 Km
Hospital/Clinic	Intercare - Medical & Dental Centre - South Downs	1.45 Km
Hospital/Clinic	Healthworx Clinic	2.18 Km
Hospital/Clinic	Klipfontein Clinic	3.03 Km
Hospital/Clinic	Vista Clinic	3.60 Km
PoliceStation	Police SAPS - Lyttelton	4.14 Km
PrimarySchool	Laerskool Doringkloof	2.08 Km
PrimarySchool	Village Montessori Primary School	2.55 Km
PrimarySchool	Irene Primary School	2.63 Km
PrimarySchool	Laerskool Hennospark	3.70 Km
ShoppingCentre	Highveld Shopping Centre	0.18 Km
ShoppingCentre	High Park Shopping Centre	0.20 Km
ShoppingCentre	Centurion Home D,cor Centre	1.39 Km
ShoppingCentre	Shopping Centre	1.43 Km
ShoppingCentre	South Downs Shopping Centre	1.43 Km

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 **Sectional Scheme Details** section shows a map of the sectional scheme which assists the user in visually referencing the area.

The **Transfer Information** provides a list of the last 10 available property transfers within the sectional scheme.

The **Growth and Activity** graphs show the average price and total volume of sales for recent years.

The **Tenure of Owners** graph depicts the tenure of ownership in the sectional scheme and is a measure of ownership stability. A recent seller is defined as a seller of a property where the sale was registered in the deeds office in the last 12 months.

The **Age of Residents** bar graph shows the age distribution of owners in the sectional scheme and is split into stable owners and recent buyers. A recent buyer is defined as a buyer, where the sale of the property was registered in the deeds office in the last 12 months.

The **Sectional Scheme Ranking** tables enable users to identify those sectional schemes most similar in average price to the subject sectional scheme. The ranking is provided against other sectional schemes in the suburb, municipality, province and country.

* Please note that duets are excluded from these rankings.

The **Bond Information** table shows primary bonds registered on properties within the sectional scheme for the last 12 months.

The **Lending By Institution** graph shows the total bonds registered by bank and by year for recent years.

The **Amenities Listing** shows the closest amenities to the subject sectional scheme including the distance from the subject sectional scheme.