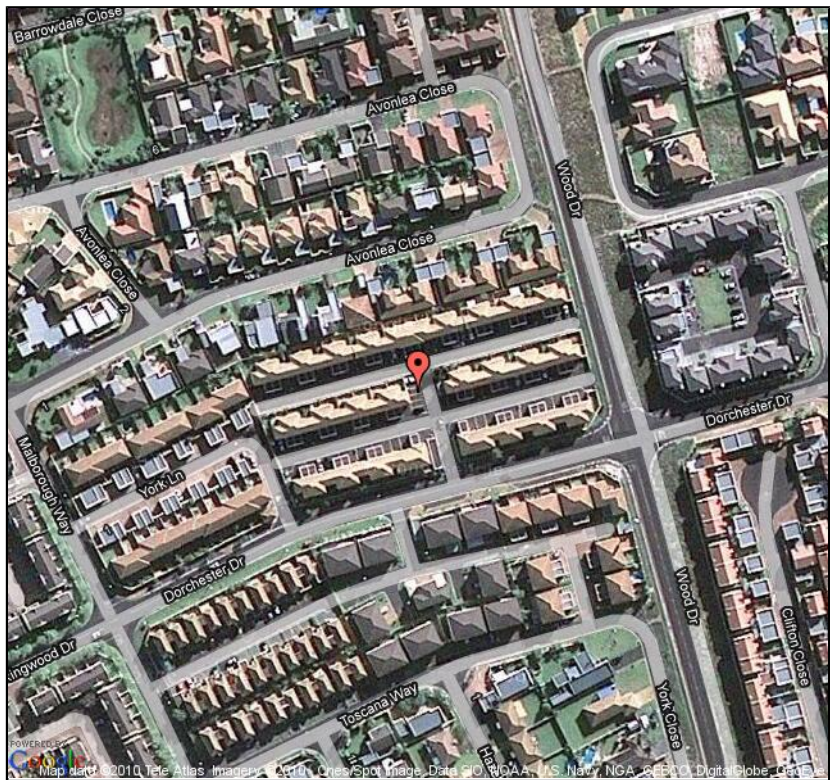


# FULL PROPERTY INFORMATION REPORT

REFERENCE 382355

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

## Property Valuation

The **Estimated Value** is a statistically generated estimate of the value of the property based on information obtained from the Surveyor General, the Deeds Office, banks, estate agents and other sources. It should be seen as a guide to the value of the property only and should be used in conjunction with other factors – such as the extent of improvement or deterioration since the last sale – to determine the fair value of the property.

The **Safety Score** is the statistical probability that the property would sell for more than 90% of the estimated value. In simple terms, it is the probability that the estimated value is not an over-prediction.

The **Accuracy Score** is the statistical probability that the property would sell for within 20% of the estimated value. In simple terms, it is the probability that the estimated value is correct.

Predicted Price	<b>R620,000.00</b>	Confidence	<b>HIGH</b>
Estimated High	<b>R700,000.00</b>	Estimated Low	<b>R580,000.00</b>
Safety Score	<b>91%</b>	Accuracy Score	<b>66%</b>
Last Sale Price	<b>R680,000.00</b>	Last Sale Date	<b>09/09/2007</b>

The **Expected High** and **Expected Low** are the statistically generated upper and lower bounds of the range within which the property is expected to transact.

The range should be seen as a guide only and changes in the condition of the property or area should be taken into account.



# Municipal Valuation

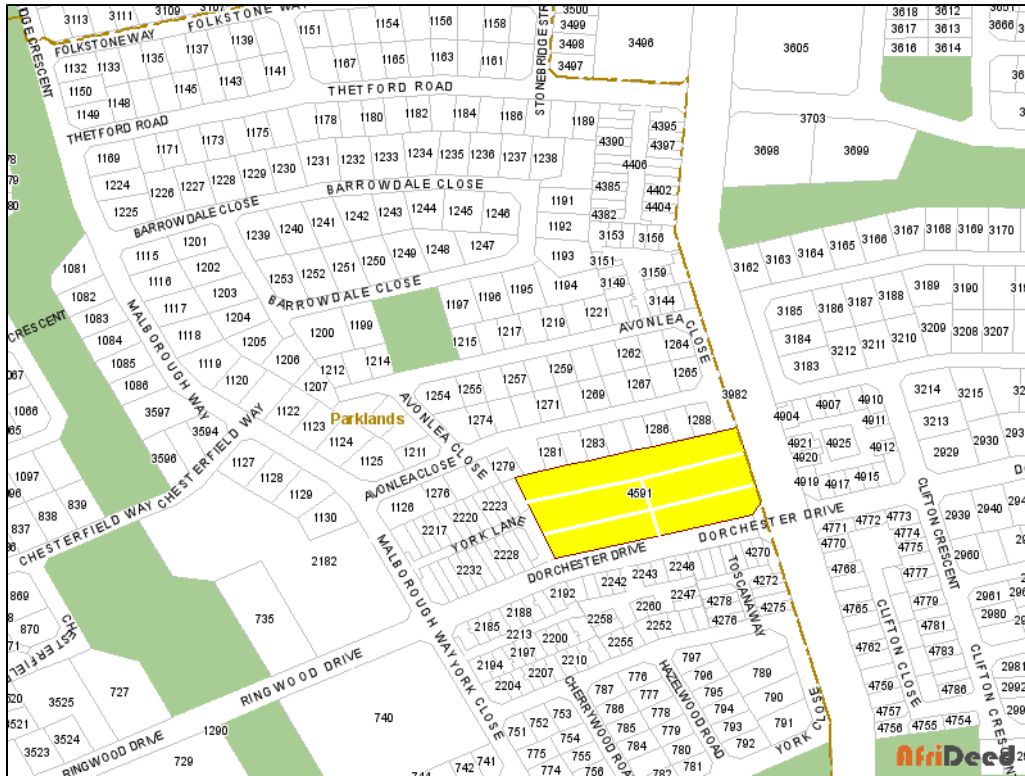
The **Municipal Valuation** Details are the valuation details provided by the relevant municipality and represent the market value assessed for rates purposes as at the date of valuation.

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.

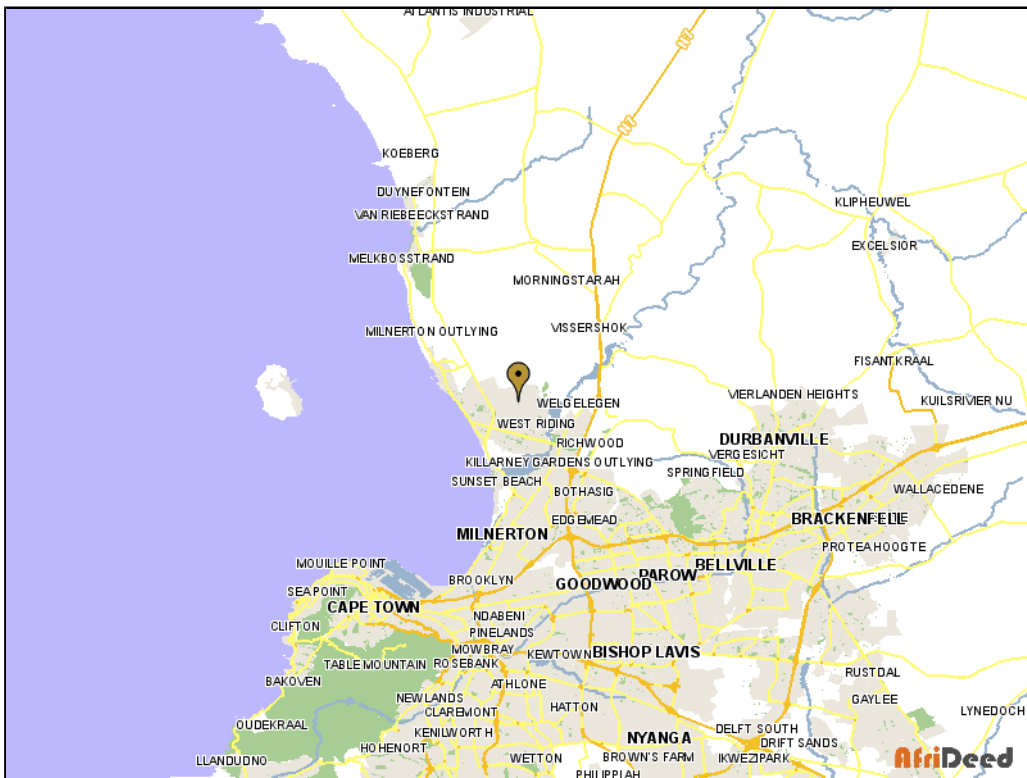
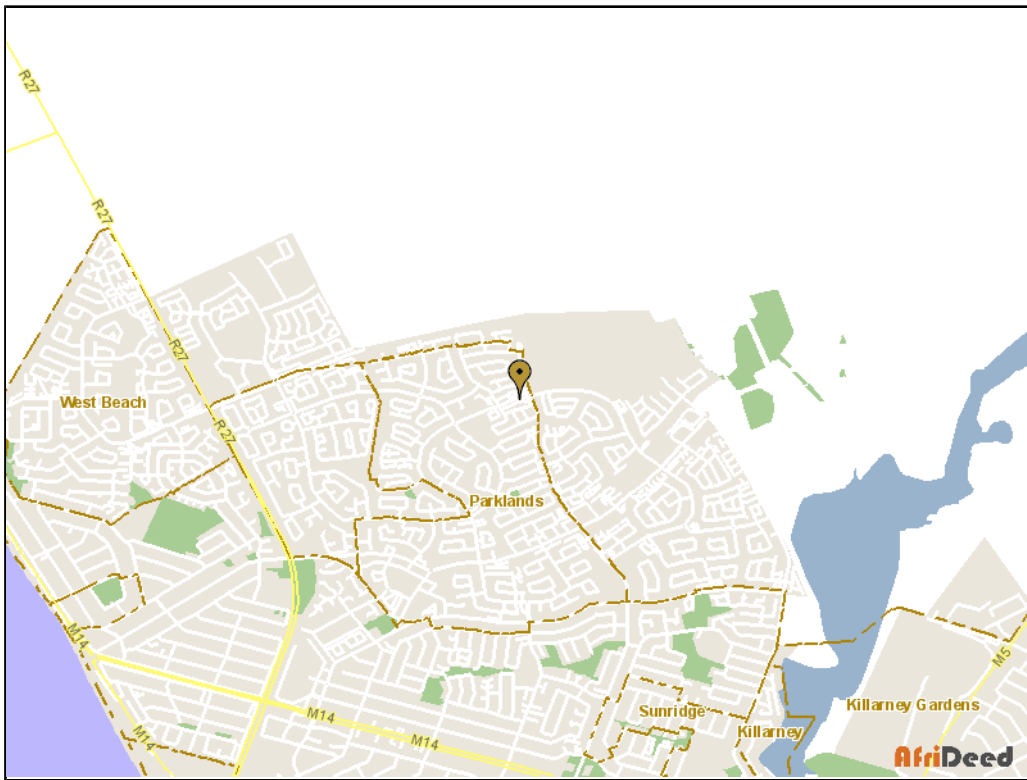
Municipal Valuation	<b>0.00</b>	Municipal Valuation Year	
Usage		Land Only	<b>NO</b>

## 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.



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# 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 owner 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.

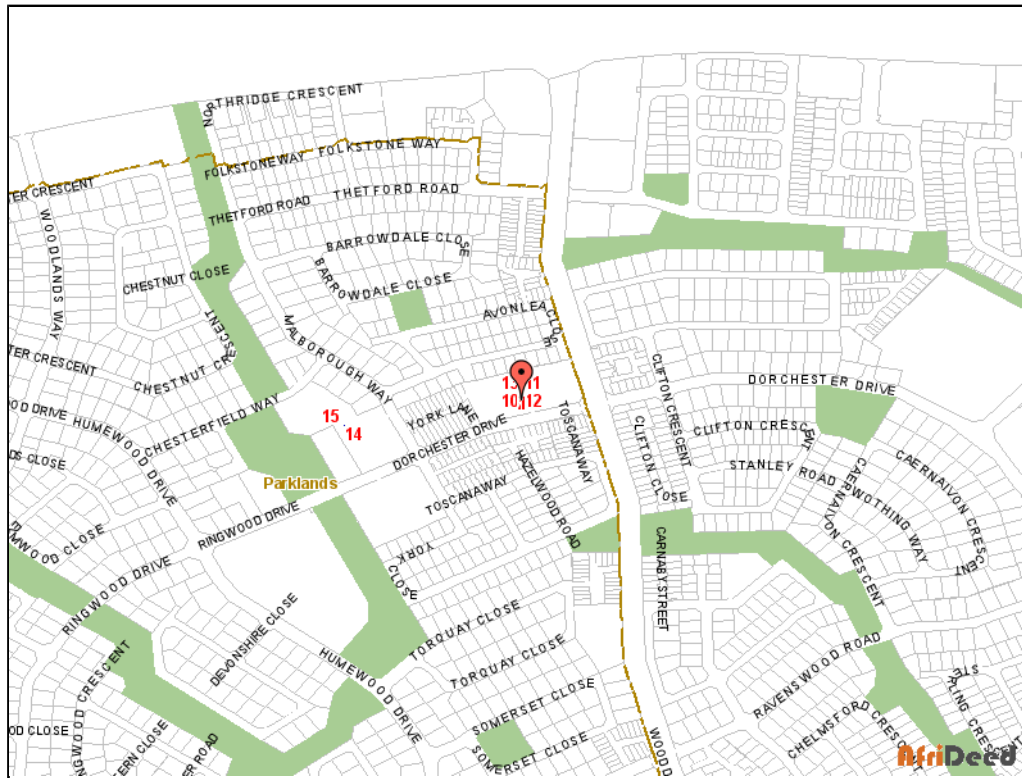
## Endorsement 1 of 1

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
<b>1</b>	0.00 m	15/10/2009	R565,000.00	96	PARKLANDS	SS BELLA PARK	41
<b>2</b>	0.00 m	13/07/2009	R410,000.00	58	PARKLANDS	SS BELLA PARK	53
<b>3</b>	0.00 m	24/02/2009	R510,000.00	58	PARKLANDS	SS BELLA PARK	26
<b>4</b>	0.00 m	09/10/2008	R625,000.00	96	PARKLANDS	SS BELLA PARK	38
<b>5</b>	0.00 m	08/05/2008	R650,000.00	96	PARKLANDS	SS BELLA PARK	21
<b>6</b>	0.00 m	22/01/2008	R670,000.00	96	PARKLANDS	SS BELLA PARK	20
<b>7</b>	0.00 m	19/11/2007	R689,000.00	96	PARKLANDS	SS BELLA PARK	37
<b>8</b>	0.00 m	04/09/2007	R650,000.00	96	PARKLANDS	SS BELLA PARK	35
<b>9</b>	0.00 m	12/08/2007	R650,000.00	96	PARKLANDS	SS BELLA PARK	16
<b>10</b>	0.00 m	12/06/2007	R445,000.00	58	PARKLANDS	SS BELLA PARK	52
<b>11</b>	0.00 m	11/06/2007	R660,000.00	96	PARKLANDS	SS BELLA PARK	24
<b>12</b>	0.00 m	24/05/2007	R675,000.00	96	PARKLANDS	SS BELLA PARK	37
<b>13</b>	0.00 m	11/05/2007	R675,000.00	96	PARKLANDS	SS BELLA PARK	39
<b>14</b>	211.82 m	15/09/2009	R510,000.00	64	PARKLANDS	SS DE OUDE KAAP	21

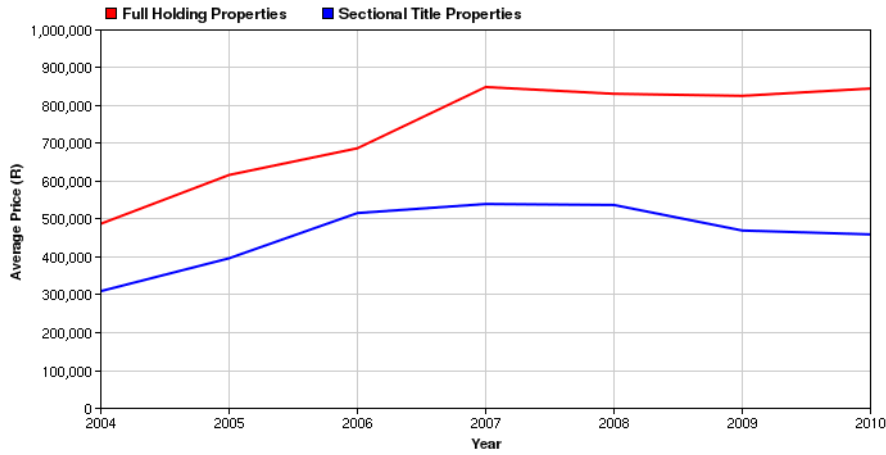


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## Suburb Trends

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

*Average Property Prices*



	2004	2005	2006	2007	2008	2009	2010
<b>AVERAGE FULL HOLDING PRICE</b>	R486,204.00	R615,218.00	R685,761.00	R847,624.00	R829,733.00	R824,349.00	R843,652.00
<b>TOTAL FULL HOLDING SALES</b>	1463	1066	1046	806	479	348	120
<b>AVERAGE SECTIONAL SCHEME PRICE</b>	R308,094.00	R395,016.00	R514,510.00	R538,403.00	R535,864.00	R468,398.00	R458,102.00
<b>TOTAL SECTIONAL SCHEME SALES</b>	1306	1075	769	662	246	144	47

*Number of Sales*



## Amenities

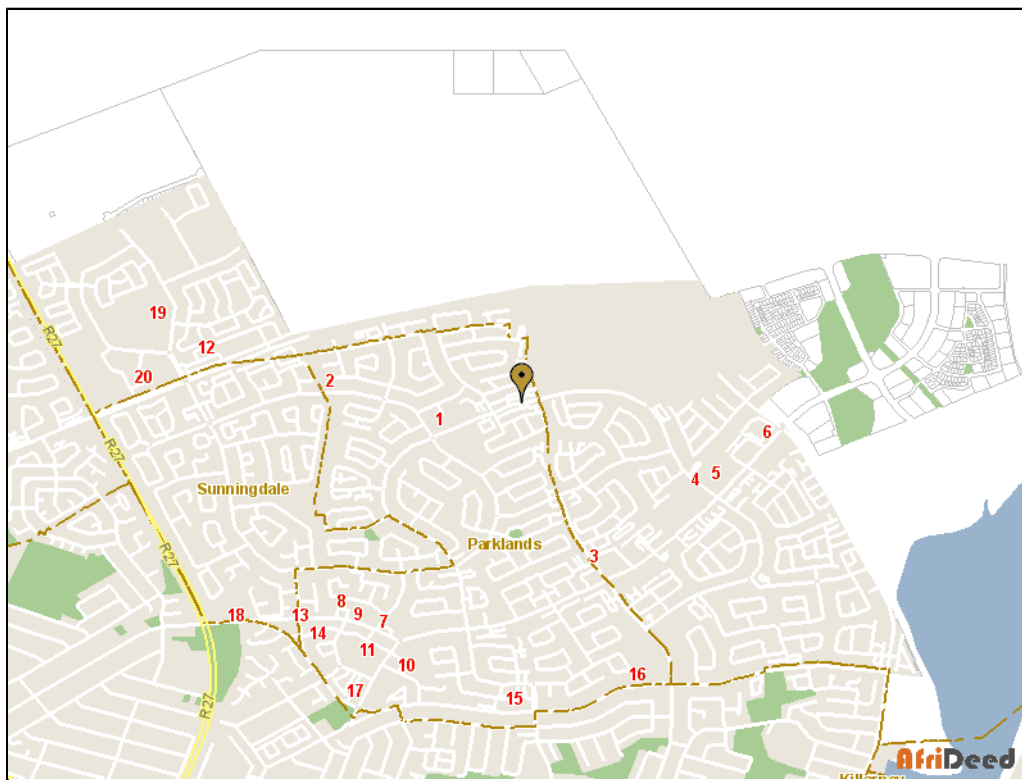
This section shows the closest amenities to the property including the suburb they are located in and the distance from the property.

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
<b>1</b>	GRACE BAPTIST CHURCH	0.4 km
<b>2</b>	THE FULL GOSPEL CHURCH	0.9 km
<b>3</b>	STANDARD BANK ATM	0.9 km
<b>4</b>	SAINT JOHN'S COMBINED SCHOOL	1.0 km
<b>5</b>	ATM	1.1 km
<b>6</b>	FNB ATM	1.3 km
<b>7</b>	ABSA ATM	1.3 km
<b>8</b>	SURGERY	1.4 km
<b>9</b>	ABSA ATM	1.4 km
<b>10</b>	STANDARD BANK - PARKLANDS	1.4 km
<b>11</b>	NEDBANK - PARKLANDS	1.5 km
<b>12</b>	ABSA ATM	1.5 km
<b>13</b>	INTERCARE MEDICAL CENTRE	1.5 km
<b>14</b>	INTERCARE	1.6 km
<b>15</b>	ABSA ATM	1.6 km
<b>16</b>	PARKLANDS COLLEGE	1.6 km
<b>17</b>	FNB ATM	1.7 km
<b>18</b>	STANDARD BANK ATM	1.8 km



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<b>19</b>	ELKANAH HOUSE - SUNNINGDALE CAMPUS	1.8 km
<b>20</b>	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	<b>DANNHAUSER TERESA LINETTE</b>	Seller Name	<b>ROCHE NEAL GORDON DE</b>
Registration Date	<b>21/12/2007</b>	Purchase Date	<b>09/09/2007</b>
Extent	<b>95 SQM</b>	Purchase Price	
Title Deed No	<b>ST40523/2007</b>	Institution	<b>STANDARD</b>
Bond Number	<b>SB24081/2007</b>	Bond Amount	<b>R510,000.00</b>

### Transfer 2 of 3

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

### Transfer 3 of 3

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

## 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	<b>B8721/2003</b>
Amount/Price	<b>UNKNOWN</b>	Microfilm Reference	<b>2003 0792 5350</b>
Description	<b>BOND</b>		



### *History 2 of 8*

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

### *History 3 of 8*

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

### *History 4 of 8*

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

### *History 5 of 8*

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

### *History 6 of 8*

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

### *History 7 of 8*

---

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

### *History 8 of 8*

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



## **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..

