

Area Calculations Summary sheet

Suburb	Calculation	Open	Count1	Count2	Closed	Count1	Count2	Differential	% diff	Comment
Klevehill, Paulshof Petervale	Price of area (R/m2)	1147.265337	69		425.89	15		721.37	169.38	N/A - Sample price differential too large - probably due to diff in sample size
	Change in price 2002 - 2003	175.6444413	3	65	N/A				#VALUE!	
	Change in price 2nd 1/2 2003 - 1st 1/2 2004	N/A			7.74	6	3		0.00	N/A
	Change in price 1st 1/2 2002 - 2nd 1/2 2002	N/A			N/A				#VALUE!	
	Change in price 1st 1/2 2003 - 2nd 1/2 2003	38.53717276	16	49	45.27	5	6	-6.73	-14.87	Closed increased by more
	% of Bond granted in area?	78.26086957	54	69	86.67	13	15	-8.41	-9.70	More bonds granted in closed area
	% Of bond relative to selling price loans > 100 % excluded	110.38 81.35	54.00 39		87.54 85.31	13 12		22.84 -3.96	26.08 -4.64	Value of bonds marginally higher
Observatory Linksfeld Cyrildene	Price of area (R/m2)	582.8880552	91		696.47	75		-113.58	-16.31	Value in closed areas higher
	Change in price 2002 - 2003	-47.79857581	71	7	-17.76	59	4	-30.04	169.21	Decrease by less in closed area - but 2002 transfers low
	Change in price 2nd 1/2 2003 - 1st 1/2 2004	-2.330569248	35	11	119.90	8	34	-122.23	-101.94	Significant increase in value in closed area
	Change in price 1st 1/2 2002 - 2nd 1/2 2002	N/A			N/A				#VALUE!	
	Change in price 1st 1/2 2003 - 2nd 1/2 2003	9.699256146	35	36	13.57	34	25	-3.87	-28.51	Closed area increased
	% of Bond granted in area?	81.31868132	74	91	76.00	57	75	5.32	7.00	Marginally more bonds granted in open area
	% Of bond relative to selling price loans > 100 % excluded	88.71 80.65	73 65		93.32 87.62	57 48		-4.61 -6.97	-4.94 -7.96	Higher value of bonds granted in closed area! Higher value of bonds granted in closed area!
Moret Malanshof, Northwold Bromhof and Boskruin	Price of area (R/m2)	1040.503118	171		987.69	165		52.82	5.35	Price similar
	Change in price 2002 - 2003	48.41595593	139	3	129.77	116	3	-81.36	-62.69	Closed increased but 2002 sample too small
	Change in price 2nd 1/2 2003 - 1st 1/2 2004	8.684325081	28	78	17.18	44	81	-8.49	-49.45	Closed area has significantly higher increase
	Change in price 1st 1/2 2002 - 2nd 1/2 2002	N/A			N/A				#VALUE!	
	Change in price 1st 1/2 2003 - 2nd 1/2 2003	4.00682892	78	61	10.84	81	35	-6.84	-63.05	Closed area increased by twice as much as the open area
	% of Bond granted in area?	88.30409357	151	171	90.30	149	165	-2.00	-2.21	Marginally more bonds granted in closed area
	% Of bond relative to selling price loans > 100 % excluded	117.15 87.98	150 118		108.35 82.96	147 114		8.79 5.02	8.12 6.05	Value of bonds higher in open area Value of bonds higher in open area
Savoy Estate, Rembrandt Park Kew, Lyndhurst Bramely Manor Lombardy East & West	Price of area (R/m2)	193.4176714	152		272.15	133		-78.73	-28.93	Closed area value higher
	Change in price 2002 - 2003	3.000629915	121	15	-36.41	114	12	39.42	-108.24	N/A 2002 sample too small
	Change in price 2nd 1/2 2003 - 1st 1/2 2004	6.616132247	16	66	-12.56	6	57	19.17	-152.69	N/A 2004 sample too small
	Change in price 1st 1/2 2002 - 2nd 1/2 2002	N/A			N/A				#VALUE!	
	Change in price 1st 1/2 2003 - 2nd 1/2 2003	6.03195321	66	55	11.00	57	57	-4.97	-45.16	Closed area increased by more
	% of Bond granted in area?	94.73684211	144	152	76.69	102	133	18.05	23.53	Less bonds granted inclosed area
	% Of bond relative to selling price loans > 100 % excluded	161.50 90.19	144 81		92.59 85.77	102 81		68.91 4.42	74.42 5.15	Value of bonds higher in open area Value of bonds higher in open area
Buccleuch & Kelvin	Price of area (R/m2)	361.5385469	103		304.92	87		56.62	18.57	Price similar
	Change in price 2002 - 2003	9.82023269	92	2	58.58	73	10	-48.76	-83.23	N/A
	Change in price 2nd 1/2 2003 - 1st 1/2 2004	29.4246163	8	43	-6.08	3	32	35.50	-584.11	N/A
	Change in price 1st 1/2 2002 - 2nd 1/2 2002	N/A			N/A				#VALUE!	
	Change in price 1st 1/2 2003 - 2nd 1/2 2003	-9.575084532	43	49	1.99	32	41	-11.57	-580.44	Price increased in closed area as opposed to decrease in open area
	% of Bond granted in area?	89.32038835	92	103	93.10	81	87	-3.78	-4.06	Marginally more bonds granted in closed area
	% Of bond relative to selling price loans > 100 % excluded	129.80 87.10	92 69		155.66 87.74	81 42		-25.86 -0.64	-16.62 -0.73	Value of bonds higher in closed area Value of bonds similar
Olivevale & bloubosrand	Price of area (R/m2)	307.3450453	51		449.47	36		-142.13	-31.62	Price of closed area marginally higher
	Change in price 2002 - 2003	52.75591336	48	3	28.44	34	2	24.32	85.51	
	Change in price 2nd 1/2 2003 - 1st 1/2 2004	N/A			N/A				#VALUE!	
	Change in price 1st 1/2 2002 - 2nd 1/2 2002	N/A			N/A				#VALUE!	
	Change in price 1st 1/2 2003 - 2nd 1/2 2003	12.50030023	12	36	17.94	10	24	-5.44	-30.32	Price of closed area increased by more
	% of Bond granted in area?	84.31372549	43	51	77.78	28	36	6.54	8.40	Less bonds granted in closed area
	% Of bond relative to selling price loans > 100 % excluded	96.95 94.55	43 38		206.92 91.09	28 17		-109.98 3.46	-53.15 3.80	Value of bonds higher in closed area Value of bonds lower in closed area (marginally)

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Edenvale	Price of area (R/m2)	477.5592812	176		777.70	226		-300.14	-38.59	Price of closed area significantly higher
	Change in price 2002 - 2003	10.06742717	158	7	66.65	198	8	-56.58	-84.89	N/A
	Change in price 2nd 1/2 2003 - 1st 1/2 2004	29.00630624	10	83	6.75	18	97	22.25	329.54	N/A
	Change in price 1st 1/2 2002 - 2nd 1/2 2002	N/A			N/A				#VALUE!	
	Change in price 1st 1/2 2003 - 2nd 1/2 2003	4.770026264	83	75	11.63	97	101	-6.86	-58.98	Increase in closed area significantly higher
	% of Bond granted in area?	83.52272727	147	176	92.48	209	226	-8.96	-9.68	More bonds granted in closed area
	% Of bond relative to selling price	91.33	148		116.07	205		-24.75	-21.32	Value of bonds higher in closed area
	loans > 100 % excluded	87.44174629	125		81.80	160		5.64	6.89	Value of bonds lower in closed area (marginally)
Morninghill	Price of area (R/m2)	1806.871249	101		2674.50	75		-867.63	-32.44	Closed area worth more
	Change in price 2001 - 2002	-10.27699017	36	1	N/A				#VALUE!	
	Change in price 2002 - 2003	13.43291057	64	30	53.68	53	21	-40.24	-74.97	Price of closed area increased by significantly more
	Change in price 2nd 1/2 2003 - 1st 1/2 2004	N/A			N/A				#VALUE!	
	Change in price 1st 1/2 2002 - 2nd 1/2 2002	56.9033364	30	6	3.32	21	1	53.58	1613.67	N/A
	Change in price 1st 1/2 2003 - 2nd 1/2 2003	15.94149382	15	49	17.39	25	28	-1.45	-8.35	Price of closed area increased by marginally more
	% of Bond granted in area?	80.1980198	81	101	70.67	53	75	9.53	13.49	Less bonds granted in open area
	% Of bond relative to selling price	113.3782197	74		106.75	50		6.62	6.20	Value of bonds marginally lower in closed area
loans > 100 % excluded	78.52891285	58		81.40	37		-2.88	-3.53	Value of bonds marginally higher in closed area	
Bedfordview	Price of area (R/m2)	1444.63898	169		2060.69	181		-616.05	-29.90	Value of houses higher in closed area
	Change in price 2001 - 2002	N/A			N/A				#VALUE!	
	Change in price 2002 - 2003	16.32353679	104	51	35.71	97	68	-19.39	-54.29	Prices increased by more in closed area
	Change in price 2nd 1/2 2003 - 1st 1/2 2004	N/A			N/A				#VALUE!	
	Change in price 1st 1/2 2002 - 2nd 1/2 2002	72.90129086	51	11	122.61	68	9	-49.71	-40.54	N/A
	Change in price 1st 1/2 2003 - 2nd 1/2 2003	7.56616112	20	84	72.30	26	71	-64.73	-89.53	Prices increased by a huge amount in closed areas
	Change in price 2nd 1/2 2002 - 1st 1/2 2003	14.65526713	84	51	13.68	71	68	0.97	7.10	Prices increased by almost the same in both open and closed areas
	% of Bond granted in area?	77.5147929	131	169	72.93	132	181	4.59	6.29	Marginally more bonds granted in open areas
% Of bond relative to selling price	138.69	122		137.14	118		1.55	1.13	Value of bonds similar	
loans > 100 % excluded	75.07	87		79.23	88		-4.15	-5.24	Value of bonds marginally more in closed areas	

Key	(This colour key refers to all relevant results)
Price of area (R/m2)	
Change in price	
Bond related calculation	