

**Houmoed Rd – Claim that the property values in Milkwood Park area are/were inflated because they did not take into consideration the road reserve:**

Please find below supporting evidence to **disprove** the above assumption.

The property values in Milkwood Park are in line with property growth in other areas without a road reserve and in fact with others with a road reserve such as Capri and Sun Valley.

It is very difficult to single out properties on the edges of the Road reserve with regards to the stats for only those properties and it would be disingenuous to do so as a much wider area is always subject to the effects of a road.

The maps below depict the various areas around Milkwood Park and the tables show the statistics in Sunnysdale, Faerie Knowe, Capri, Sun Valley, Silverglade and Fish Hoek in the past 10 years (2007 to 2017).

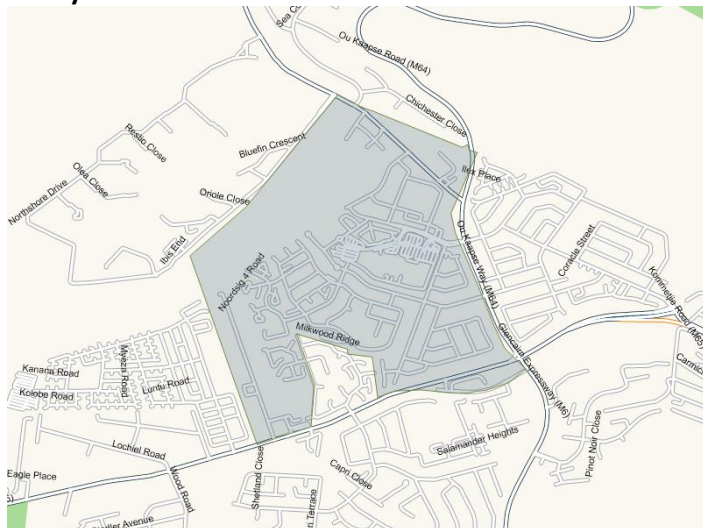
The escalations over 10 years, averaged over the period for the various suburbs are as follows:

Sunnysdale & Milkwood Park:	100%
Faerie Knowe	105%
Capri	92.5%
Sun Valley	101.5%
Silverglade	98.4%
Fish Hoek	101%

We would also like to state for the record that it should be up to the City and/or other officials to prove their position on this point and **not** up to us to prove that their assumption is not correct and disprove their theory.

It is furthermore highly likely that the values of the properties adjacent to the road will be significantly negatively affected by the construction of Houmoed Rd Phase 1.

**Sunnysdale and Milkwood Park:**

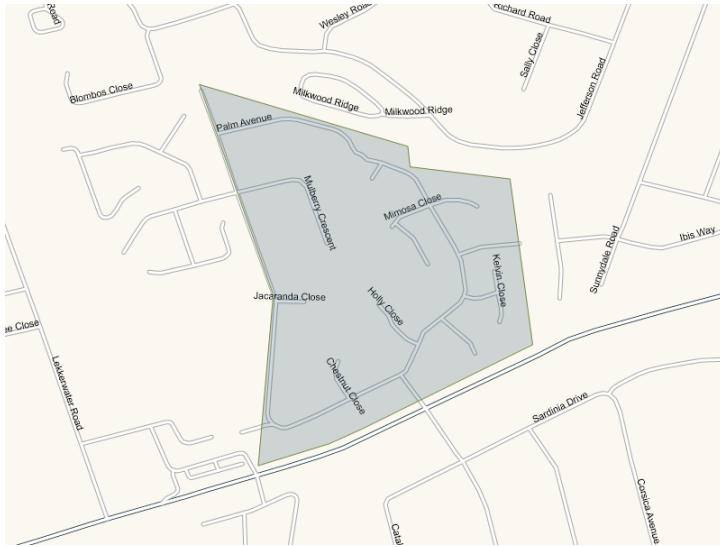


**Freehold properties in the area - Sunnysdale and Milkwood Park :**

Year	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017
<b>Average Price(R000)</b>	850	925	790	885	872	875	997	1095	1280	1300	1700
<b>Average Increase(%)</b>	-	8.8	neg	12	neg	0	13.9	9.8	11.8	0	30

<b>No of sales</b>	94	40	37	51	60	63	66	94	65	55	49
<b>Total % Increase</b>											<b>100%</b>

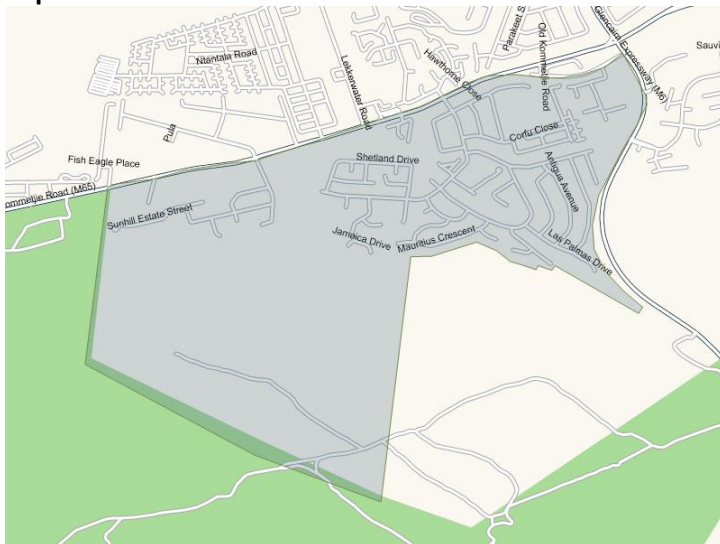
**Faerie Knowe:**



**Freehold properties in the area – Faerie Knowe:**

Year	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017
<b>Average Price(R000)</b>	740	768	822	702	775	676	845	972	1050	1355	1512
<b>Average Increase(%)</b>	-	3.7	7	neg	10.3	neg	9	15	8	29	11.5
<b>No of sales</b>	13	8	6	9	10	11	6	4	10	13	6
<b>Total % Increase</b>											<b>105%</b>

**Capri:**

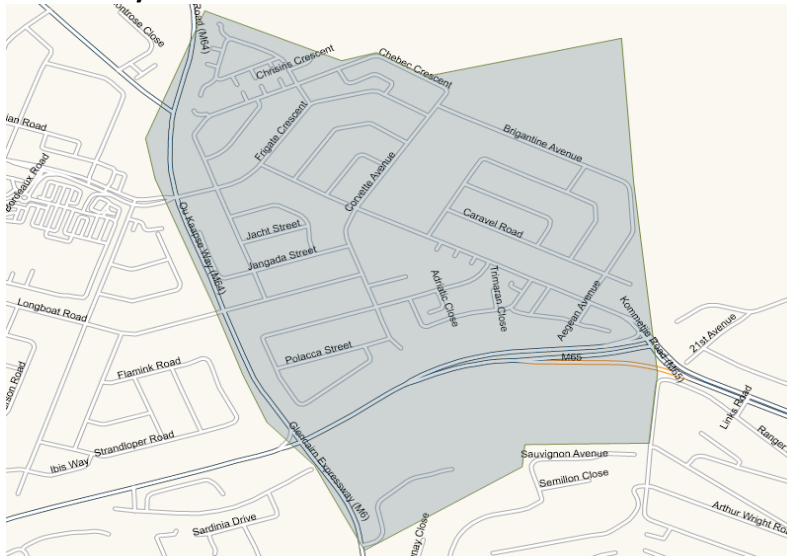


**Freehold properties in the area – Capri:**

Year	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017
<b>Average Price(R000)</b>	1152	1200	975	1112	1268	1400	1275	1500	1650	1825	1900
<b>Average Increase(%)</b>	-	4.2	neg	14	14	10.4	neg	17.6	10	10.6	4.1

<b>No of sales</b>	62	54	25	52	40	39	37	44	55	40	53
<b>Total % Increase</b>											<b>92.5%</b>

**Sun Valley:**



**Freehold properties in the area –Sun Valley:**

Year	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017
<b>Average Price(R000)</b>	840	900	785	880	850	930	950	1125	1300	1450	1692
<b>Average Increase(%)</b>	-	7.1	neg	12	neg	9.4	2.1	19.1	15	11.5	16.7
<b>No of sales</b>	44	29	25	20	30	32	48	26	25	38	28
<b>Total % Increase</b>											<b>101.5%</b>

**Fish Hoek:**

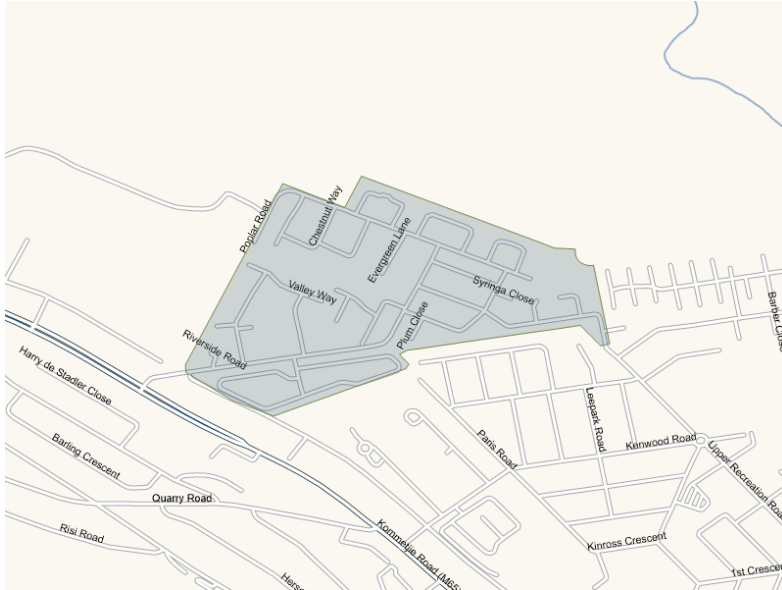


**Freehold properties in the area –Fish Hoek:**

Year	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017
<b>Average Price(R000)</b>	1200	1200	1200	1200	1245	1300	1500	1698	1730	2000	2472
<b>Average Increase(%)</b>	-	0	0	0	3.7	4.4	15.5	13.2	1.9	15.6	23.6

<b>No of sales</b>	173	107	82	114	114	129	134	120	139	126	108
<b>Total % Increase</b>											<b>101%</b>

**Silverglade:**



**Freehold properties in the area –Silverglade:**

<b>Year</b>	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017
<b>Average Price(R000)</b>	920	910	888	1025	985	1000	1145	1200	1425	1625	1825
<b>Average Increase(%)</b>	-	neg	neg	15.4	neg	1.5	14.5	4.8	18.7	14	12.3
<b>No of sales</b>	47	23	26	28	30	26	28	27	27	33	20
<b>Total % Increase</b>											<b>98.4%</b>

This part of the report is compiled by Jenny Shaw who is a Professional Associated Valuer.  
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