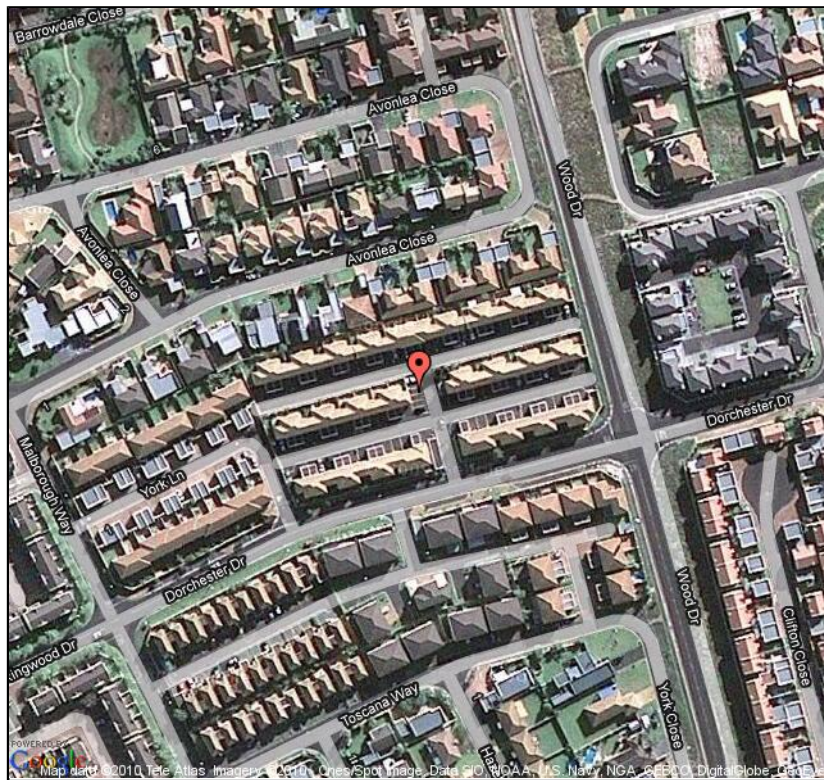


FULL PROPERTY INFORMATION REPORT

REFERENCE 150273

87 RINGWOOD DRIVE PARKLANDS
UNIT 9 SS BELLA PARK

ERF 4591 PARKLANDS



Property Information

This section contains the most important information on a property. The information are compiled from various sources and includes official Deeds Office information. It is important to have the correct information especially when you are planning on buying or selling the property as incorrect information can lead to delays in the transfer of the property.

Property Type	SECTIONAL TITLE UNIT	Diagram Deed	
Erf Number	4591	Street Number	87
Portion Number	0	Street Name	RINGWOOD DRIVE
Township	PARKLANDS	Suburb	PARKLANDS
Property Size	95.0000 SQM	Postcode	7441
Deeds Registrar	CAPE TOWN	Province	WESTERN CAPE
Local Authority	MILNERTON MUN	Municipality	CITY OF CAPE TOWN
Registration Division	NOT AVAILABLE	Previous Description	
Complex Name	SS BELLA PARK	Unit No	9

Municipal Valuation

The **Municipal Valuation** Details are the valuation details provided by the relevant municipality and represent the market value assessed for rates purposes as at the date of valuation.

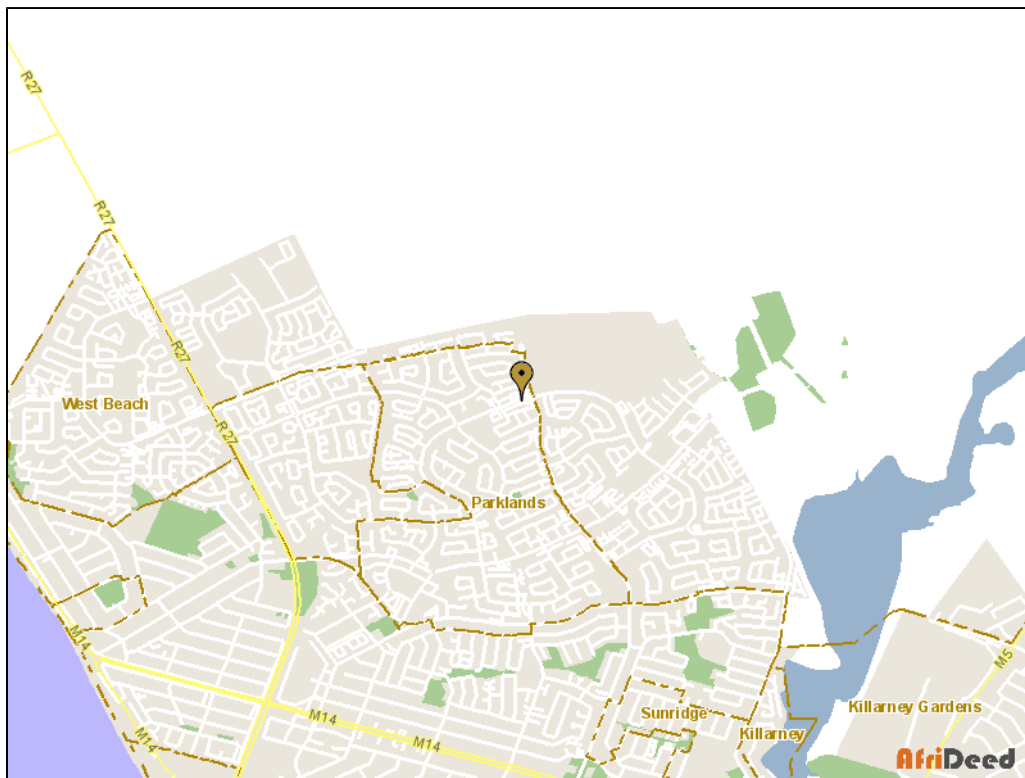
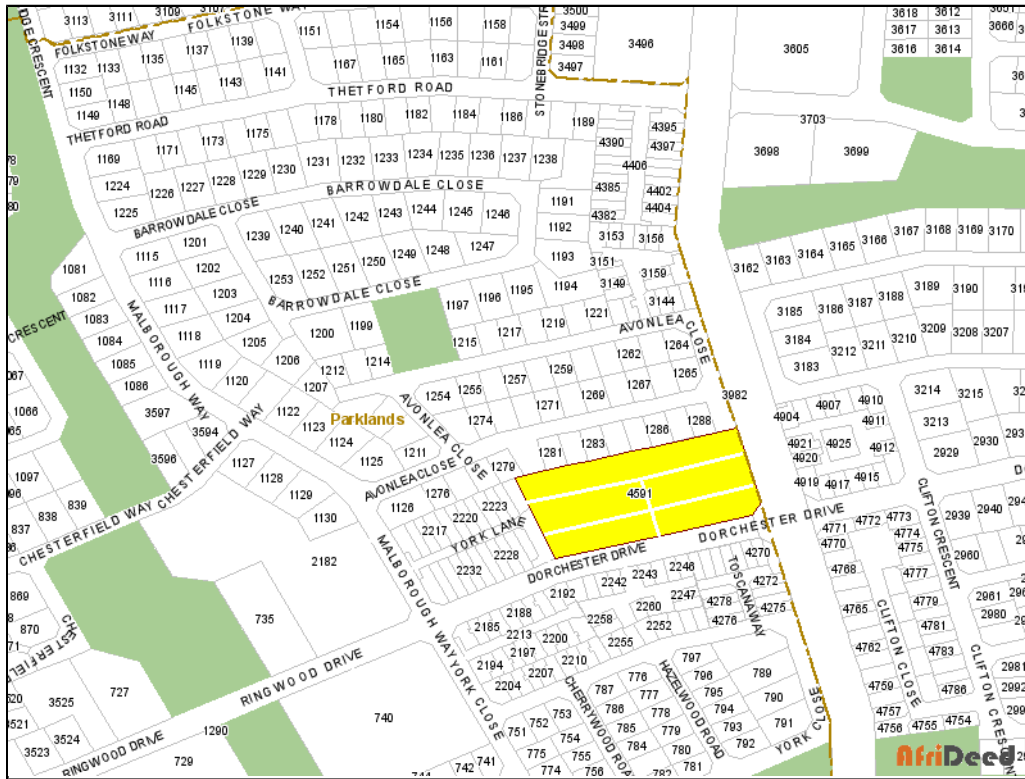
The **Land Only** indicator indicates the municipal valuation is based on land only. If set to **YES**, the municipal valuation is based on only the land and not the building on the property.

Municipal Valuation	0.00	Municipal Valuation Year	
Usage		Land Only	NO

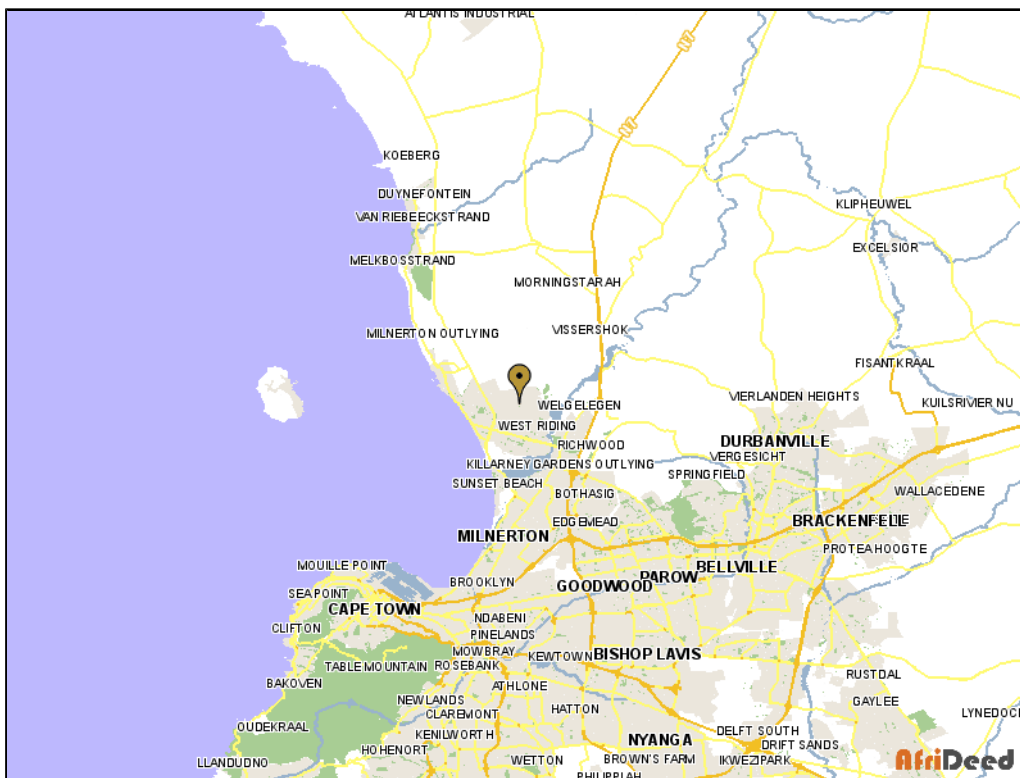


Location Map(s)

This section contains location map(s) to aid you in determining the location of the property. When the SG (Surveyor General) Map is available, it will also be shown here. This map contains the property boundaries and erf numbers for surrounding properties.



AfriDeed



Owners

This section contains information on the legal owners of the property. This information is obtained from the Deeds Office and is the most current owner information held by the Deeds Office.

The **Multiple Properties** field indicates whether the person owns more than one property.

The **Multiple Owners** field indicates whether the property is owned by more than one owner.

Owner 1 of 2

Person Type	PRIVATE PERSON	Title Deed	ST40523/2007
Person Name	DANNHAUSER TERESA LINETTE	Purchase Date	09/09/2007
ID Number	7912030137086	Purchase Price	R680,000.00
Share	0.500000 *	Registration Date	21/12/2007
Multiple Properties	NO	Microfilm Reference	2008 0206 0649
Multiple Owners	YES		

Owner 1 of 2

Person Type	PRIVATE PERSON	Title Deed	ST40523/2007
Person Name	GIESEN HENRY JOHN BRANDTS	Purchase Date	09/09/2007
ID Number	781220	Purchase Price	R680,000.00



Share	0.500000 *	Registration Date	21/12/2007
Multiple Properties	NO	Microfilm Reference	2008 0206 0649
Multiple Owners	YES		

Endorsements / Bonds

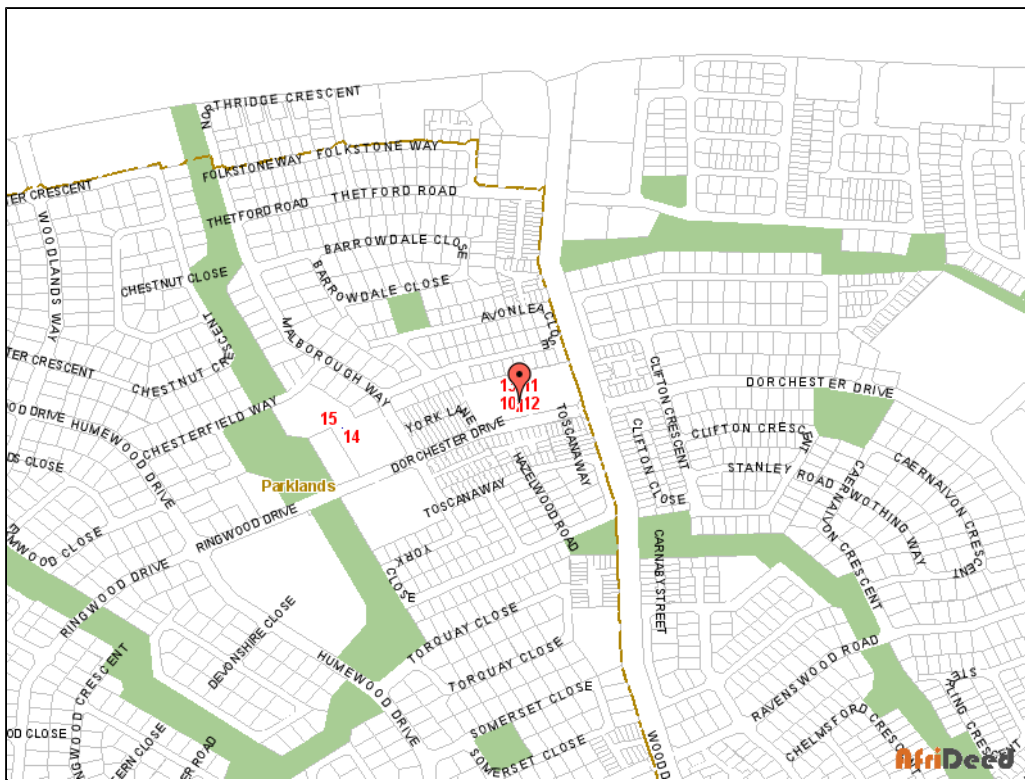
This section contains information about all **endorsements** and **bonds** registered against the property. Endorsements can be **mineral rights, sequestrations, servitudes** or anything else related to the property.

Endorsement 1 of 1

Owner	STANDARD BANK OF SOUTH AFRICA LTD	Document Number	SB24081/2007
Amount	R510,000.00	Microfilm Reference	2008 0206 0724
Description	BOND SECTIONAL SCHEMES		

Comparable Sales

This section shows the details of the 15 most relevant comparable sales.



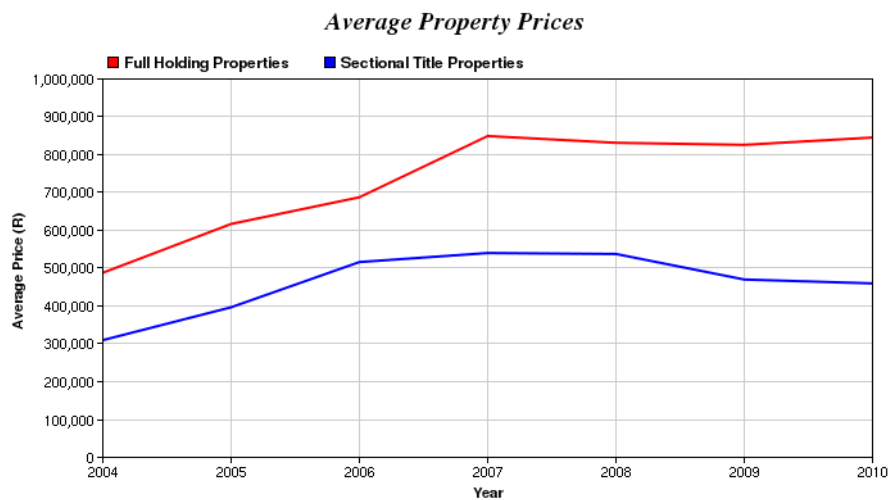
NUMBER	DISTANCE	SALE DATE	SALE PRICE	ERF SIZE	SUBURB	COMPLEX NAME	UNIT NO
1	0.00 m	15/10/2009	R565,000.00	96	PARKLANDS	SS BELLA PARK	41



2	0.00 m	13/07/2009	R410,000.00	58	PARKLANDS	SS BELLA PARK	53
3	0.00 m	24/02/2009	R510,000.00	58	PARKLANDS	SS BELLA PARK	26
4	0.00 m	09/10/2008	R625,000.00	96	PARKLANDS	SS BELLA PARK	38
5	0.00 m	08/05/2008	R650,000.00	96	PARKLANDS	SS BELLA PARK	21
6	0.00 m	22/01/2008	R670,000.00	96	PARKLANDS	SS BELLA PARK	20
7	0.00 m	19/11/2007	R689,000.00	96	PARKLANDS	SS BELLA PARK	37
8	0.00 m	04/09/2007	R650,000.00	96	PARKLANDS	SS BELLA PARK	35
9	0.00 m	12/08/2007	R650,000.00	96	PARKLANDS	SS BELLA PARK	16
10	0.00 m	12/06/2007	R445,000.00	58	PARKLANDS	SS BELLA PARK	52
11	0.00 m	11/06/2007	R660,000.00	96	PARKLANDS	SS BELLA PARK	24
12	0.00 m	24/05/2007	R675,000.00	96	PARKLANDS	SS BELLA PARK	37
13	0.00 m	11/05/2007	R675,000.00	96	PARKLANDS	SS BELLA PARK	39
14	211.82 m	15/09/2009	R510,000.00	64	PARKLANDS	SS DE OUDE KAAP	21
15	211.82 m	27/03/2009	R480,000.00	64	PARKLANDS	SS DE OUDE KAAP	52

Suburb Trends

This section shows the **average price** and **total volume of sales** in the suburb by property type for the last 5 years.

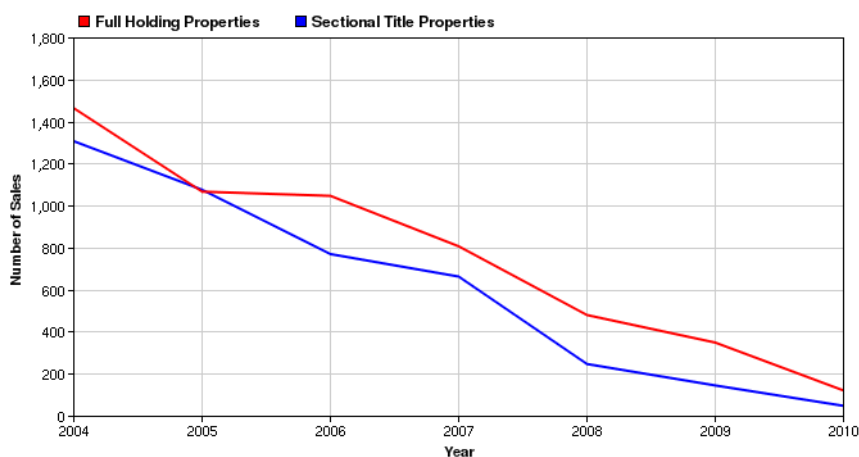


	2004	2005	2006	2007	2008	2009	2010
AVERAGE FULL HOLDING PRICE	R486,204.00	R615,218.00	R685,761.00	R847,624.00	R829,733.00	R824,349.00	R843,652.00
TOTAL FULL HOLDING SALES	1463	1066	1046	806	479	348	120
AVERAGE SECTIONAL SCHEME PRICE	R308,094.00	R395,016.00	R514,510.00	R538,403.00	R535,864.00	R468,398.00	R458,102.00



TOTAL SECTIONAL SCHEME SALES	1306	1075	769	662	246	144	47
-------------------------------------	------	------	-----	-----	-----	-----	----

Number of Sales



Amenities

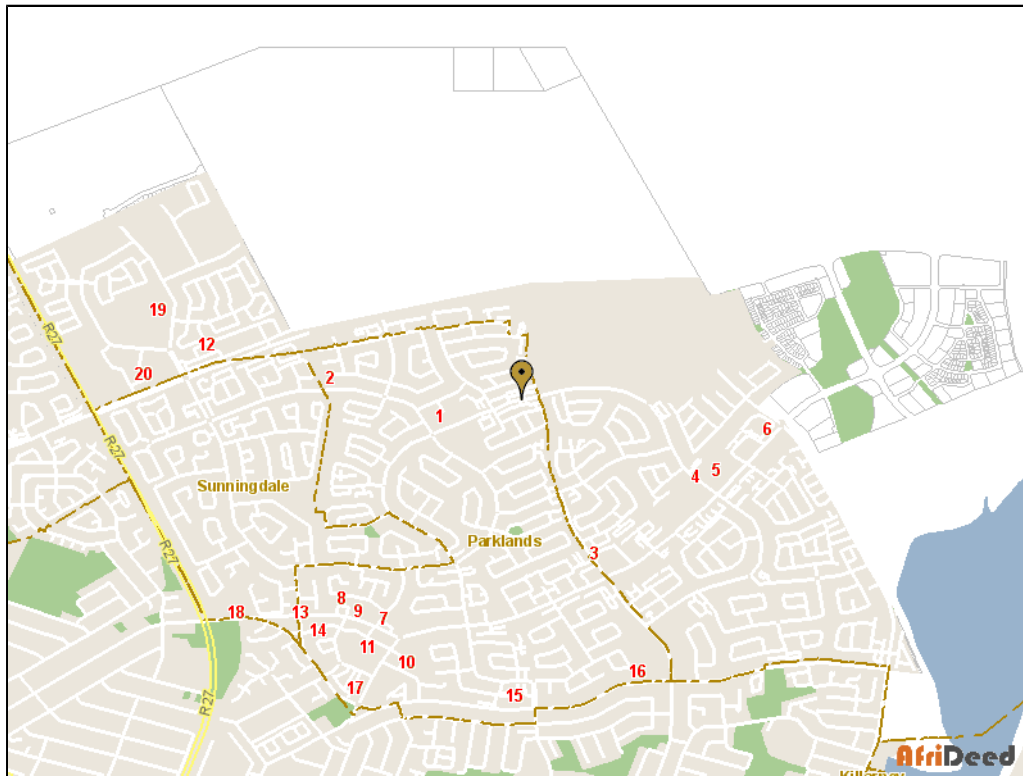
This section shows the closest amenities to the property including the suburb they are located in and the distance from the property.

Amenity	Distance
Saint John's Combined School	0.9 km
Parklands College	1.5 km
Intercare Medical Centre	1.4 km
Netcare - Blaauwberg Hospital	1.8 km
Medi-Clinic - Table View	2.2 km
Police SAPS - Table View	2.7 km
Elkanah House - Sunningdale Campus	1.5 km
Elkanah House Primary School - Blouberg Campus	2.3 km
West Coast Christian Academy	1.8 km
Shopping Centre	1.0 km
Ashwood Centre	1.0 km
Shopping Centre	1.2 km
Leonardo Park Shopping Centre	1.2 km
Shopping Centre	1.2 km



Points of Interest

This section shows the top 20 points of interest within a 5km radius closest to the property. These points include **Schools, Hospitals, Banks, Churches and Golf Courses.**



Number	Name	Distance
1	GRACE BAPTIST CHURCH	0.4 km
2	THE FULL GOSPEL CHURCH	0.9 km
3	STANDARD BANK ATM	0.9 km
4	SAINT JOHN'S COMBINED SCHOOL	1.0 km
5	ATM	1.1 km
6	FNB ATM	1.3 km
7	ABSA ATM	1.3 km
8	SURGERY	1.4 km
9	ABSA ATM	1.4 km
10	STANDARD BANK - PARKLANDS	1.4 km
11	NEDBANK - PARKLANDS	1.5 km
12	ABSA ATM	1.5 km
13	INTERCARE MEDICAL CENTRE	1.5 km
14	INTERCARE	1.6 km



15	ABSA ATM	1.6 km
16	PARKLANDS COLLEGE	1.6 km
17	FNB ATM	1.7 km
18	STANDARD BANK ATM	1.8 km
19	ELKANAH HOUSE - SUNNINGDALE CAMPUS	1.8 km
20	ABSA ATM	1.8 km

Transfer History

This section shows the last 3 transfers of ownership of the property.

Transfer 1 of 3

Buyer Name	DANNHAUSER TERESA LINETTE	Seller Name	ROCHE NEAL GORDON DE
Registration Date	21/12/2007	Purchase Date	09/09/2007
Extent	95 SQM	Purchase Price	
Title Deed No	ST40523/2007	Institution	STANDARD
Bond Number	SB24081/2007	Bond Amount	R510,000.00

Transfer 2 of 3

Buyer Name	BELLA ROSA DEVELOPMENT PTY LTD	Seller Name	
Registration Date	29/06/2005	Purchase Date	not available
Extent	59 SQM	Purchase Price	
Title Deed No	ST15045/2005	Institution	NEDCOR
Bond Number	SB10289/2005	Bond Amount	R626,400.00

Transfer 3 of 3

Buyer Name	ALDRE & ANNAMIE CARSTENS FAMILIETRUST	Seller Name	BELLA ROSA DEVELOPMENT PTY LTD
Registration Date	29/06/2005	Purchase Date	27/10/2004
Extent	59 SQM	Purchase Price	
Title Deed No	ST15104/2005	Institution	NEDCOR
Bond Number	SB10289/2005	Bond Amount	R626,400.00

Property History

This section shows the history of the property. It includes all registrations at the Deeds Office including **bonds, transfers** and any transaction for the property.



History 1 of 8

Owner		Document	B8721/2003
Amount/Price	UNKNOWN	Microfilm Reference	2003 0792 5350
Description	BOND		

History 2 of 8

Owner		Document	SB5762/2004
Amount/Price	UNKNOWN	Microfilm Reference	2005 1601 1156
Description	BOND SECTIONAL SCHEMES		

History 3 of 8

Owner		Document	SB10289/2005
Amount/Price	UNKNOWN	Microfilm Reference	2008 0206 0613
Description	BOND SECTIONAL SCHEMES		

History 4 of 8

Owner	VISION DEVELOPMENT TRUST	Document	ST13003/2003
Amount/Price	CRST	Microfilm Reference	2003 0670 3901
Description	TRANSFER SECTIONAL TITLES/SCHEMES		

History 5 of 8

Owner	OLIVIER RONALD	Document	ST13049/2003
Amount/Price	R318000.00	Microfilm Reference	2004 0476 4336
Description	TRANSFER SECTIONAL TITLES/SCHEMES		

History 6 of 8

Owner	HOLLAND MARK JASON	Document	ST8922/2004
Amount/Price	R486000.00	Microfilm Reference	2005 1601 1157
Description	TRANSFER SECTIONAL TITLES/SCHEMES		

History 7 of 8

Owner	ROCHE NEAL GORDON DE	Document	ST14421/2005
Amount/Price	R580000.00	Microfilm Reference	2008 0206 0706
Description	TRANSFER SECTIONAL TITLES/SCHEMES		

History 8 of 8

Owner	ROCHE JUSTEEN RUTH DE	Document	ST14421/2005
Amount/Price	R580000.00	Microfilm Reference	2008 0206 0706
Description	TRANSFER SECTIONAL TITLES/SCHEMES		



Disclaimer

Please note that AfriDeed 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..

