
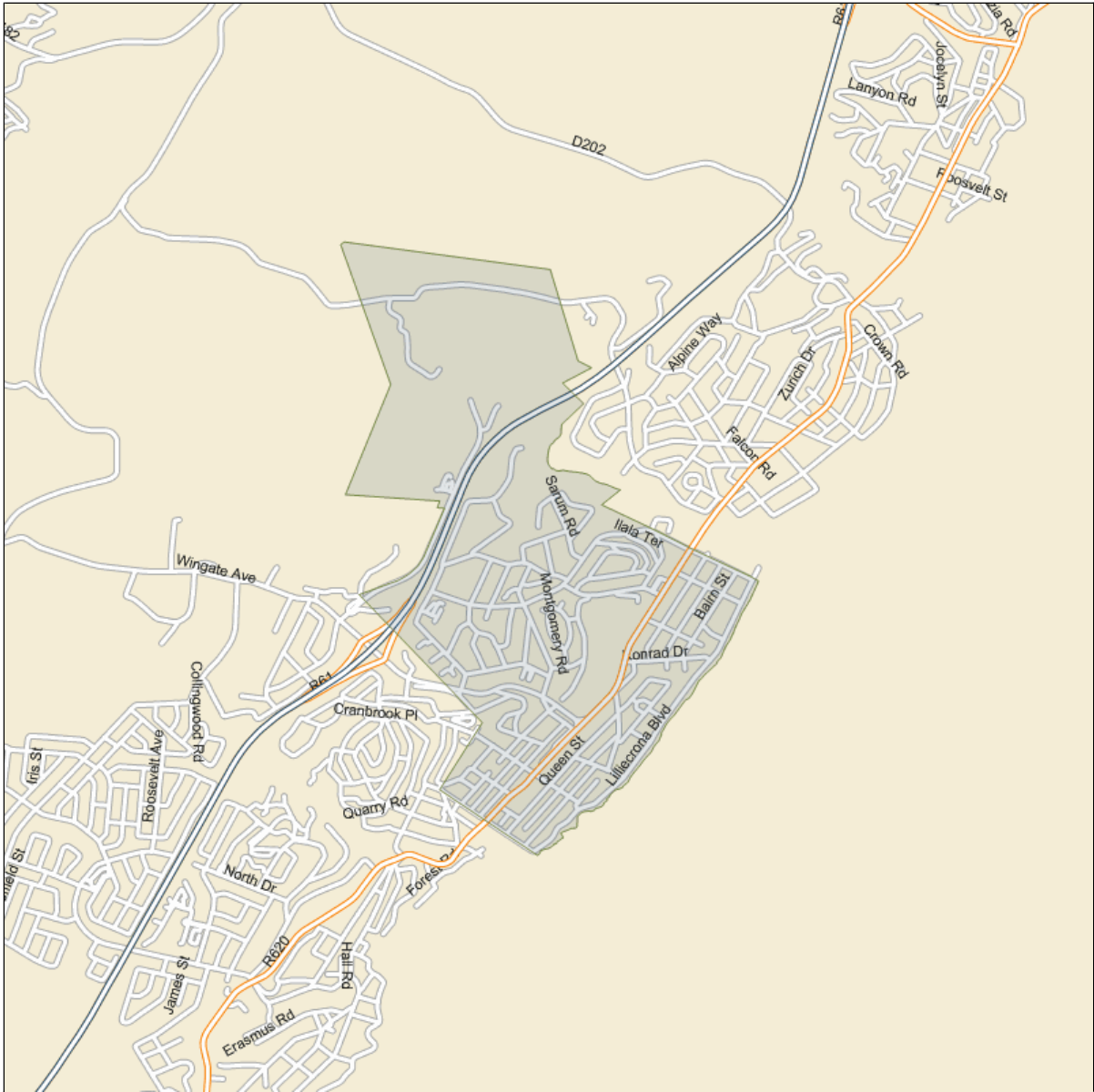


# Suburb Report

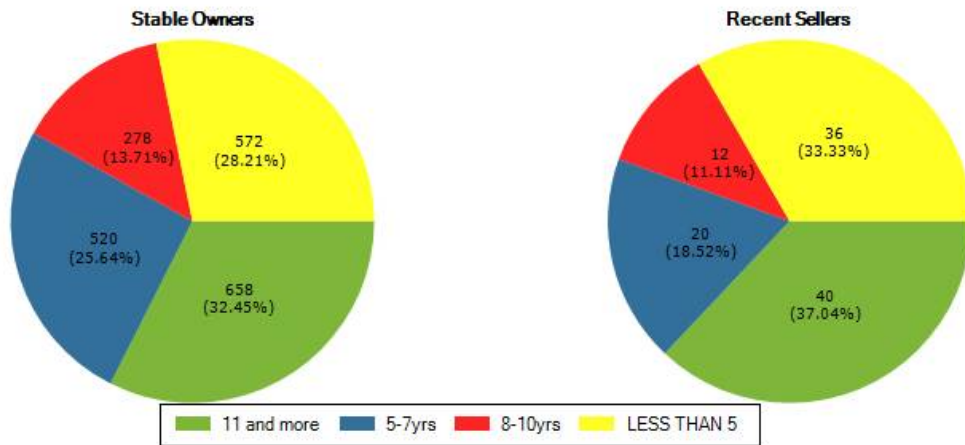
 New Search

Suburb Details

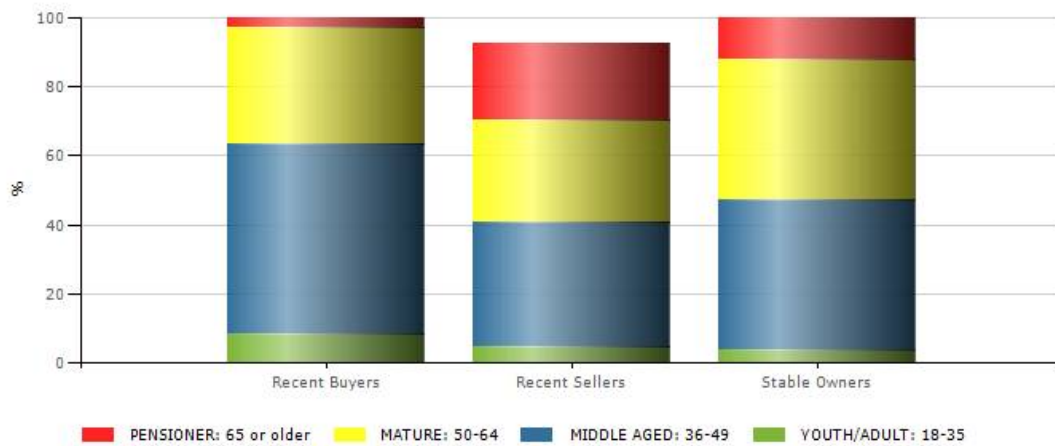
Suburb: UVONGO  
Township: UVONGO  
Municipality: Hibiscus Coast  
Province: KwaZulu Natal



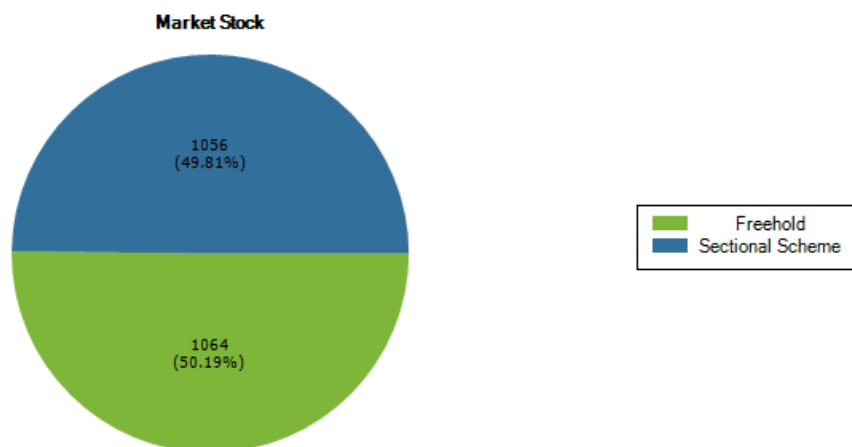
### Tenure of Owners



### Age of Residents



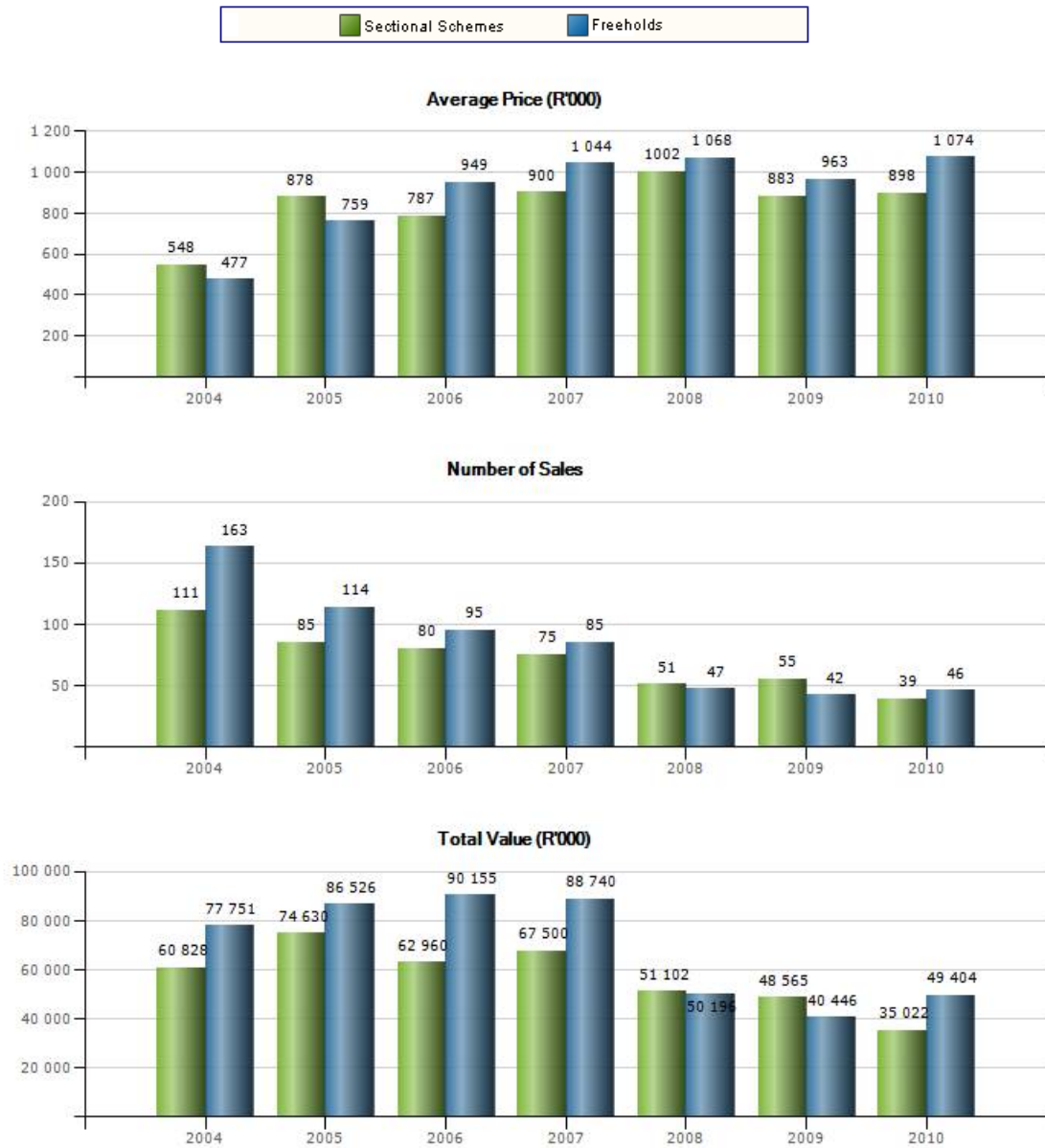
### Market Stock:



## Transfer Information

Transfer Information Up to Dec 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		0.0		0.0	0
R400000 - R800000		0.0		0.0	0	1	20.0	750	12.5	750
R800000 - R1.5mil		0.0		0.0	0	2	40.0	1 720	28.6	860
R1.5mil - R3mil		0.0		0.0	0	2	40.0	3 550	59.0	1 775
Greater than R3mil		0.0		0.0	0		0.0		0.0	0
Total		0		0	0	5	100	6 020	100	1 204
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	1	5.3	400	1.6	400	2	4.1	560	1.0	280
R400000 - R800000	5	26.3	3 336	13.6	667	13	26.5	8 716	15.5	670
R800000 - R1.5mil	9	47.4	10 040	40.8	1 116	27	55.1	31 060	55.1	1 150
R1.5mil - R3mil	3	15.8	6 460	26.2	2 153	6	12.2	11 680	20.7	1 947
Greater than R3mil	1	5.3	4 380	17.8	4 380	1	2.0	4 380	7.8	4 380
Total	19	100	24 616	100	1 296	49	100	56 396	100	1 151
SS										
R0 - R400000		0.0		0.0	0	1	2.5	75	0.2	75
R400000 - R800000	5	41.7	3 318	25.9	664	18	45.0	11 583	31.1	644
R800000 - R1.5mil	5	41.7	5 015	39.2	1 003	17	42.5	17 694	47.5	1 041
R1.5mil - R3mil	2	16.7	4 470	34.9	2 235	4	10.0	7 895	21.2	1 974
Greater than R3mil		0.0		0.0	0		0.0		0.0	0
Total	12	100	12 803	100	1 067	40	100	37 247	100	931
Totals Per Price band										
R0 - R400000	1	3.2	400	1.1	400	3	3.2	635	0.6	212
R400000 - R800000	10	32.3	6 654	17.8	665	32	34.0	21 049	21.1	658
R800000 - R1.5mil	14	45.2	15 055	40.2	1 075	46	48.9	50 474	50.6	1 097
R1.5mil - R3mil	5	16.1	10 930	29.2	2 186	12	12.8	23 125	23.2	1 927
Greater than R3mil	1	3.2	4 380	11.7	4 380	1	1.1	4 380	4.4	4 380
Total Transfers	31	100	37 419	100	1 207	94	100	99 663	100	1 060

## Growth and Activity



## National Ranking (Freehold):

Number of suburbs: 5294

Suburb	Municipality	Province	Rank	Mean Valuation (R)
KENLEAF EXT 3	EKURHULENI	GAUTENG	1168	1 220 625
FERNGLEN	NELSON MANDELA BAY	EASTERN CAPE	1169	1 220 596
KROMRIVIER	STELLENBOSCH	WESTERN CAPE	1170	1 220 400
SCHAAP KRAAL	CITY OF CAPE TOWN	WESTERN CAPE	1171	1 219 572
WHITE RIVER EXT 18	MBOMBELA	MPUMALANGA	1172	1 218 534
UVONGO	HIBISCUS COAST	KWAZULU NATAL	1173	1 218 059
MELODIE	LOCAL MUNICIPALITY OF MADIBENG	NORTH WEST	1174	1 217 649
LAKESIDE	CITY OF CAPE TOWN	WESTERN CAPE	1175	1 217 183
SUMMER PLACE	KUNGWINI	GAUTENG	1176	1 216 109
BRACKENHURST	EKURHULENI	GAUTENG	1177	1 215 842
MANGOLD PARK	NELSON MANDELA BAY	EASTERN CAPE	1178	1 213 846

## Provincial Ranking (Freehold):

Number of suburbs: 725

Suburb	Municipality	Province	Rank	Mean Valuation (R)
WORLDS VIEW	UMNGENI	KWAZULU NATAL	100	1 242 653
ATHLONE PARK	ETHEKWINI	KWAZULU NATAL	101	1 235 367
ST MICHAELS ON SEA	HIBISCUS COAST	KWAZULU NATAL	102	1 229 843
RAMSGATE	HIBISCUS COAST	KWAZULU NATAL	103	1 225 273
PENNINGTON	UMDONI	KWAZULU NATAL	104	1 224 700
UVONGO	HIBISCUS COAST	KWAZULU NATAL	105	1 218 059
ATHOLL HEIGHTS	ETHEKWINI	KWAZULU NATAL	106	1 209 618
OCEAN VIEW	ETHEKWINI	KWAZULU NATAL	107	1 207 520
FOREST HILLS	ETHEKWINI	KWAZULU NATAL	108	1 198 142
MOUNTAIN RISE	THE MSUNDUZI	KWAZULU NATAL	109	1 180 271
GLENMORE	ETHEKWINI	KWAZULU NATAL	110	1 168 169

## Municipal Ranking (Freehold):

Number of suburbs: 32

Suburb	Municipality	Province	Rank	Mean Valuation (R)
SHELLY BEACH	HIBISCUS COAST	KWAZULU NATAL	3	1 342 866
UMZUMBE	HIBISCUS COAST	KWAZULU NATAL	4	1 281 658
MELVILLE	HIBISCUS COAST	KWAZULU NATAL	5	1 269 101
ST MICHAELS ON SEA	HIBISCUS COAST	KWAZULU NATAL	6	1 229 843
RAMSGATE	HIBISCUS COAST	KWAZULU NATAL	7	1 225 273
UVONGO	HIBISCUS COAST	KWAZULU NATAL	8	1 218 059
MARINA BEACH	HIBISCUS COAST	KWAZULU NATAL	9	1 119 834
PORT SHEPSTONE	HIBISCUS COAST	KWAZULU NATAL	10	1 091 576
BENDINGO	HIBISCUS COAST	KWAZULU NATAL	11	1 085 924
UMTENTWENI	HIBISCUS COAST	KWAZULU NATAL	12	1 084 677
GLENMORE	HIBISCUS COAST	KWAZULU NATAL	13	1 052 132

## National Ranking (Sectional Scheme):

Number of suburbs: 1953

Suburb	Municipality	Province	Rank	Mean Valuation (R)
ROME GLEN	CITY OF CAPE TOWN	WESTERN CAPE	343	1 007 282
TABLE VIEW	CITY OF CAPE TOWN	WESTERN CAPE	344	1 006 965
ROOSEVELT PARK	CITY OF JOHANNESBURG	GAUTENG	345	1 006 400
FAIRLAND	CITY OF JOHANNESBURG	GAUTENG	346	1 005 630
MTUNZINI	UMLALAZI	KWAZULU NATAL	347	1 004 968
UVONGO	HIBISCUS COAST	KWAZULU NATAL	348	1 004 423
CLUBVILLE	STEVE TSHWETE	MPUMALANGA	349	997 286
MARGATE	HIBISCUS COAST	KWAZULU NATAL	350	994 675
RASLOUW AH	CITY OF TSHWANE	GAUTENG	351	994 535
HOWICK	UMNGENI	KWAZULU NATAL	352	993 631
CALEDON AND OVERBERG VILLAGE	KWADUKUZA	KWAZULU NATAL	353	991 163

## Provincial Ranking (Sectional Scheme):

Number of suburbs: 326

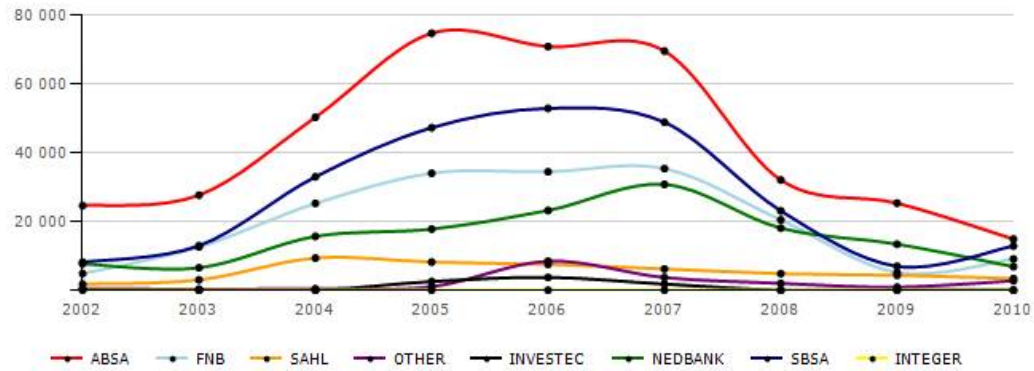
Suburb	Municipality	Province	Rank	Mean Valuation (R)
PADFIELD PARK	ETHEKWINI	KWAZULU NATAL	71	1 027 472
FREELAND PARK	UMDONI	KWAZULU NATAL	72	1 013 413
ATHLONE	THE MSUNDUZI	KWAZULU NATAL	73	1 010 851
WINKLESPRUIT	ETHEKWINI	KWAZULU NATAL	74	1 010 568
MTUNZINI	UMLALAZI	KWAZULU NATAL	75	1 004 968
UVONGO	HIBISCUS COAST	KWAZULU NATAL	76	1 004 423
MARGATE	HIBISCUS COAST	KWAZULU NATAL	77	994 675
HOWICK	UMNGENI	KWAZULU NATAL	78	993 631
CALEDON AND OVERBERG VILLAGE	KWADUKUZA	KWAZULU NATAL	79	991 163
ST MICHAELS ON SEA	HIBISCUS COAST	KWAZULU NATAL	80	986 816
CRESTVIEW	ETHEKWINI	KWAZULU NATAL	81	963 636

## Municipal Ranking (Sectional Scheme):

Number of suburbs: 26

Suburb	Municipality	Province	Rank	Mean Valuation (R)
TRAFALGAR	HIBISCUS COAST	KWAZULU NATAL	3	1 304 915
PALM BEACH	HIBISCUS COAST	KWAZULU NATAL	4	1 174 771
RAMSGATE	HIBISCUS COAST	KWAZULU NATAL	5	1 161 299
MELVILLE	HIBISCUS COAST	KWAZULU NATAL	6	1 140 370
SHELLY BEACH	HIBISCUS COAST	KWAZULU NATAL	7	1 086 371
UVONGO	HIBISCUS COAST	KWAZULU NATAL	8	1 004 423
MARGATE	HIBISCUS COAST	KWAZULU NATAL	9	994 675
ST MICHAELS ON SEA	HIBISCUS COAST	KWAZULU NATAL	10	986 816
PUMULA	HIBISCUS COAST	KWAZULU NATAL	11	834 815
UMZUMBE	HIBISCUS COAST	KWAZULU NATAL	12	830 417
LEISURE BAY	HIBISCUS COAST	KWAZULU NATAL	13	760 108

## Lending By Institution (values in R000)



## Amenities:

Type	Amenity
PoliceStation	Police SAPS - Margate
PrimarySchool	Margate Primary School - Entrance 2
PrimarySchool	Margate Primary School
PrimarySchool	Margate Primary School - Entrance 1
School	School
School	Margate Sports School
ShoppingCentre	Margate Rendezvous Centre
ShoppingCentre	Hibiscus Mall
ShoppingCentre	Margate Centre
ShoppingCentre	South Coast Mall
ShoppingCentre	Shelly 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.