

A STUDY OF THE RELATIONSHIP BETWEEN MARKET PRICE AND
RESIDENTIAL ENVIRONMENT IN THE SUBURB OF WYNBERG, CAPE PROVINCE

BY :

ANNA MARY GOOLD-VERSCHOYLE

SUBMITTED IN PARTIAL FULFILMENT OF THE REQUIREMENTS FOR THE
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SUMMARY OF THE THESIS

A STUDY OF THE RELATIONSHIP BETWEEN MARKET PRICE OF
PROPERTY AND RESIDENTIAL ENVIRONMENT IN THE SUBURB
OF WYNBERG, CAPE PROVINCE.

ANNA MARY GOOLD-VERSCHOYLE

1.0 The main intent of the Thesis is contained in its short term purpose, that is, it attempts to find patterns of selective differentiation in residential location for various groups in the community. The general mode of analysis is on the suburban or micro scale and it is intended to compare various attributes associated with environmental quality (using an experimental vocabulary and scoring system) with a constant unit of measurement studied over time. This unit of measurement is the market price of property adjusted for comparability over the five year study period. It is assumed that the price people pay for their dwellings is a good index of socio economic status and that decisions made in the market place are by and large rational ones.

1.1 The area of study is Wynberg, chosen because it contains a wide range of residential building types and because it contained both White and Coloured Group areas.

The study is restricted in depth to transactions in the property market between the years 1963 to 1967.

The evaluation of environmental quality includes physical, perceptual and social factors and a necessary part of the study is a testing of the experimental vocabulary and scoring system.

The variables to be studied are therefore qualitative

in the case of environment and quantitative in the case of market price.

1.2 The long term purpose of the study is to find a threshold property value above which one can assume that a correlation exists between high market price and environmental quality. This would create a benchmark to assist in the study of the locational patterns of high value residential areas in the Metropolitan area of Cape Town.

2.0 The Thesis is divided into three parts : Part 1 is concerned with a review of research studies in disciplines associated with some aspects of environment; Part 2 is concerned with the Wynberg Case Study itself and Part 3 is concerned with conclusions.

3.0 Part 1 : Research Studies in Related Fields

This section reviews the literature which is concerned with the three approaches of residential structure, environmental psychology and urban design.

Research in residential structure gives an overview of the work of the Chicago School of Ecologists, particularly Homer Hoyt and criticisms of his theories by Walter Firey and Lloyd Rodwin. The future residential structure is discussed by Professor Melvin Webber and the shift in research is noted from the fields of urban ecology, geography and economics

across the disciplines into the field of behavioral psychology and environmental design.

Research in the field of environmental psychology covers the work of Julian Beinart, A.E. Parr, Julian Wolpert, Joachim Wohlwill, M. D. Vernon and George Miller. Emphasis is laid on the possible effects of stress and sensory deprivation in the individual.

Research in the field of urban design is more extensive covering the work of Kevin Lynch, Paul Spreiregen and the surveys carried out by the American Public Health Association. In this area of research, the conclusion is reached that physical, perceptual and social factors may have a positive or negative effect upon environment. These three factors have been used in evaluating environmental quality in Wynberg.

4.0 The Wynberg Case Study

The Wynberg Case Study considers the hypothesis that a relationship exists in the residential component between the market price of property and the quality of environment.

4.1 Data was collected in two areas of concern, that of transactions in the residential property market and that of environmental quality.

Information on residential transactions was obtained for the five year period 1963 to 1967 inclusive. Data was collected for Single Dwellings, Terraces and Semi-Detached houses, Flats and Maisonettes, but the number of transactions in Flats was so small (13 out of a total of 635 transactions) that the analysis was

virtually concerned with Single Dwellings, Terraces and Semi-Detached only. The raw data was obtained from the Valuation Department of the Cape Town City Council and recorded for every month of the five year period.

Current prices were converted to constant prices by means of a Cost of Living Index; the constant prices were then plotted on a series of maps.

The second area of concern, that of Environmental Quality, used the organising concepts contained in the writer's Seminar Paper of 1968, "The Evaluation of Environment : Towards a Vocabulary for Cape Town". By this means residential districts were identified and their characteristics described.

A more specific measuring instrument was devised and by means of an experimental Scoring System, environmental scores were obtained for each residential district.

- 4.2 Housing market analysis was then undertaken from the distribution of market sales in each residential district. A measure of central tendency was calculated for each array of values and composed over the five year period. The highest figure in the five year period was taken to represent the performance in the market by each district.

The figure was then compared with the Environment Score and the results plotted on two graphs.

- 4.3 The graphs showed the following results :-

- (i) Changes in money price between districts were less than changes in environmental quality.
- (ii) Above a price of R2.1 per sq. ft. (at 1958 = 100 prices) there is a correlation between market price of property and a high environmental score.
- (iii) Below a price of R1.2 per sq. ft. (at 1958 = 100 prices) there is a correlation between market price of property and a low environment score.
- (iv) Between the market price of R1.2 and R2.1 per sq. ft. (at 1958 = 100 prices) there is a Zone of Indifference in which there is no correlation between market price and environmental score. Both graphs show that market price in this range is associated with a wide range of scores.

5.0 Conclusions

The study shows that over the whole Wynberg area, the Hypothesis (as stated in 4.0) is not supported by the data. This result is qualified however by the conclusion that a relationship does exist in certain upper and lower ranges of market price and the quality of environment.

In the upper ranges, people in Wynberg purchase a different set of environmental characteristics than in the lower ranges. These preferred characteristics are identified and discussed and evaluated in relationship to know research referred to in Part I. The Scoring System itself is criticised and it is

suggested that analysis and scoring for an environmental study should be orientated to a specific base or end goal according to the purpose of the study.

The method used in the Thesis has been of value however in revealing the upper threshold value above which residential location is motivated by aesthetic and social values. As such the study provides a bench mark of market price above which the locational patterns of high value residential areas could be studied throughout the Metropolitan area of Cape Town.

The Thesis therefore uses experimental techniques, is based on original research and has provided useful results which could open the door to further research.

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1.0

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Mrs. Carol Barac and Miss Joan Sampson generously assisted me in the collection of data and the presentation of the Thesis.

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4.0

INTRODUCTION

This Thesis investigates the residential structure of Wynberg, a suburb of Cape Town, and it has both a short and long term purpose.

The main intent of the Thesis is contained in its short term purpose, that is it attempts to find patterns of selective differentiation in residential location for various groups in the community. An assessment of the factors that are most salient in the location of households must begin with an appreciation of the range of the relevant variables which will vary according to the scale of the project and the general mode of analysis that is contemplated.

It is not intended in this study to examine the interaction between those variables such as population, economic organisation, technology and environment which would be expected to play a role in shaping a macroscale study of residential structure at Metropolitan level.

The general mode of analysis here is on the suburban or microscale and it is intended to compare various attributes associated with environmental quality (using an experimental vocabulary and scoring system) with a constant unit of measurement studied over time. This unit of measurement is the market price of property adjusted for comparability over time and for which a large source of primary data is available in the records of property transactions in the Valuation Department of the Cape Town City Council. It is assumed that the

price people pay for dwellings is a good index of socio-economic status and that decisions made in the market place are by and large rational ones.

Wynberg was chosen because it appeared to have a wide range of residential building types in various income groups and because it contained both White and Coloured Group Areas with little induced change due to Government legislation.

The study is restricted in depth to transactions in the property market between the years 1963 to 1967. It was originally intended to study a ten year period, but the length of time taken to procure the data from the Valuation Department precluded so long a study.

The evaluation of environmental quality includes physical, perceptual and social factors and a necessary part of the study is a testing of the experimental vocabulary and scoring system.

The variables to be studied in the analysis are therefore qualitative in the case of environment and quantitative in the case of the market price of property.

The long term purpose of the study is to find a benchmark for further study on a city-wide scale of the locational patterns of high value residential areas. Before such a study could be undertaken some assumption would have to be made about 'high value residential areas'. What are the factors which influence location in high value residential areas? One could postulate that a high scoring on the environmental quality scale would be a

more significant factor in location in higher value areas than accessibility to work place, or to public transport routes. Therefore, if a positive correlation was found between environmental quality and high market price in the Wynberg area, a threshold market value might be revealed above which one could study high value locational patterns throughout the Metropolitan area.

Analysis of high value areas was carried out by the Chicago School of Ecologists in the 1920's when American cities were experiencing the first rapid expansion to the suburbs, brought about by wide spread use of the automobile in a period of increasing economic growth and affluence. Since then, according to Leo F. Schnore (i), studies of ecological structure have been carried out in at least one city in every major region of the world.

To the writer's knowledge, no such study has yet been carried out into the locational patterns of high class residential areas in South African cities.

The Thesis is divided into three parts. The first summarises research in the related fields of residential structure, environmental psychology and urban design. The second part is the main body of the Thesis containing the Wynberg Case Study and the third part is concerned with conclusions.

5.0

PART 1 : RESEARCH STUDIES IN RELATED FIELDS

5.1 RESEARCH IN THE FIELD OF RESIDENTIAL STRUCTURE

The major body of research to date in the study of the residential component of cities has been carried out by sociologists, urban ecologists and land economists. The rationale behind the theories of the Chicago School of Ecologists, Professors E.W. Burgess and Robert E. Park and their students R.D. McKenzie and James Quinn, is that residential structures are an outcome of socio-economic factors operating through time. Thus the best locations go to the highest bidder through the market mechanism. The decision as to what constitutes the most desirable location is then the privilege of the wealthy.

Homer Hoyt in his classic study "The Pattern of Movement of Residential Rental Neighbourhoods" (ii), recognised the significance of the movement of high rent areas and considered them the most important because this sector tends to pull the growth of the entire city in the same direction. Hoyt specifically recognised the role of environment in the location decisions of the wealthy by his references to the progress of high rent areas towards "high ground which is free from the risk of floods and the tendency to spread along lake, bay, river and ocean fronts, where such fronts are not used for industry". Again he refers to "high rent residential districts tending to grow towards the section of the city which has free open country beyond the edges and away from dead end sections which are limited by natural or artificial barriers to

expansion." He also recognised the role of prestige as follows :- "The higher priced residential neighbourhoods tend to grow towards the homes of leaders of the community" and his further observation that "high rent areas do not jump about the city at random, but high income families live in relatively homogenous groups creating a neighbourhood with sufficient similarity of living conditions to become an identifiable social and physical environment."

Lloyd Rodwin, in his critique of Hoyt's theory (iii), suggests that his gross assumptions of class structure are not directly applicable to larger metropolitan areas where ethnic, nationality and religious groupings distort so simple a class structure. He suggests that the upper class attractions which Hoyt emphasised are a vital force, but that the problem is more complex in that there are subtle patterns of selective differentiation for various groups in the community. He suggests that a variety of upper class residential sectors exists and that a study of these variant class relationships within and between social systems is still to be carried out. The study of the factors determining where low and middle income families might want to live, including the role of a functionally adequate physical environment, might reveal information about the relative significance of these preferences for different groups and the forces that shape them.

Walter Firey in his analysis of Central Boston (iv) lays stress on the role of cultural and social systems in conditioning residential land use within

defined areas. The values of the cultural system actively determine the locational pattern and within the broad sectors of Hoyt's thesis he suggests that considerable heterogeneity occurs.

Hoyt himself writing in the Journal of Land Economics in 1964 (v), questions the extent to which growth over time has changed the patterns of city structure and the theories postulated by himself and Professor Burgess in the 1920's and 1930's.

Re-evaluating the Sector Theory, he postulates that future high grade residential growth will not be confined to rigidly defined sectors and that urban growth patterns will be characterised by greater flexibility. Outside the United States, growth patterns may vary according to the following criteria :-

1. Car Ownership. In the U.S.A. car ownership is 339 per 1,000 population, compared with 225-325 cars per 1,000 White population and 5-17 cars per 1,000 Non-White population in urban areas in South Africa. (vi)
2. The private ownership of property will still affect growth patterns although operating via Zoning Regulations. He states that Zoning Regulations have had no effect on early city growth in the U.S.A. although adopted in 1916.
3. The attractions of central city areas particularly associated with lower car ownership as in European cities.
4. Stability of the currency and the ability to borrow money to finance large projects.

5. The redevelopment or renewal laws which make it possible to rebuild central city areas.

Thus the principles of city growth and structure formulated thirty years ago are subject to revision when it is sought to apply them to cities outside the U.S.A.

The basis for all the foregoing theories and critiques is that the spatial extent of the physical environment closely coincided with the spatial extent of the social organisation. The city, as seen by these thinkers, was polarised; it was the centre of a hinterland which supplied it and which it in turn supplied. Whilst this may have been true of American cities during the years of great industrial growth via manufacturing industries, a radical change is now beginning to take place.

Professor Melvin Webber, writing in the Town Planning Review in 1968 (vii), hypothesises about the factors influencing residential location in the following way. He says that since the 1950's the major growth sector of the American economy is emerging in the distribution and service industries. During the period 1947 to 1966, when total employment grew from 58 million to 72 million, the most dramatic growth was in the 'knowledge' industries, that is, in education, research and development, the management of information and intelligence, the arts and the technologies.

The future location of these 'knowledge' industries, combined with future changes in technology, will

replace manufacturing industry as the large scale attractor of residential development. Polarisation may then, he thinks, give way to decentralisation and diversification, and the societal attributes connected with good environment may form the basis of future theories of residential structure.

Research into the preferences of different income groups is in its infancy, but pioneer work has been commenced by Britton Harris in the United States into tracing individual location preferences by means of behavioral market models.

The shift in research from urban ecology, geography and economics, across the disciplines into the field of behavioral psychology and environmental design, highlights our limited knowledge concerning man's relationship with his environment.

5.2. RESEARCH IN THE FIELD OF ENVIRONMENTAL PSYCHOLOGY

Julian Beinart, in a paper delivered in Durban in 1968 on "The Process of Urban Participation" (viii), stresses the inadequacy of the approach of determinism and over-simplification, found in early works into theories of residential structure, to explain the functioning of our present day society whose societal and physical boundaries are not clearly set. He suggests that if planning the physical environment is to have any real meaning, we must be able to identify alternative forces, alternative societies and how they relate. This can only happen if specialists of physical form can communicate with social scientists.

In this Beinart and Melvin Webber, as quoted earlier, both stress the interdisciplinary approach to studying environment.

Kenneth Craik, writing in the January issue of the Journal of the American Institute of Planners on "The Comprehension of the Everyday Physical Environment" (ix), points out that the initiative in the development of environmental psychology has so far been with the disciplines of urban design and that only in recent years has scientific psychology begun to study man's response to his environment.

Both Beinart and Craik stress the importance of investigating behavioral patterns of men of different cultures in establishing and controlling their

environment. Studies carried out by Beinart in Western Native Township, Johannesburg, and Pinelands, Cape Town, show cross-cultural similarities in response to environment. (x) Studies such as this are few.

Recent studies by A.E. Parr of the American Museum of Natural History (xi) and by Julian Wolpert of the University of Pennsylvania (xii), measure the stimulus properties of environment. Parr emphasises the effects of sensory deprivation, such as monotony and lack of visual interest. Wolpert emphasises the effects of over stimulation and complexity to the point of stress.

Clearly both may exist in cities, but little is known as to the optimum level of stimulation which can be borne without stress. It is possible that the effects of certain kinds of stress could be measured by the difference in property values in areas containing stress factors.

Joachim Wohlwill of Clark University, U.S.A. (xiii), suggests that the long term effects of stress, such as the cumulative effects of exposure to a stimulus environment, may leave a residue detectable in man's behavior which takes the form of heightened arousal thresholds and lessened frustration tolerance. Measurement of this response would appear to be firmly within the discipline of behavioral psychology.

M.D. Vernon, psychologist, in her two books "The Psychology of Perception" (xiv), and "Further Studies

of Visual Perception" (xv), says the following :-

1. A homogenous environment can set up a state of sensory deprivation robbing us to some extent of the capacity to perceive quickly the significant features of a rapidly changing environment;
2. We cannot maintain a prolonged awareness of a relatively uninteresting and featureless environment - our capacity for continuous perception is limited;
3. We perceive most readily those objects we see habitually, overlooking unimportant detail and classifying objects into broad general categories;
4. We adjust in ways not clearly understood to stability in our environment, reacting with a temporary disorientation when changes are made in spatial relationships.

It would be of value to measure the difference in market price over time between a homogenous, monotonous and featureless suburb and one rich in diversity and interest, assuming that other factors remained constant. Are people prepared to pay more for diversity?

George Miller writing in the Psychological Review in March 1956 (xvi), tells us that the human ability to comprehend and process environmental clues seems to be limited genetically also. He found that the median number of bits of objects that could be processed regardless of the sensory channel was equal to seven with a variance of two.

Readings in the above field suggest that research is hampered by the difficulties of measuring a qualitative variable which varies over time and which may elicit a different response in even the same person at a different time. Environment seems to affect people beyond the focus of their awareness by memory, association or deep-seated responses which are often beyond the possibilities of articulation in an organised way.

Some of the conclusions reached by these writers suggest a few broad probabilities to consider in this case study. They are the following :-

1. If we classify objects into broad general categories, a vocabulary to evaluate environment must be limited in number of categories and capable of as clear a meaning as possible to a large number of people.
2. If our capacity for continuous perception is limited, then variety, landmarks and visual change are necessary introductions into a featureless environment to retain full sensory awareness. One might find a weakening demand reflected in market price in homogenous environment compared with environments rich in diversity, other things being equal, due to a subconscious choice of an area rich in variety.
3. Areas subject to stress might show a general lowering in market price compared with similar areas without such stress factors.

5.3 RESEARCH IN THE FIELD OF URBAN DESIGN

Foremost amongst thinkers in this field is Kevin Lynch (xvii), whose approach can be traced back to inherent characteristics in the processes of cognition which have already been referred to. Much of the data used by Lynch in discussing the city image came from an analysis of the form in the central areas of three American cities. Lynch developed methods of field reconnaissance and sample interviews, some of which were used as the basis for the writer's Type 1 Analysis of Environmental Form discussed more fully in the Seminar Paper "The Evaluation of Environment : Towards a Vocabulary for Cape Town" 1968. (xviii)

Paul Spreiregen, architect, writing in "The Architecture of Towns and Cities" (xix), has suggested that a broader vocabulary could be built upon Lynch's basic categories of city form, taking into account land-form, vegetation, climate, open space and water. Spreiregen's aim was to formulate a vocabulary with which urban form could be discussed with clarity and which would lead on to the formulation of proposals for action to improve the city. Implicit in his rationale, as in that of the majority of urban researchers in the architectural field, is the assumption that architectural statements will create a better environment. As such the urban designer operates as an independent creator and the hidden lifeways and form-giving activities of social and economic life survive as best they can in a new

physical milieu. Certain important factors are left out of consideration, such as the response of people to the character of a place or district rather than to a group of buildings no matter how well designed; and that undesigned clutter which may be vigorous in visual appeal, or the agglomeration of many different activities may have a stronger visual impact than a careful architectonic statement. Most important of all is that given the opportunity, there is evidence that people may react to their environment in a positive way creating out of unlikely material a group image. There is evidence in Wynberg of the emergence of such a group image in the Old Wynberg Village and it will be interesting to see whether demand to live in such a place is great enough to affect market price.

One of the most realistic, practical and apparently workable techniques in present day use to study city form and evaluate not only buildings but environment as well, is that of the American Public Health Association's Appraisal technique. (xx) This appraises the condition of dwellings and some aspects of the quality of the neighbourhood. Dwelling appraisals are made on an individual dwelling unit basis and include items on deterioration, maintenance and state of repair, safety and sanitation factors, adequacy of lighting and heating, degree of room crowding, the presence of rubbish in yards and so on. The environmental quality schedule covers such items as land crowding defined in terms of coverage and adequacy of yard space, adequacy of water and sewerage facilities within the block, adequacy of schools, recreation

areas and other community facilities within the area and the extent of hazards and nuisances from traffic, railways and industry.

The survey is used to measure the deviation from minimum health standards and the livability of dwelling units. It introduces the important factor of activity patterns and public administration as well as certain (limited) perceptual qualities.

In general the method measures environment in values below an average of quality, whereas Lynch explores the areas above that average to find those qualities giving imageability to the city.

Research into the evaluation of environment over the broad field covers the physical, perceptual and social factors which may have a positive or a negative effect on the quality of that environment.

These three factors have been used in evaluating environmental quality in the Wynberg study.

6.0

PART 2 : THE WYNBERG CASE STUDY

6.1 THE HYPOTHESIS, COLLECTION AND RECORDING OF DATA

6.1.1 The Hypothesis

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6.3 INTERPRETATION OF THE FACTS

6.1 THE HYPOTHESIS, COLLECTION AND RECORDING OF DATA

6.1.1 THE HYPOTHESIS

The Wynberg Case Study considers the hypothesis that a relationship exists in the residential component between the market price of property and the quality of environment.

6.1.2 COLLECTION AND RECORDING OF DATA

6.1.2.1 Categories of Data

Research commenced by recording data in the following categories :-

- (i) Environmental quality
- (ii) Historical
- (iii) Legislative constraints, in particular the Group Areas Act and the Town Planning Scheme of the City of Cape Town
- (iv) Market Price of property

6.1.2.2 Demarcation of the Study Area

The area of study is Wynberg whose boundaries are defined as those of Ward 15 as delimited on 7th September, 1966.

6.1.2.3 Data for the Study of Environmental Quality

The first area of data collection was concerned with the recording of physical, perceptual and social qualities of environment. Environmental quality is defined as that degree of amenity resulting from the interaction of these three properties.

The organising concept was that used in the writer's Seminar Paper 1968, "The Evaluation of Environment : Towards a Vocabulary for Cape Town." (xxi)

The vocabulary was devised to satisfy the following conditions :-

- (i) It should be applicable to the Metropolitan area, to suburban areas and to a more detailed level where a specialised case study might be required. Its structure should, therefore, be on a hierarchy from the macro to micro level.
On the macro level, the large scale structuring elements would be analysed by a Type 1 Analysis; on the suburban level by a Type 2 Analysis and on the specialised level by a Type 3 Analysis. The more detailed would always form part of the larger.
- (ii) It should be semantically simple and capable of meaning the same thing to different people within broad categories of meaning.
- (iii) It should lend itself to graphic presentation and/or quantification on an aerial or numerical basis.

In this study it was the intention to carry out a Type 1 Analysis first, because essential to testing the Hypothesis was the identification of the Residential Districts. A Type 2 Analysis would follow, so that a more detailed

evaluation of environmental quality could be obtained, which would then be correlated with an analysis of market price over the five year study period.

A necessary by-product of this study is the testing of the vocabulary and the identification of those qualities which appear to have an influence on residential quality at the suburban level.

Type 1 Analysis (Map 2.6)

This Analysis was undertaken first using the six basic categories of Kevin Lynch, explained more fully in "The Image of the City". (xvii)

These categories were as follows :-

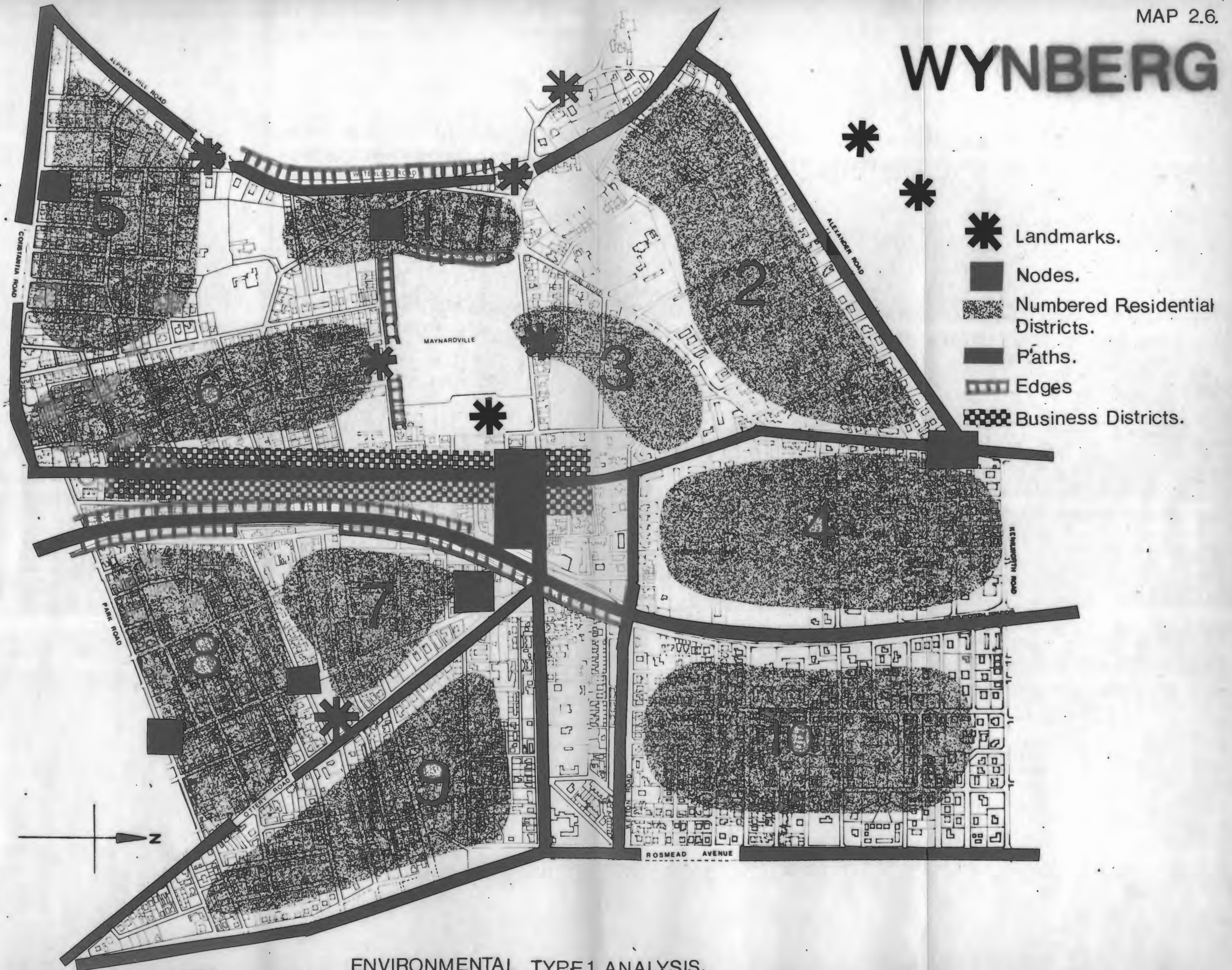
- Paths : Defined as Freeways, Railways and Main Roads in heavy use. They are the major movement systems from which the environment is perceived.
- Districts : Defined as areas of homogenous character recognised by clues which are continuous throughout the district and discontinuous elsewhere. They include local roads and footpaths.
- Edges : Defined as barriers showing continuity of form, or its abrupt cessation either physical or manmade.
- Seams : Defined as Edges which are structured to some depth either visually or by motion penetration. They are lines of exchange along which two areas are sewn together.

Nodes : Defined as places of intensified perception. They may be major or minor.

Landmarks : Defined as major or minor reference points in the landscape. Their essential characteristic is singularity in the context of their background.

This Analysis is presented visually on Map 2.6 on the following page. The Residential Districts are identified and numbered from 1 to 10. A Type 2 Analysis was then undertaken in these districts.

WYNBERG



Type 2 Analysis

This Analysis was undertaken in the Residential Districts and the following information was collected and recorded :-

(i) Generalised Land and Building Use.

(Map 2.7)

Source of Information : Department of Urban and Regional Planning, U.C.T.

(ii) Pattern and Grain. (Map 2.8)

This recorded street pattern and the land settlement pattern as reflected in land subdivision.

Source of Information : Cadastral Map, Cape Town City Council.

(iii) Propinquity. (Map 2.9)

This recorded the land covered by residential structures and their auxiliary uses such as garages, servants' rooms, etc. In essence it shows land crowding or otherwise.

Source of Information : City Survey Map, Cape Town City Council.

(iv) Trees, Cultivated Open Space, Major Landmarks and Vistas. (Map 2.10)

Aerial photographs were used to plot major tree groupings. Cultivated open space was a straight-forward observation. Major Landmarks were those most visually significant in the district. Vistas were associated with Major Landmarks and were frequently

the same.

Source of Information : Aerial photographs and personal observation.

(v) Building Type and Condition. (Map 2.12)

This recorded a simple classification of well-maintained and poorly-maintained applied to Single Dwellings, Terrace Houses, Semi-detached Houses and Flats. The survey was carried out by one person so that overall similarity in assessment was achieved.

Source of Information : Personal observation.

(vi) Redevelopment Potential. (Map 2.13)

This survey classified buildings according to their approximate age, condition of their structure and potential for change or renewal. Three categories were used, Hard, Medium and Soft. Hard were those areas that were newest and least likely to change in the near future; Soft areas were aging structures with change or renewal possible; Medium areas fell between the two.

Source of Information : Personal observation.

(vii) Contours. (Map 2.11)

A straight-forward recording from the Topographical Maps of the Trigonometrical Survey Office.

(viii) Stress Factors. (Map 2.14)

This recorded areas of mixed race, areas adjacent to railway lines, areas adjacent to heavily trafficked main roads and areas of incompatible use.

Source of Information : Areas of mixed race judged by observation of children playing in the streets and housewives in gardens and front doorways.

Areas of incompatible use judged by Land and Building Use Survey and direct observation. A mixture of residential use combined with panel-beating works, metal works, and open-air motor car part storage was considered incompatible to satisfactory residential environment. Areas within 300' of railway line were considered to be subject to stress from noise and possible vibration.

Areas within 100' of a busy main road were considered to be subject to stress from noise and danger to children.

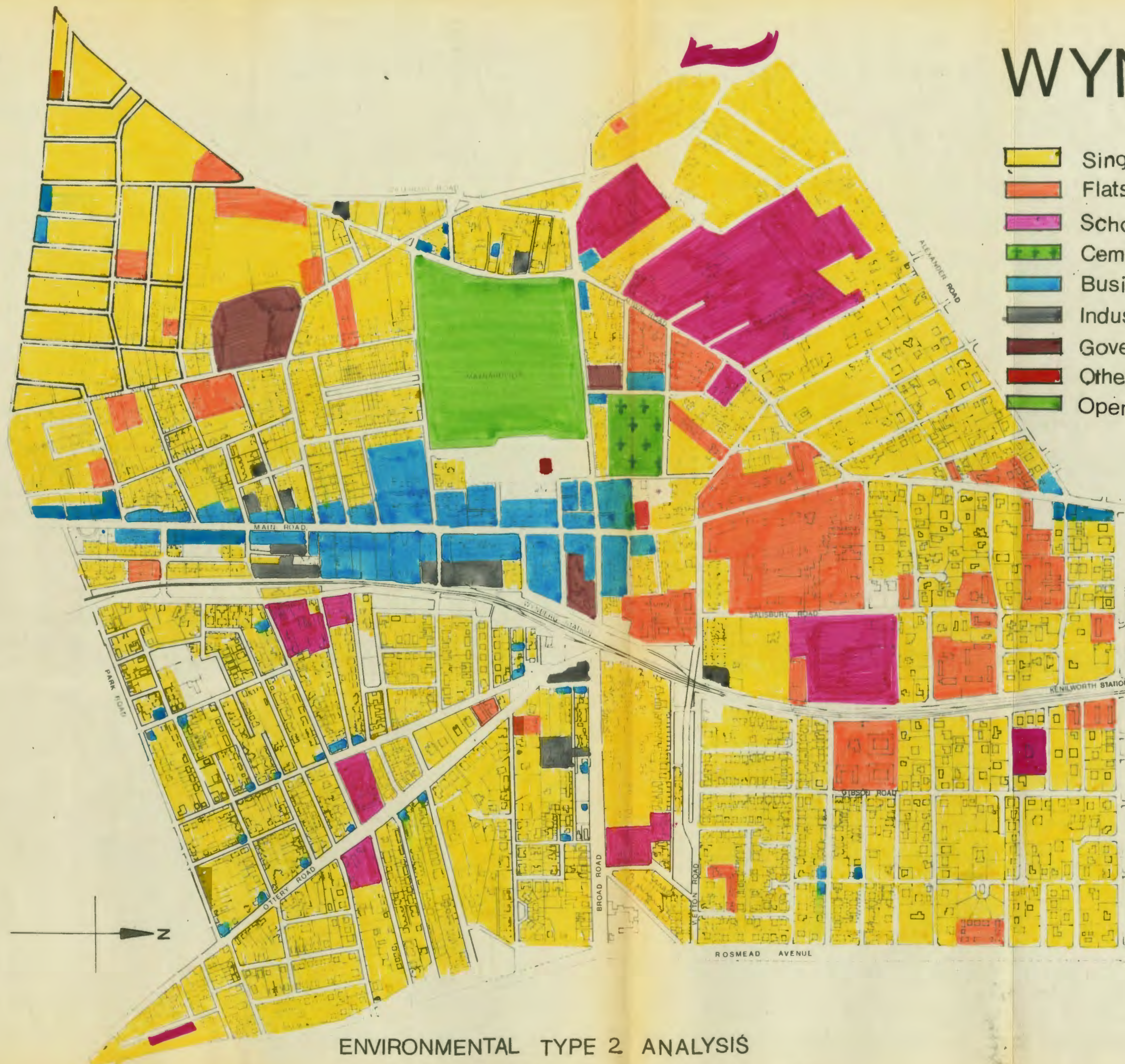
(ix) Social Distance. (Map 2.15)

This map recorded accessibility to schools within the study area, shopping areas for both convenience and durable goods, specialised shops such as antique shops, churches and social halls, libraries.

These maps are inserted in the following pages.

WYNBERG

- Single Dwellings, Semi, Terraces
- Flats.
- Schools.
- Cemetary.
- Business and Commercial.
- Industrial.
- Government.
- Other.
- Open Space



ENVIRONMENTAL TYPE 2 ANALYSIS
GENERALISED LAND AND BUILDING USE.

scale: one inch equals 800 feet

WYNBERG

-  Street pattern.
-  Land subdivision pattern.
-  Residential Districts.



ENVIRONMENTAL TYPE 2. ANALYSIS.
PATTERN AND GRAIN

WYNBERG

-  Land covered by building.
-  Residential Districts



ENVIRONMENTAL TYPE 2. ANALYSIS
PROPINQUITY

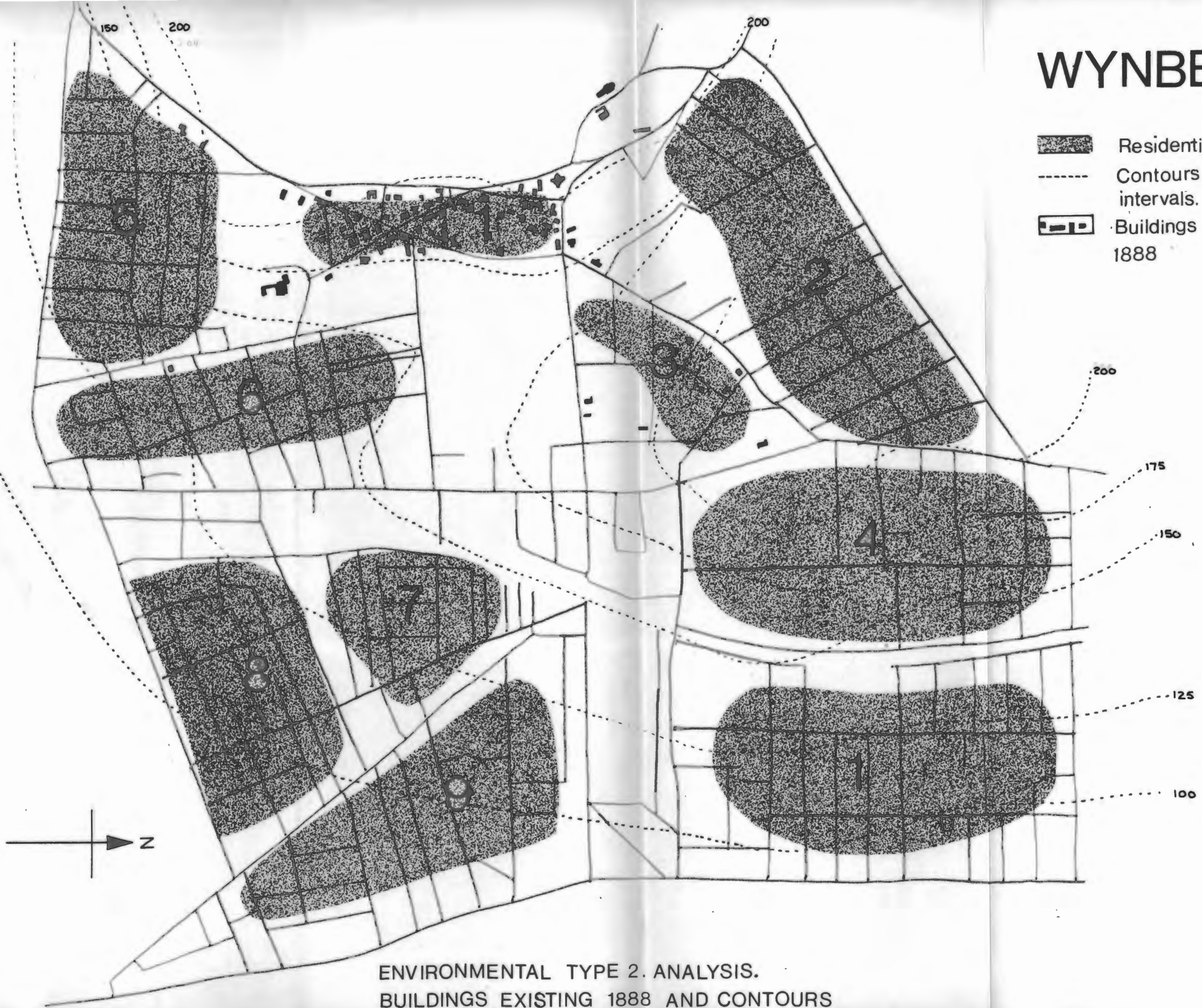
WYNBERG



ENVIRONMENTAL TYPE 2. ANALYSIS
TREES, CULTIVATED OPEN SPACE, MAJOR LANDMARKS & VISTAS.

WYNBERG

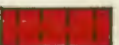
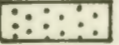
-  Residential Districts.
-  Contours at 25 ft. intervals.
-  Buildings existing at 1888



ENVIRONMENTAL TYPE 2. ANALYSIS.
BUILDINGS EXISTING 1888 AND CONTOURS.

WYNBERG

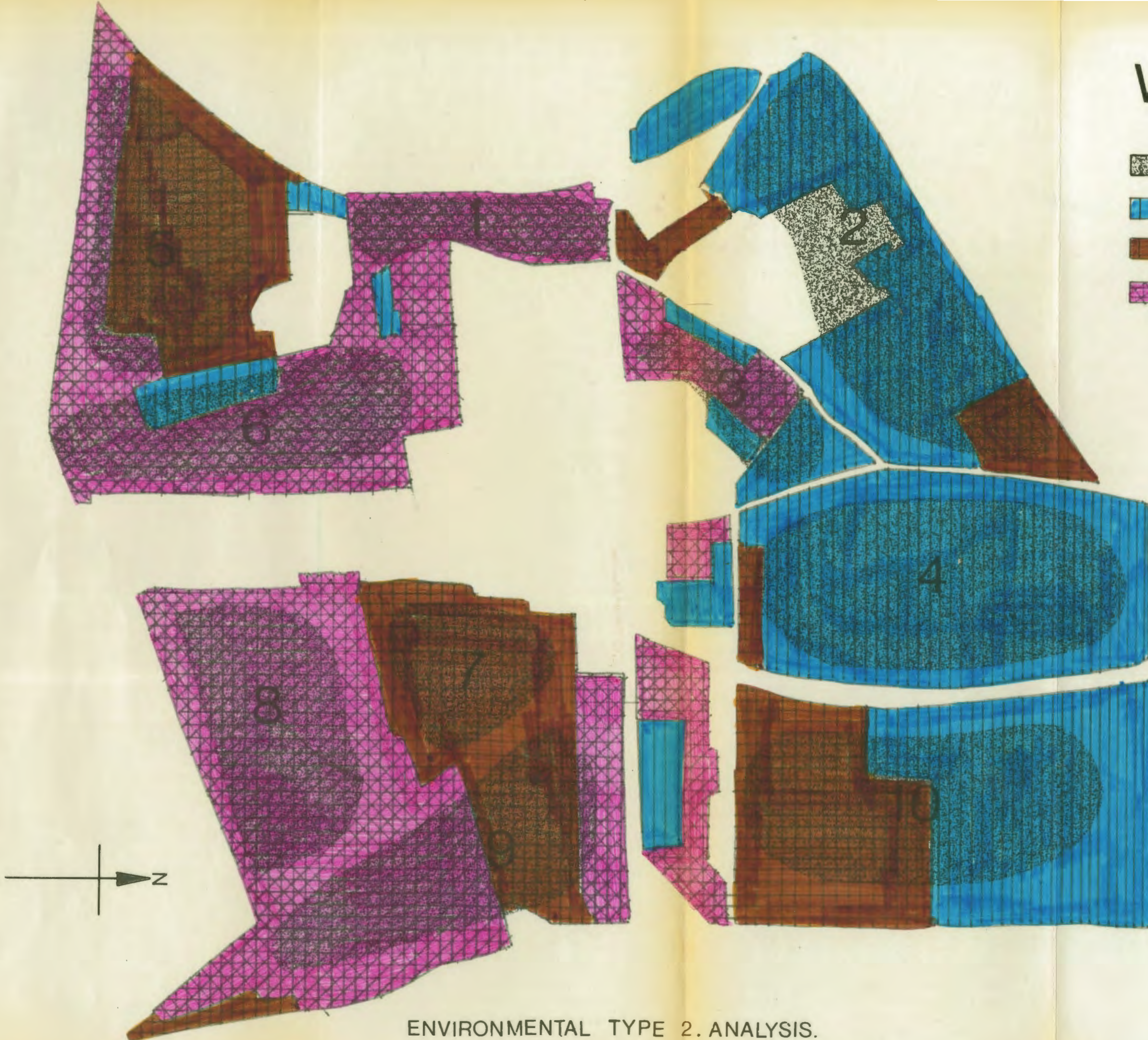


-  Single Dwellings well maintained.
-  Ditto neglected.
-  Flats well maintained.
-  Flats neglected.
-  Semis & terraces well maintained.
-  Ditto neglected.
-  Residential Districts

ENVIRONMENTAL TYPE 2 ANALYSIS
BUILDING TYPE & CONDITION

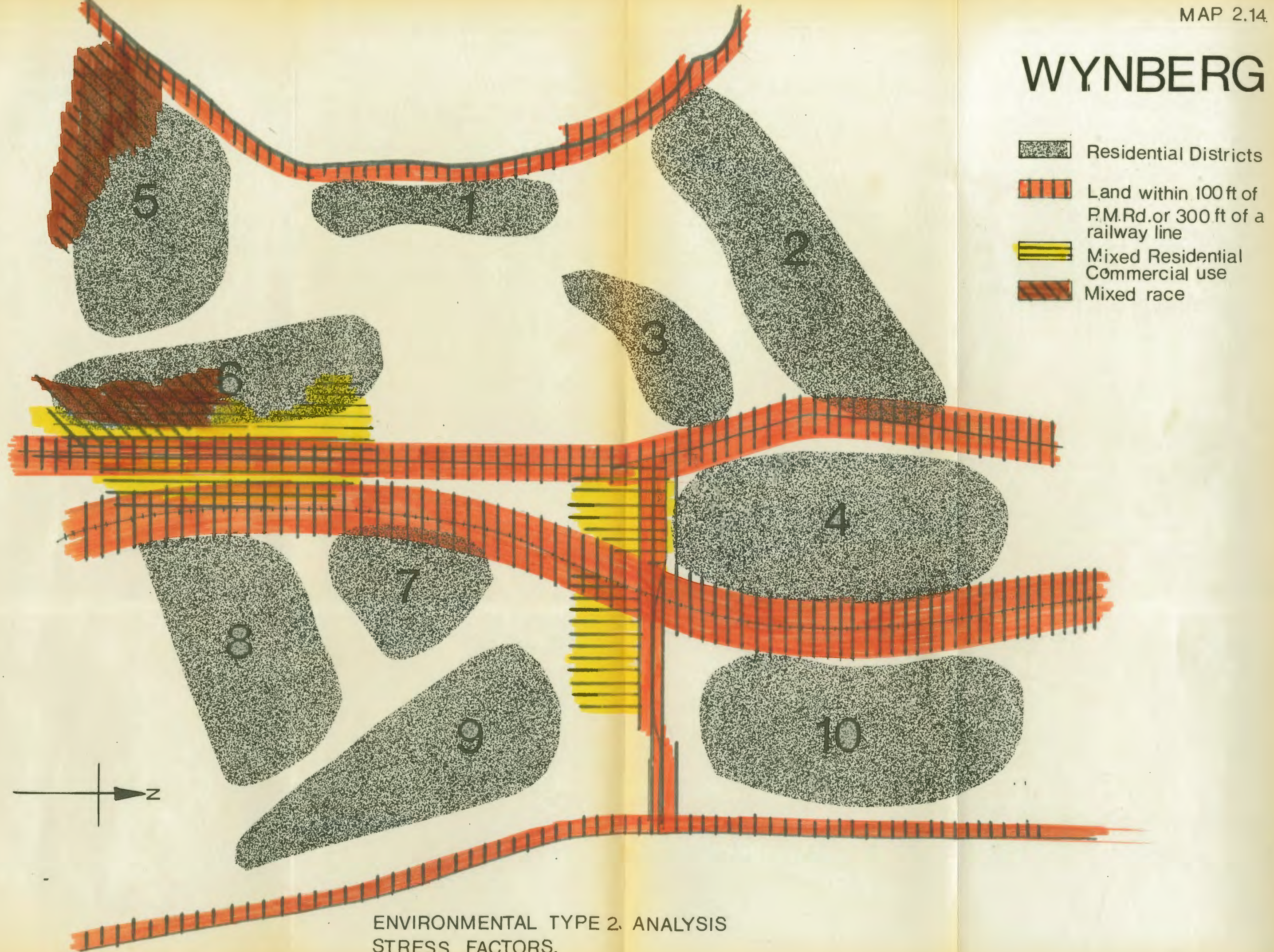
WYNBERG

-  Residential Districts
-  Hard areas
-  Medium areas
-  Soft areas

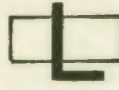


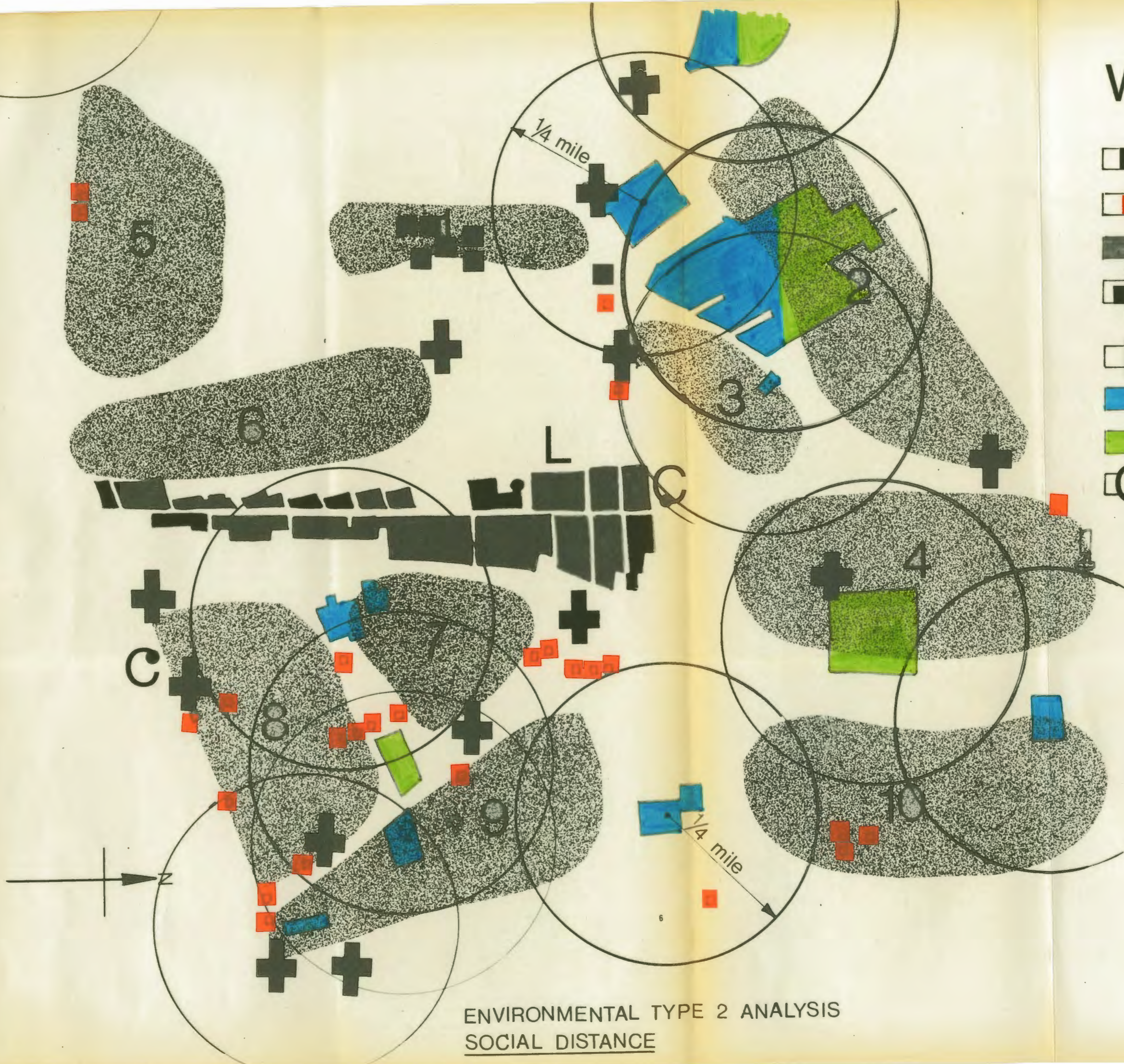
ENVIRONMENTAL TYPE 2. ANALYSIS.
REDEVELOPMENT POTENTIAL.

WYNBERG



WYNBERG

-  Antique shops
-  Shops-convenience goods
-  Shops-durable goods
-  Churches, mosques synagogues.
-  Library.
-  Primary Schools
-  High "
-  Cinemas.



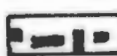
ENVIRONMENTAL TYPE 2 ANALYSIS
SOCIAL DISTANCE

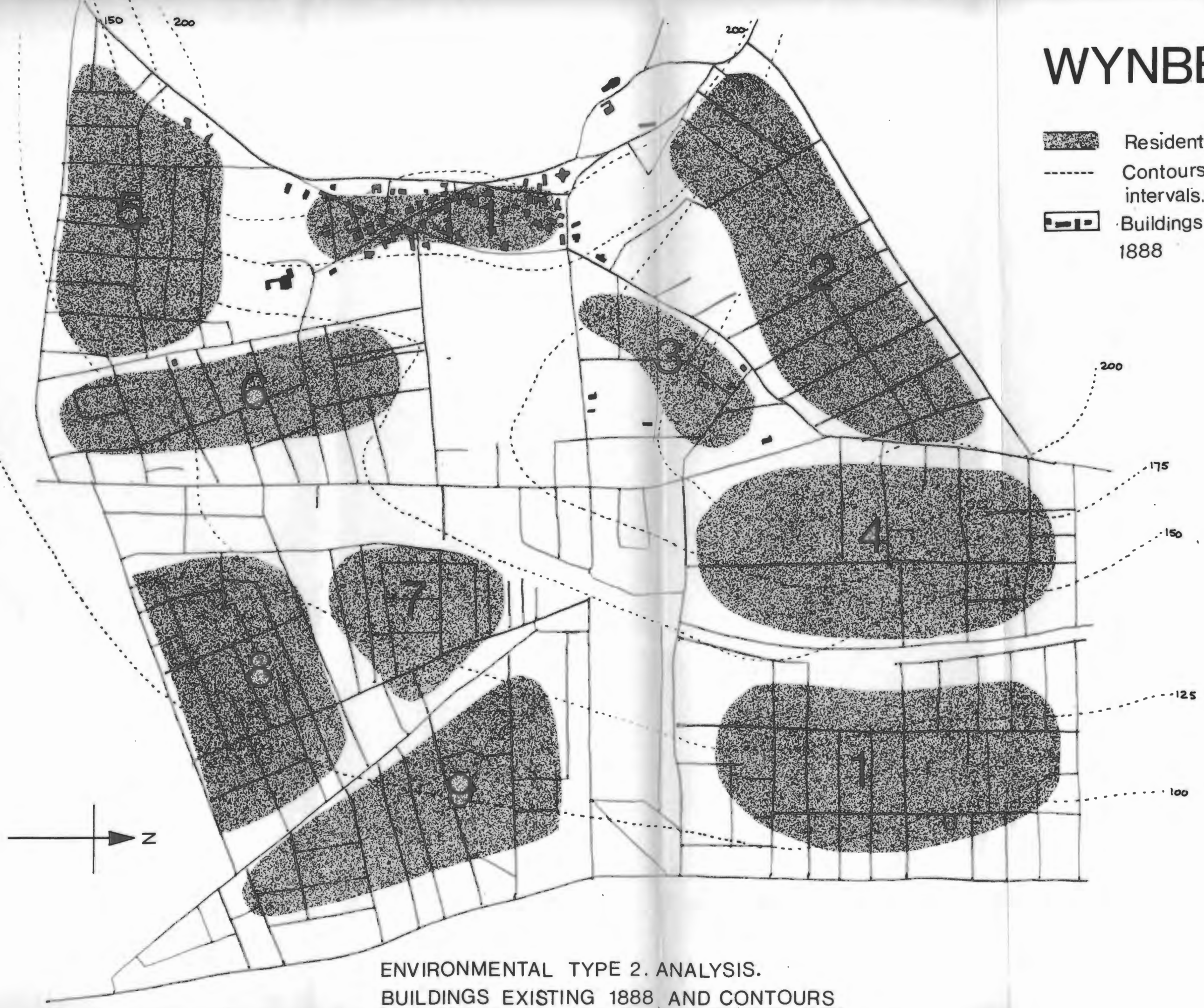
6.1.2.4

Historical Data

A map of the Municipality of Wynberg in 1888, held in the Jagger Library, recorded all buildings existing in Wynberg at that time. Many no longer exist, but those which do were recorded by Mrs. Mary Floyd for the South African Vernacular Architecture Society, and this information was generously made available for study. It is recorded on Map 2.11 on the following page.

WYNBERG

-  Residential Districts.
-  Contours at 25 ft. intervals.
-  Buildings existing at 1888



ENVIRONMENTAL TYPE 2. ANALYSIS.
BUILDINGS EXISTING 1888 AND CONTOURS

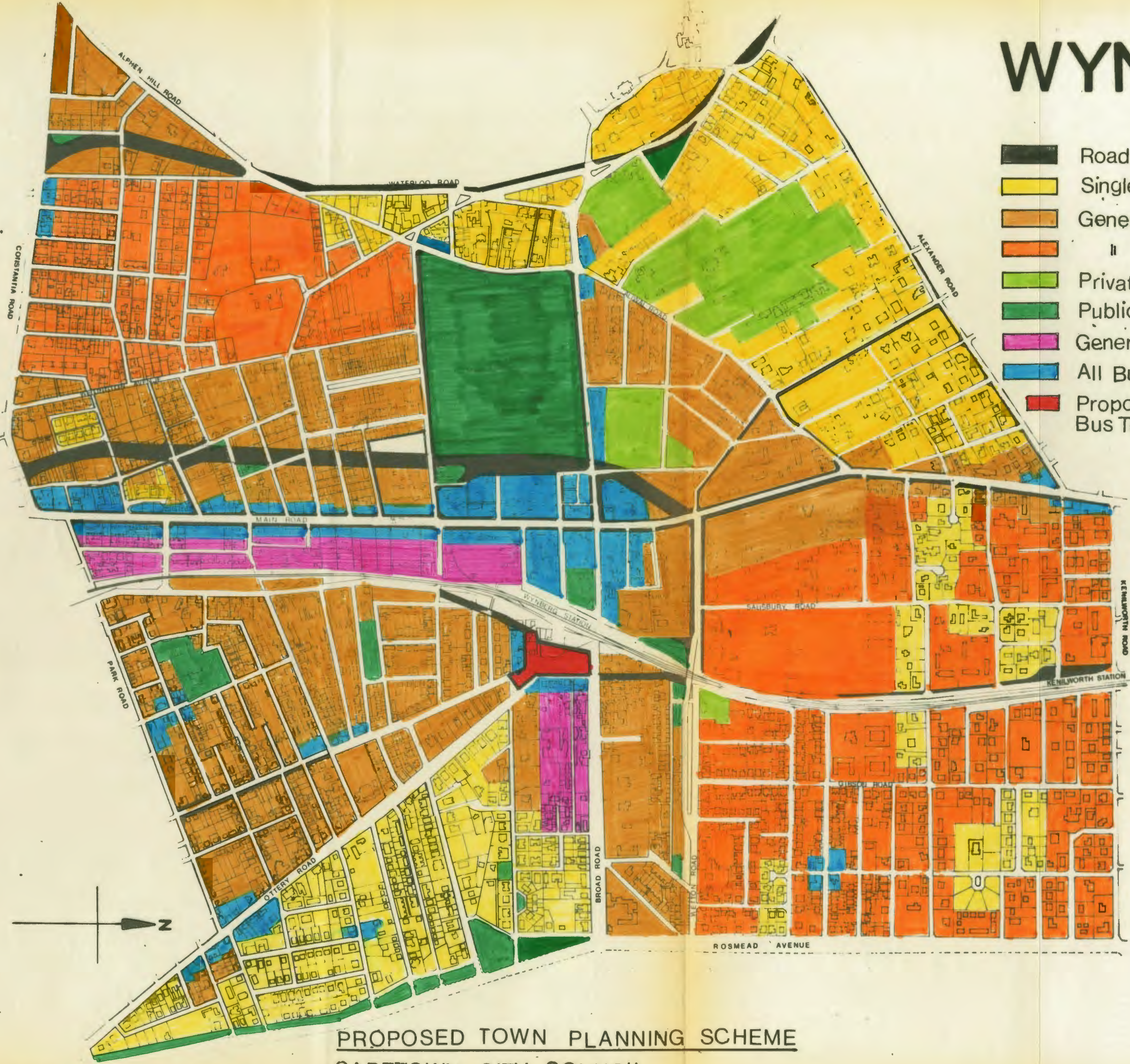
6.1.2.5 Legislative Constraints

Areas zoned for White and Non-White occupation under Group Areas legislation, are recorded on Map 2.17.

The zoning of the Proposed Town Planning Scheme of the Cape Town City Council, is recorded on Map 2.16.

Both maps are inserted in the following pages.

WYNBERG

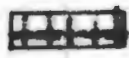


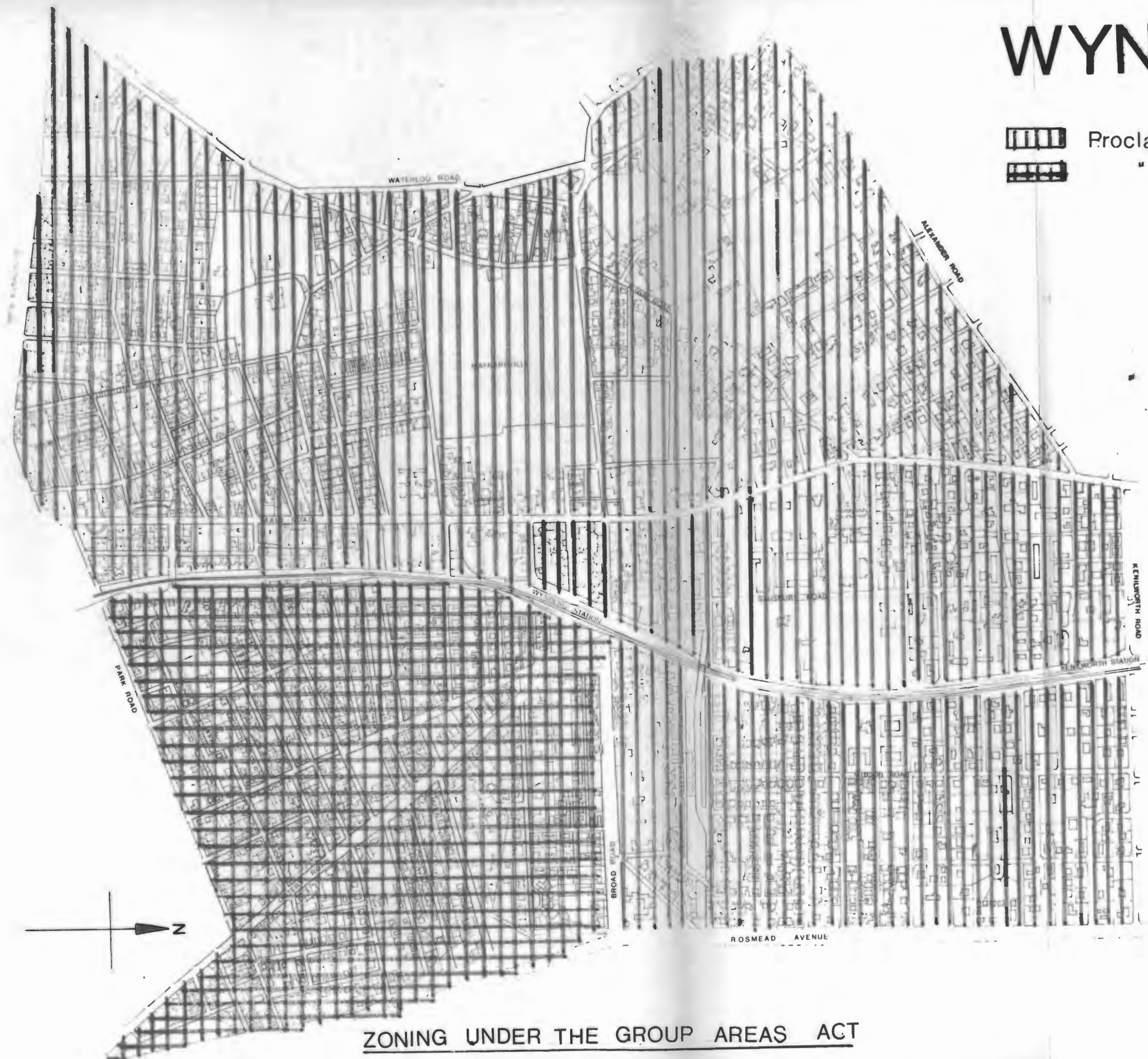
- Road Improvements.
- Single Residential Zone.
- General Residential Zone R4.
- " " " R5.
- Private Open Space.
- Public " "
- General Commercial Zone.
- All Business Zones.
- Proposed Parking and Bus Terminus.

PROPOSED TOWN PLANNING SCHEME
CAPETOWN CITY COUNCIL.

scale: one inch equals 800 feet

WYNBERG

 Proclaimed White areas
 " Coloured "



ZONING UNDER THE GROUP AREAS ACT

scale: one inch equals 800 feet

6.1.2.6

Data for the Study of the Market Price of Property

This was the largest area of data collection and consisted of a record of all sales of residential property in the study area, including Single Dwellings, Terrace and Semi-detached Houses, and Flats for every month of the five year period 1963 to 1967 inclusive.

Data was recorded in the offices of the Valuation Department of the Cape Town City Council.

Transactions in the property market are recorded in the Digest of Transfers, which records all property sales for each month of the year, except when such sales take place by means of the sale of shares in companies. The sales are recorded in the Digest from the Valuation Certificate, which is made out by the Rates Department when a property is sold. The Valuation Certificate is issued by the City Treasurer and sent to the City Valuation Department where the records are brought up to date daily.

The source of data is therefore as reliable as any records of a public authority.

The tabulated Field Sheets recording the raw data are assembled in the Appendix in Tables A1, A2, A3, A4 and A5. The Field Sheets show that for each month of the year

each property transaction recorded the following :-

- (i) A reference number used to locate the property on a $1/3600$ map of the study area;
- (ii) The date of the sale;
- (iii) The erf number (for reference purposes);
- (iv) The Provincial Valuation;
- (v) The Dwelling Type;
- (vi) The area of the erf;
- (vii) The Purchase Price at current prices.

The following residential properties were not recorded :-

- (i) Dwelling house or Flats combined with Business Premises;
- (ii) Inherited properties;
- (iii) Donated properties;
- (iv) Expropriated properties.

Each sale was recorded on the Field Sheet and at the same time located on a $1/3600$ map of the study area, so that the spatial distribution of the property sales could be analysed later.

6.2 ANALYSIS AND CLASSIFICATION OF DATA

6.2.1 ENVIRONMENTAL ANALYSIS

6.2.1.1 Generalised Description of the Study Area (Land and Building Use Map 2.7)

The principal distribution of land and building use is as follows :-

- (i) The main lines of communication by road and rail run in a north/south direction across the study area reflecting Wynberg's position in the linear structure of the southern suburbs. The study area is served by three railway stations, Wittebome, Wynberg and Kenilworth.
- (ii) The major business and commercial component also lies in a linear pattern along the Main Road and between the Main Road and the railway line.
- (iii) There is generally little industry except for a cluster east of the railway station and between the Main Road and the railway line, mixed with commercial uses.
- (iv) A subsidiary shopping node is located at Kenilworth with minor shopping nodes in Wynberg Old Village, Constantia Road and scattered through the Non-White areas east of the railway line.

- (v) The Residential districts are of different densities, environments and dwelling types.

Wynberg is predominantly a residential suburb with a business centre, which probably serves a much wider area than Wynberg itself.

6.2.1.2 Type 1 Analysis (Map 2.6)

The major purpose of the Type 1 Analysis was to identify the Residential Districts, so that a Type 2 Environmental Analysis of them could be studied in relation to their change in market price over time.

The major PATHS were first plotted and were found to run in a north/south direction, acting as dividers between residential districts. East/west links were weaker than north/south links and generally fed into NODES.

NODES were major at the peak pedestrian concentration of Church Street and Main Road (by observation), at the location of two Department stores and reinforced by bus terminus and railway station.

NODES were minor at local meeting places, such as the corner shop plus local post office.

EDGES defined DISTRICTS very strongly. The embankment round Wynberg Camp is a strong break in visual and physical continuity; similarly where there is an embankment along the railway line in Southern Wynberg.

A smaller but still effective EDGE is the high wall and solid fence surrounding two sides of Maynardville, creating a visual barrier between the residential districts and the open space.

DISTRICT 1 is clearly defined by two EDGES which effectively prevent expansion.

LANDMARKS are more frequent on the higher contours and in this particular study are also frequent in District 1 which has historical associations.

DISTRICTS have been defined previously as areas having homogenous character recognised by clues which are continuous throughout the district and discontinuous elsewhere.

The residential areas were in some cases defined by PATHS or by EDGES, by large school grounds and by institutions. They were then categorised into DISTRICTS by broad rule of thumb criteria, such as their residential type and character, the size and maintenance of their gardens, the condition of pavements, walls and fences, the presence or absence of refuse on empty lots, the tree planting, and the character of a district as reflected in the type of institutions, mosques, churches, art galleries, or the type of shops, dog boutiques, antique shops, etc., found there.

This rule of thumb classification was then checked during the Type 2 Analysis and adjustments made where necessary.

6.2.1.3 Type 2 Analysis : Characteristics of the Residential Districts

Ten Residential Districts were identified from the Type 1 Analysis (Map 2.6), Historical Data and Group Areas Legislation (Maps 2.11 and 2.12). Their characteristics were identified by Type 2 Analysis (refer to Maps 2.7 - 2.15) as follows :-

District 1

- (i) White Group area;
- (ii) Well maintained Single Dwellings, Terraces, a few Maisonettes and Flats;
- (iii) The most elevated district in the Study Area, between contours 175-200 ft.;
- (iv) Irregular pattern, fine grain;
- (v) Soft development potential, a few pockets of hard;
- (vi) Historical enclave with many buildings of 1888 and earlier characterised by thatch, slate and iron roofs, shutters, sash windows and some Victorian iron-work;
- (vii) Status shops - seven antique shops, one boutique, village post office, local shops and artists' studios;
- (viii) Half the area within $\frac{1}{4}$ mile radius of Primary and High Schools;
- (ix) Stress factor - proximity to PATH carrying heavy traffic;
- (x) Vistas - enclosed into small courtyards

and gardens contrasting with public open space on the perimeter of the district;

- (xi) Poor accessibility to public transport, $\frac{1}{2}$ mile to the Main Road;
- (xii) Zoning - mostly Single Residential, some General Residential R5.

District 2

- (i) White Group area;
- (ii) Well maintained Single Dwellings;
- (iii) Elevated contours;
- (iv) Regular pattern, coarse grain;
- (v) Hard development potential;
- (vi) Mountain vistas, many trees, well kept gardens;
- (vii) No shopping facilities;
- (viii) All the district within $\frac{1}{4}$ mile radius of Primary and High Schools;
- (ix) No stress factors;
- (x) Accessible to bus transport - Kenilworth Station $\frac{1}{2}$ mile away;
- (xi) Zoning - Single Residential.

District 3

- (i) White Group area;
- (ii) Well maintained Single Dwellings/Flats;
- (iii) Irregular pattern, fine grain;
- (iv) Flat contours;
- (v) Both Hard and Soft development potential implying change;
- (vi) Local convenience shopping, one dog boutique and close to Wynberg Main Road

- shopping centre;
- (vii) One Primary School within the District, three High Schools within $\frac{1}{2}$ mile;
- (viii) No stress factors;
- (ix) Mountain vistas, some fine trees;
- (x) Accessible to bus and rail transport;
- (xi) Zoning - General Residential R⁴.

District 4

- (i) White Group area;
- (ii) Well maintained Single Dwellings/Flats;
- (iii) Regular pattern, coarse grain;
- (iv) Hard development potential;
- (v) Good durable and convenience shopping on Kenilworth Main Road;
- (vi) Flat low contours;
- (vii) Stress factors - noise and danger from Main Road on western edge and noise from railway line on eastern edge;
- (viii) Good accessibility to bus and rail transport;
- (ix) Zoning - General Residential R⁵.

District 5

- (i) White Group area;
- (ii) Well maintained Single Dwellings/Flats, some neglected semi-detached on lower contours;
- (iii) Sloping site, southern orientation;
- (iv) Regular pattern, medium to fine grain;
- (v) Medium to Soft development potential - fairly stable at Medium level, with possibilities of renewal on lower slopes;

- (vi) A few corner shops of poor quality;
- (vii) Poor accessibility to schools - the nearest Primary School is $\frac{3}{4}$ mile away at Plumstead, but new High School within $\frac{1}{4}$ mile;
- (viii) Stress factor - mixed race on lower contours;
- (ix) Accessible to bus transport, $\frac{1}{4}$ mile to railway station;
- (x) Zoning - General Residential R4 and R5.

District 6

- (i) White Group area;
- (ii) Mixture of well maintained and neglected Single Dwellings and Terrace Housing. Flats well maintained;
- (iii) Low contours, flat site;
- (iv) Regular pattern, fine grain;
- (v) Large Soft development potential with Small Hard area of flat development suggesting transition to higher density;
- (vi) Close to major open space, some fine trees;
- (vii) Poor accessibility to both Primary and High Schools. Both Wynberg and Plumstead schools are $\frac{3}{4}$ mile away;
- (viii) Stress factors - incompatible uses, engineering works and motor car sales yards adjacent to housing. Small area of mixed race;
- (ix) Good accessibility to bus and rail transport;

- (x) Zoning - General Residential R4.

District 7

- (i) Coloured Group area;
- (ii) Single Dwellings well maintained,
with a small pocket of Terrace Housing;
- (iii) Low contours, flat site;
- (iv) Regular pattern, fine grain;
- (v) A Medium development potential area;
- (vi) Few trees, no major open space;
- (vii) Primary and High Schools within $\frac{1}{4}$ mile;
- (viii) Convenience shopping within $\frac{1}{4}$ mile;
- (ix) Stress factor - noise from railway on
western boundary;
- (x) Good accessibility to bus and rail
transport;
- (xi) Zoning - General Residential R4.

District 8

- (i) Coloured Group area;
- (ii) Poorly maintained mixture of Single
Dwellings, Terraces and Semi-detached
houses;
- (iii) Low contours, flat site;
- (iv) Regular pattern, fine grain;
- (v) Soft development potential;
- (vi) Primary and High Schools within $\frac{1}{4}$ mile;
- (vii) Convenience shopping within $\frac{1}{4}$ mile;
- (viii) Stress factor - noise from railway on
western boundary;
- (ix) Good accessibility to bus and rail
transport;
- (x) Zoning - General Residential R4.

District 9

- (i) Coloured Group area;
- (ii) Large area of well maintained Single Dwellings, interspersed with pockets of poorly maintained semi-detached houses. A few flats;
- (iii) Low contours, flat site;
- (iv) Regular pattern, fine grain;
- (v) Medium to Soft development potential;
- (vi) Primary and High Schools within $\frac{1}{4}$ mile;
- (vii) Convenience shopping within $\frac{1}{4}$ mile;
- (viii) Mountain vistas;
- (ix) Stress factor - noise and danger from traffic on Rosmead Avenue;
- (x) Fair accessibility to railway station;
- (xi) Zoning - General Residential R⁴.

District 10

- (i) White Group area;
- (ii) Well maintained Single Dwellings, Flats, and some Semi-detached and Terrace housing;
- (iii) Low contours, flat site;
- (iv) Regular pattern, coarse grain in northern area; regular pattern, fine grain in southern part;
- (v) Hard to Medium development potential;
- (vi) One Primary School on the periphery, others $\frac{1}{2}$ to 1 mile away;
- (vii) A few corner shops for convenience shopping;
- (viii) Fair tree distribution and some mountain vistas;

- (ix) Stress factors - noise from railway on western boundary; noise and danger from traffic on Rosmead Avenue;
- (x) Fair accessibility to railway station;
- (xi) Zoning - General Residential R5.

6.2.1.4

Environmental Scoring System

The generalised description of the Residential Districts was not in itself a sufficiently specific measuring instrument with which to compare environmental quality with market price. In a broad sense, the Districts showing a high environmental quality would appear to be Districts 1, 2, 4 and 10; those showing low environmental quality, Districts 8 and 9, and the remainder falling somewhere between the two.

Of the data recorded in the Type 2 Analysis, that pertaining to Pattern and Grain and Propinquity appeared to have little or no effect on environmental quality. Pattern and Grain showing regular or irregular patterns associated with both fine or coarse grain were found in both high and low quality areas.

Similarly a high degree of Propinquity was found in both Districts 1 and 8, high and low quality areas.

In Wynberg the character and type of dwelling, together with the amount and quality of private space, both indoor and outdoor, appeared to have the greatest influence on environmental quality,

shortly followed by accessibility to schools and to transport routes.

The existence of a Historical Enclave in the Old Village of Wynberg, by its scarcity value and limited extent, together with the emergence of a group image, both natural and cultivated, also contributed greatly to environmental quality.

The degree of Development Potential, Contours, Stress Factors, Open Space and Status Shops, all appeared to have a positive effect in creating environmental quality, but to a lesser extent than the first four items mentioned. The Development Potential is not fully exploited in the Wynberg area. Large areas are zoned for flat development which are still in Single Dwelling use and only in the last few years has building commenced on the larger high density blocks of flats.

High Contours are associated with high environmental quality, but not necessarily so. Good environment is also found on flat land in District 10.

Stress Factors varied in importance within themselves. Areas of Mixed Race and Incompatible Use are associated with low quality environment, but areas subject to the perceptual stress of noise from railways, or danger from main roads, are not necessarily of low quality environment. Districts 1, 2, 4 and 10 have a high quality

environment and do not appear to be affected to any great degree by stress factors.

Status Shops in Wynberg are associated with environmental diversity and contribute to a group image based on a historical enclave. Again they are a positive contribution to environmental quality, but are not of primary importance.

Open Space and accessibility to it are contributing factors to good environment, but are not of primary importance.

Accessibility to convenience shopping is of limited influence in Wynberg, where most areas are not too far from the major shopping district on the Main Road.

Trees and Landmarks are both positively associated with good environment, but have less importance in the total context than other factors.

From these general observations, a scoring system was devised in which each factor was weighted in accordance with its effect on total environmental quality. The individual weights assigned were as follows :-

Private Space	10
Accessibility to Schools	9
Accessibility to Public Transport	8
Historical Enclave	8

Development Potential	7
Contours	7
Stress Factors	7
Open Space	7
Status Shops	7
Convenience Shopping	6
Trees	5
Landmarks	5

Each of the above environmental factors was then given a score between +50 and -50 in each Residential District. The result was multiplied by the weight above and the scores calculated and set out on Schedule VI A. The individual scores were assessed by the following methods :-

Environmental Scoring System

1. Private Space : +50 - -50
 An assessment of the type of dwelling plus indoor and outdoor space, varying from :
 large single dwelling on 1 acre .. +50
 to pondok -50
2. Accessibility to Schools : +50 - -50
 Two Primary and Two High Schools within $\frac{1}{4}$ mile +50
 1 mile from any school -50
3. Accessibility to Public Transport : +50 - -50
 $\frac{1}{2}$ mile from Freeway, bus route and train +50
 More than 1 mile from Freeway, bus route and train -50
4. Historical Enclave : +50 - zero
 Groups of more than 10 dwellings recognised as being part of a genuine or restored historical enclave +50

5. Development Potential : +50 - -50
 - Very hard - recent high standard development +50
 - Very soft - aging structures .. -50
6. Contours : +50 - -50
 - North facing gradual slopes +50
 - Land liable to flood -50
7. Stress Factors : 0 - -50
 - None 0
 - Areas of Mixed Race) Scoring
 - Areas of Incompatible Use) depends
 - Adjacent to major rail route) on area
 - Adjacent to major traffic route) involved
8. Open Space : +50 - -50
 - Proximity to major open space .. +50
 - No open space for 2 miles .. -50
9. Status Shops : +50 - zero
 - More than six antique shops, art galleries, boutiques +50
10. Convenience Shopping : +50 - -50
 - Shops within 1/4 mile +50
 - No shops within 1 mile -50
11. Trees : +50 - -50
 - Well wooded, fine specimens .. +50
 - None -50
12. Landmarks : +50 - -50
 - More than 10 landmarks +50
 - None -50

The environmental quality scores for each Residential District have, therefore, been achieved by a process of selecting certain factors associated with good environment from the point of view of residential location, by studying them in one particular suburb, by

assigning weights to them relative to their apparent importance in that suburb, and finally by giving an individual score for each item in each District. The total score was derived from the addition of these scores. (Refer to Schedule VI A)

As such, much intuitive or subjective evaluation has had to be made and erratic values may result. Objectivity in assessment has been aimed at, but it is possible that erratic values might distort the final score. A check score was therefore carried out by a Wynberg resident, familiar with the area, and a second scoring is tabulated on Schedule VI B. Both Schedules VI A and VI B are assembled in the following pages.

In spite of divergence in scoring, there is still broad similarity between the range of scores in the two systems.

Both environment scores have been used to compare the quality of environment in those Residential Districts with market price performance over time.

SCHEDULE VI A - ENVIRONMENTAL SCORES BY RESIDENTIAL DISTRICT

FIRST PERSON

Environmental Factor	Weight X	Districts									
		1	2	3	4	5	6	7	8	9	10
Private Space	10	106	300	200	300	50	50	50	-200	-100	250
Accessibility to Schools	9	450	450	450	180	90	-180	225	200	225	180
Accessibility to Transport	8	80	64	160	180	40	160	200	160	40	40
Historical Enclave	8	400	0	0	0	0	0	0	0	0	0
Development Potential	7	-140	210	140	280	-35	-70	-70	-280	-210	210
Contours	7	350	350	140	70	70	70	-10	-10	-10	-10
Stress Factors	7	-70	0	0	-140	-70	-140	-140	-140	-70	-70
Open Space	7	280	210	35	28	35	35	-240	-240	-240	-100
Status Shops	7	350	0	0	0	0	0	0	0	0	0
Convenience Shopping	6	120	60	240	180	-120	240	300	300	300	60
Trees, Vegetation	5	25	25	25	25	-50	100	-50	-50	-25	50
Landmarks, Vistas	5	100	0	50	0	5	0	0	10	0	0
Total Environmental Score		2,051	1,669	1,440	1,103	15	265	265	-250	-90	610

SCHEDULE VI B - ENVIRONMENTAL SCORES BY RESIDENTIAL DISTRICT

SECOND PERSON : CHECK SCORE

Environmental Factor	Weight X	Districts									
		1	2	3	4	5	6	7	8	9	10
Private Space	10	100	400	200	400	50	50	50	-200	-100	200
Accessibility to Schools	9	450	450	450	180	-90	-180	225	225	225	180
Accessibility to Transport	8	80	56	160	120	80	160	200	160	80	80
Historical Enclave	8	400	0	0	0	0	0	0	0	0	0
Development Potential	7	-140	140	70	210	70	-70	-70	-140	-70	210
Contours	7	350	350	140	70	70	70	-10	-10	-10	-10
Stress Factors	7	-70	0	0	-140	-70	-140	-140	-140	-70	-70
Open Space	7	280	210	35	0	35	70	-240	-240	-240	-100
Status Shops	7	350	0	0	0	0	0	0	0	0	0
Convenience Shopping	6	300	35	180	180	-90	120	300	300	30	30
Trees, Vegetation	5	100	150	50	50	50	100	-50	-50	-25	50
Landmarks, Vistas	5	100	0	25	0	25	0	0	25	0	0
Total Environmental Score		2,300	1,791	1,310	1,070	130	180	265	-70	-180	570

6.2.2

HOUSING MARKET ANALYSIS

6.2.2.1

Classification of Data

The Housing Market analysis set out to study the market price of all residential property, including Single Dwellings, Terraces, Semi-detached Houses, and Flats. A first glance at the raw data showed very few transactions in Flats. The actual numbers in relation to total transactions were as follows :-

<u>Year</u>	<u>Total Transactions</u>	<u>Flats</u>
1963	129	3
1964	160	4
1965	116	2
1966	102	1
1967	128	3

The numbers involved were so small that the analysis is virtually one related to Single Dwellings, Terraces and Semi-detached Houses.

The first task in analysing the raw data was to convert each purchase price of property from Current prices to Constant prices, in order to achieve comparability over the five year period. This was done by using a Cost of Living Index from the Quarterly Bulletin of Statistics for each year, based on 1958 = 100. The indices were :-

1963	=	107.6
1964	=	110.0
1965	=	114.4
1966	=	118.1
1967	=	122.1

There is an increase of 14.5 points during the five year period reflecting a strong inflationary trend.

According to Hobart Houghton in "The South African Economy" (xxii), this period was characterised by three stages. The first period was a time of real economic growth, (mid 1962 - mid 1964), moving into an inflationary period, (mid 1964 - September 1965), and then into the third period in which the inflationary spiral started to slow down. The whole five year study period occurs at a time when the national economy was expanding after the post Sharpeville slump of 1960. Thus the study period has a broad upward trend without recession.

Each purchase price was converted by means of the appropriate Index to a Constant price. The result was then divided by the number of square feet and a purchase price in Constant Rands per square foot obtained for each transaction. For convenience these figures were added to the tables of raw data in the Field Sheets in Appendix A.

The Range in Constant purchase price was from R.05 to R4.44 per square foot. The Range was then grouped into six suitable classes. The spatial distribution for all transactions was then plotted according to these six classes on five maps, one for each year. The Maps 2.1, 2.2, 2.3, 2.4 and 2.5 are assembled on the following pages.

Map 2.1 of the year 1963 showed that most ~~sales~~ transactions took place east of the railway line. The majority of transactions were in

the lower range up to R1.99 per square foot. The highest price recorded was between R2.00 - R2.49 per sq. foot.

Map 2.2 of the year 1964 shows increasing and higher prices recorded west of the Main Road.

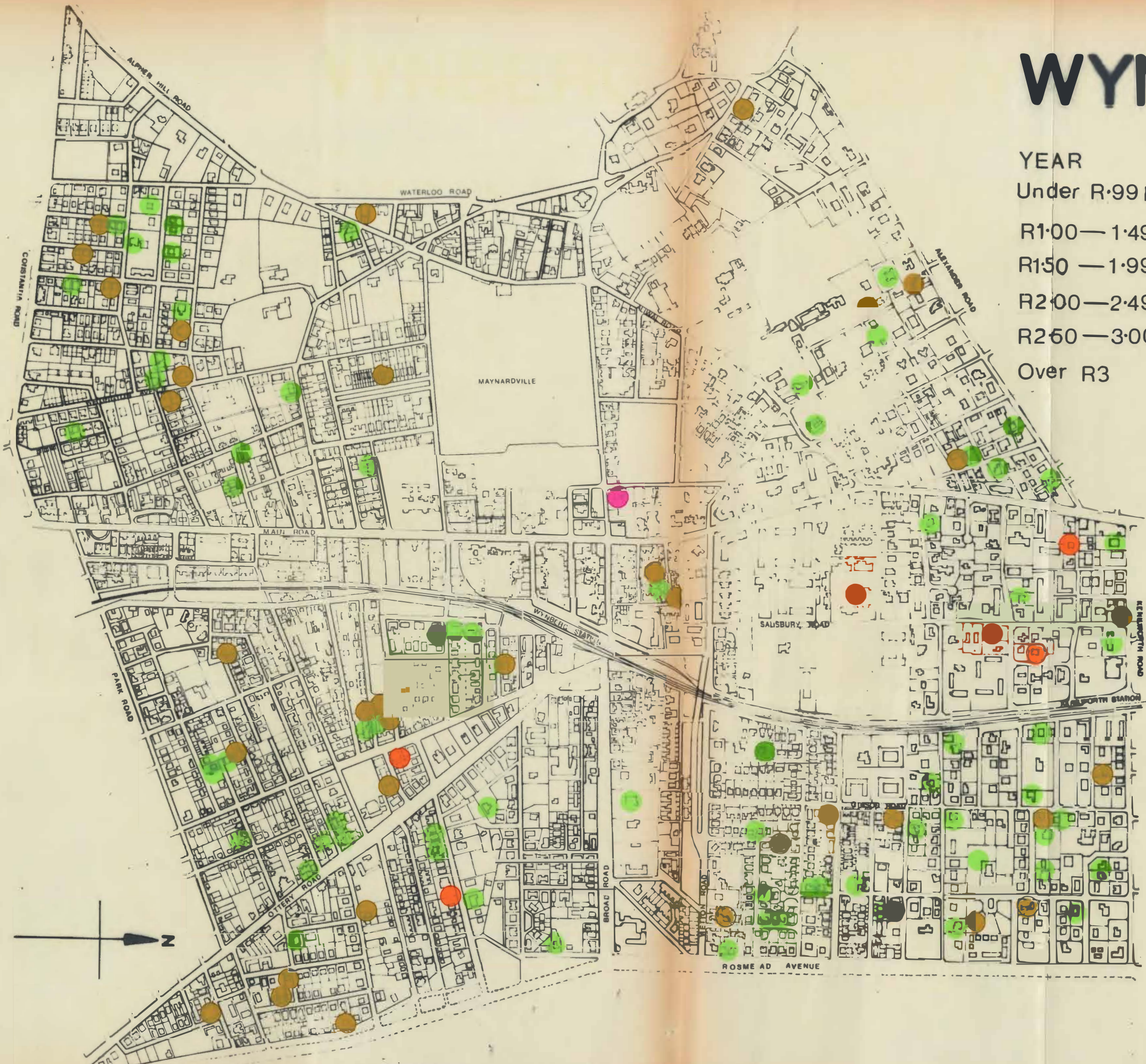
Map 2.3 of the year 1965 shows a continuation of these trends, with the highest prices for all five years, over R3.00 per sq. ft., beginning to be achieved.

Map 2.4 of the year 1966 shows a clustering of these top prices in the Old Village of Wynberg.

Map 2.5 of the year 1967 shows a general overall increase in value compared with 1963.

WYNBERG

YEAR			
Under R.99 per sq.ft.			●
R1.00 — 1.49 "	"	"	●
R1.50 — 1.99 "	"	"	●
R2.00 — 2.49 "	"	"	●
R2.50 — 3.00 "	"	"	●
Over R3	"	"	●



RESIDENTIAL PROPERTY SALES 1963
 PURCHASE PRICE PER SQ. FT. OF GROUND AND BUILDINGS IN CONSTANT RANDS
 scale: one inch equals 800 feet

WYNBERG

YEAR

Under R.99 per sq.ft.

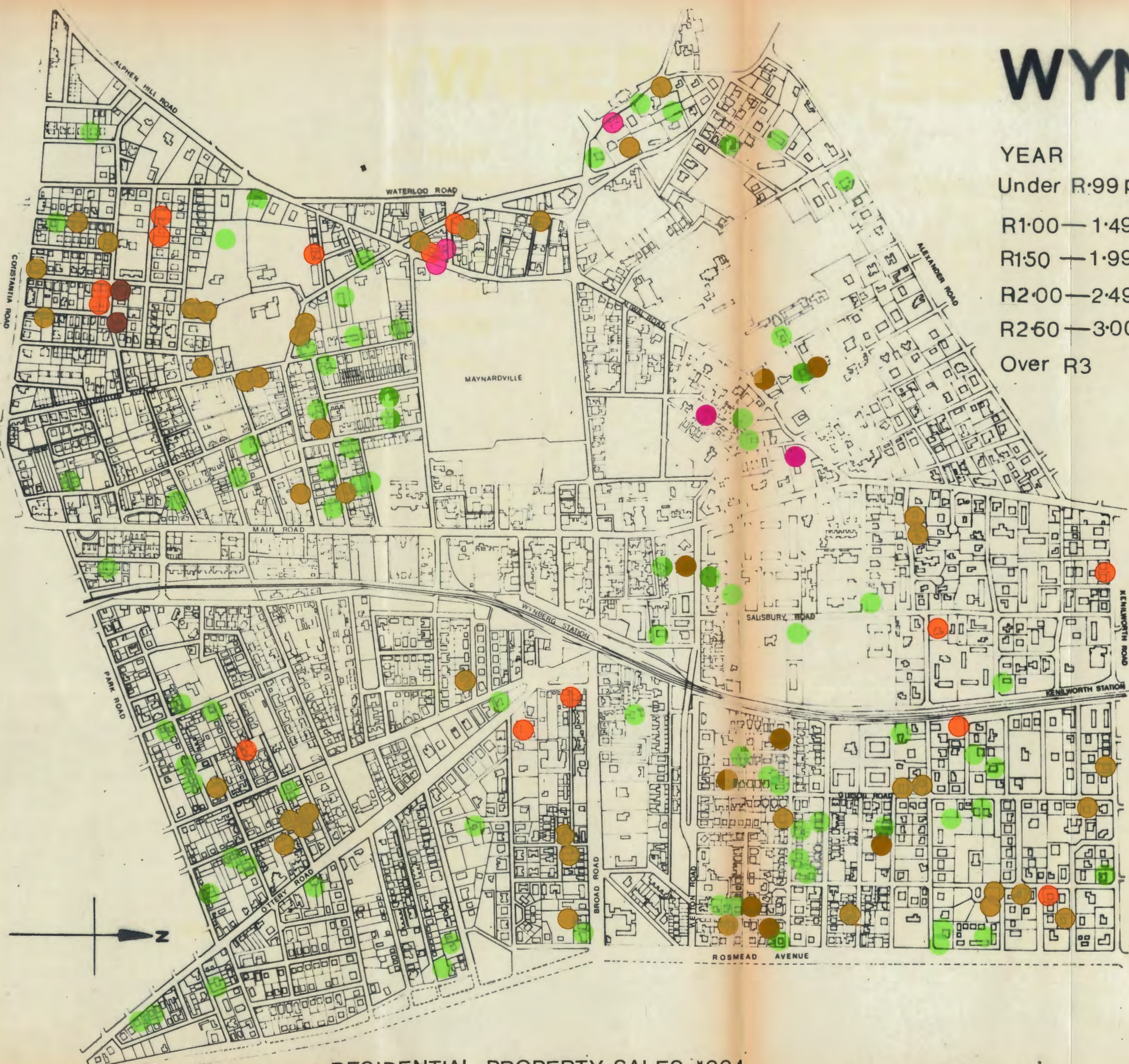
R1.00 — 1.49 " "

R1.50 — 1.99 " "

R2.00 — 2.49 " "

R2.50 — 3.00 " "

Over R3 " "



RESIDENTIAL PROPERTY SALES. 1964.

PURCHASE PRICE PER SQ. FT. OF GROUND AND BUILDINGS IN CONSTANT RANDS

scale: one inch equals 800 feet

WYNBERG

YEAR

Under R.99 per sq.ft.

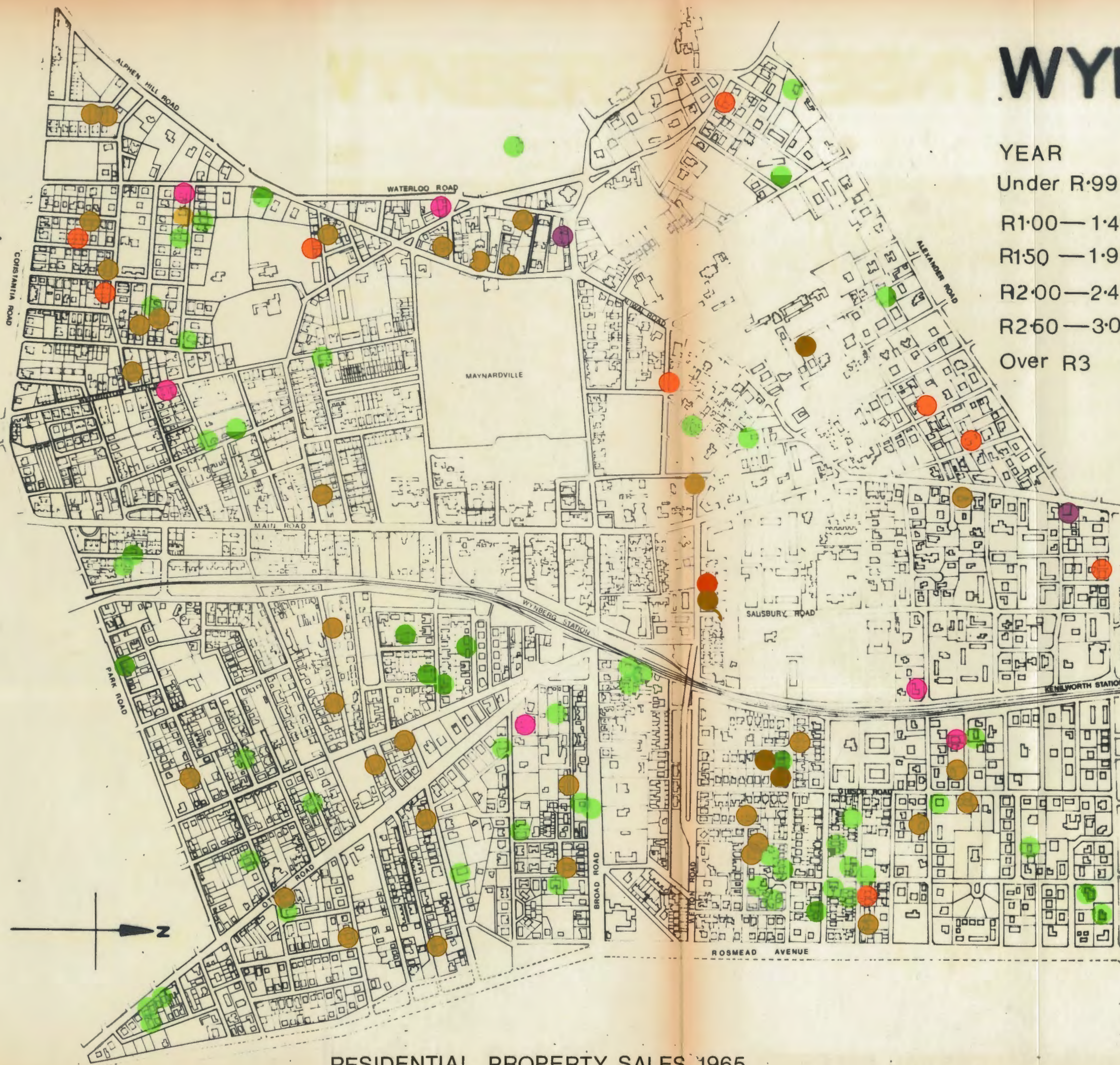
R1.00 — 1.49 " "

R1.50 — 1.99 " "

R2.00 — 2.49 " "

R2.50 — 3.00 " "

Over R3 " "



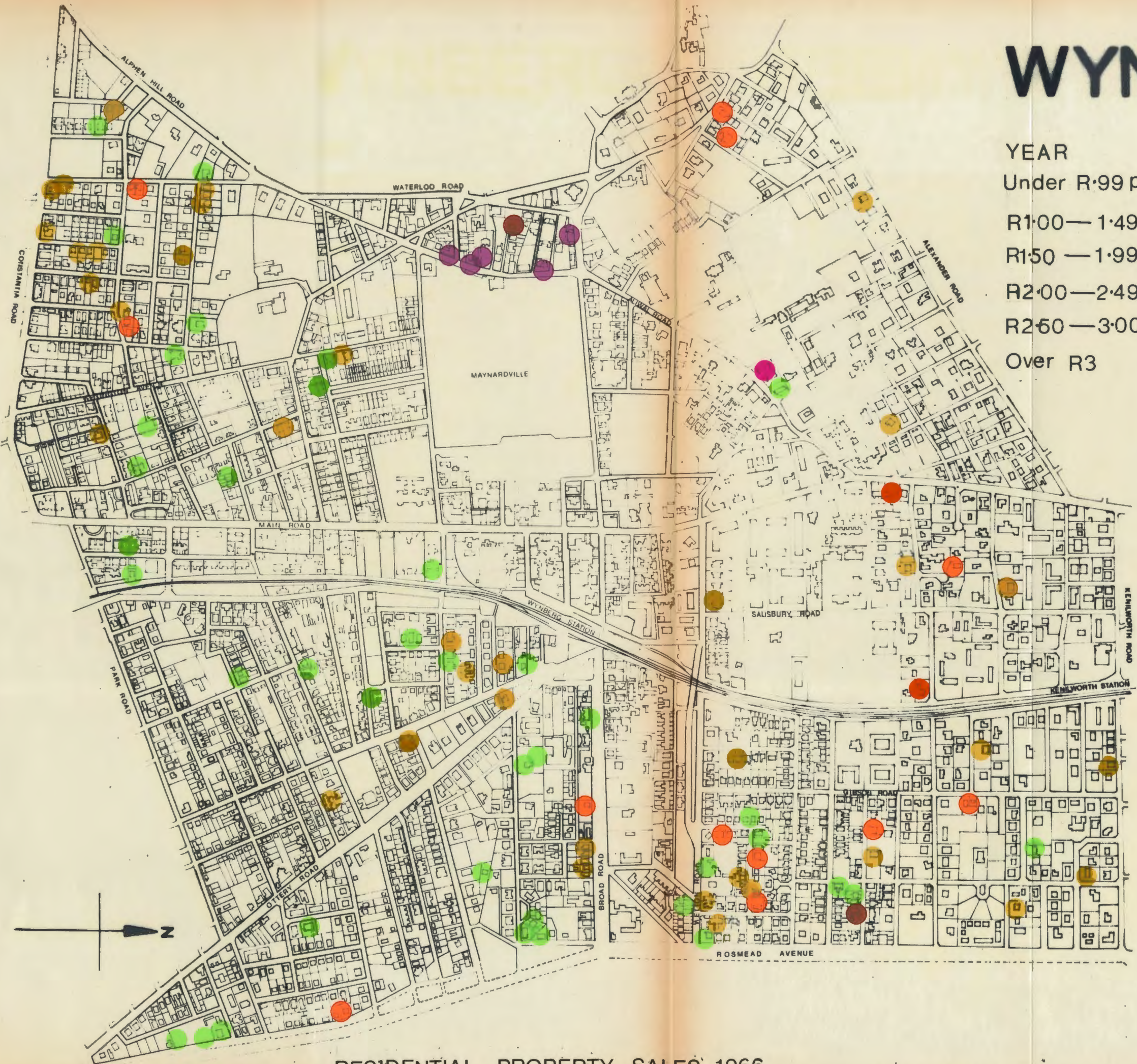
RESIDENTIAL PROPERTY SALES. 1965.

PURCHASE PRICE PER SQ. FT. OF GROUND AND BUILDINGS IN CONSTANT RANDS

scale: one inch equals 800 feet

WYNBERG

YEAR			
Under R.99 per sq.ft.			●
R1.00 — 1.49 "	"		●
R1.50 — 1.99 "	"		●
R2.00 — 2.49 "	"		●
R2.50 — 3.00 "	"		●
Over R3	"	"	●



scale: one inch equals 800 feet

RESIDENTIAL PROPERTY SALES, 1966.
PURCHASE PRICE PER SQ. FT. OF GROUND AND BUILDINGS IN CONSTANT RANDB

WYNBERG

YEAR

Under R.99 per sq.ft.

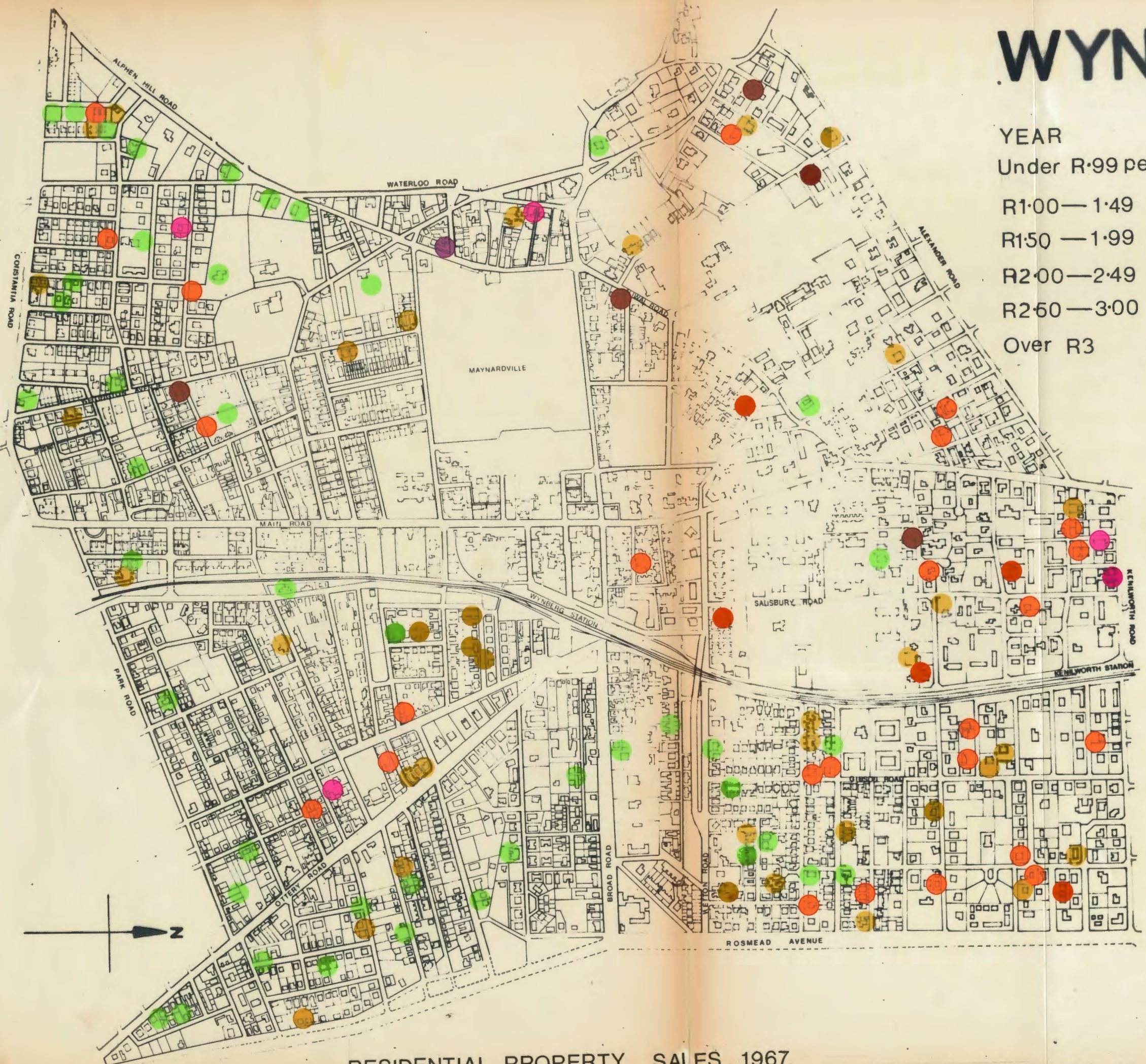
R1.00 — 1.49 " "

R1.50 — 1.99 " "

R2.00 — 2.49 " "

R2.50 — 3.00 " "

Over R3 " "



scale: one inch equals 800 feet

RESIDENTIAL PROPERTY SALES. 1967.
PURCHASE PRICE PER SQ. FT. OF GROUND AND BUILDINGS IN CONSTANT RANDBS

These distributions were then compared with the Residential Districts identified in Environmental Type 1 Analysis and the data analysed according to Residential District. The data was classified according to Schedules I to V which will be found on subsequent pages after their description.

(i) Schedule I - Arrays of Purchase Price
in Constant Rands by Residential District by Year

This schedule gave the ranking of values. Distributions are skewed in all Districts with a large number of small values and a few extreme values in the upper range. The median value was, therefore, taken as the best measure of central tendency and calculated for each array. Median prices showed an increase in real money terms over the 5 year period in all Districts except District 9.

(ii) Schedule II - Frequency Distribution by Class

The median gives the measure about which most of the values in the distribution lie, but it does not give information about the class in which the largest number of values lie.

The grouped data used in Maps 2.1 to 2.5 was used to find the modal class interval for each year and is recorded in this Schedule.

The modal class interval over the 5 year

period was highest in District 4 with most transactions falling between R1.50 - R1.99 per sq. ft. Second highest were Districts 1, 5 and 7. The remaining Districts had the largest number of transactions falling in the lowest class interval R0 - .99 per sq. ft.

It is interesting that District 4 exhibits a constant demand at a higher level than other Districts; the median price also shows constancy in an upward direction. The area is stable and homogenous and not subject to erratic values.

(iii) Schedule III - Analysis of Data by
Residential District

This Schedule records the number of transactions in relation to total dwelling stock in the District, together with the Highest and Lowest Purchase Price per sq. ft.

Over the 5 year period approximately half the dwelling stock changed hands in Districts 1, 2, 5 and 10.

The smallest number of transactions in relation to total dwelling stock, took place in District 4, where the modal class interval was highest.

(iv) Schedule IV - Matrix of Highest Purchase
Price in Constant Rands by
Year and by District

This Schedule shows the highest purchase

price paid for Residential properties over the 5 year period. Values above R2.50 per sq. ft. are recorded in Districts 1, 2, 4, 6 and 10. For four consecutive years, the highest purchase price was recorded in District 1, in spite of the fact that most of the area is zoned for Single Dwellings with the exception of one small portion zoned for General Residential, and in spite of the fact that the Modal Class Interval was R0 - .99 per sq. ft. This is a sub-market with a specialised demand and changing use (it falls into a Soft Development Potential area). Other factors from the Environmental analysis may have an affect here on this particular price structure.

(v) Schedule V - Matrix of Median Purchase
Price in Constant Rands by
Year and by District

This Schedule shows the median price for each District over the 5 year period. District 1 again exhibits the highest median price, followed by Districts 3 and 4. The other Districts range downwards to the lowest in District 9.

SCHEDULE I - ARRAYS OF DATA BY RESIDENTIAL DISTRICT : PURCHASE
PRICE IN CONSTANT RANDS PER SQ. FT. PER YEAR

	Year 1963	1964	1965	1966	1967
<u>District 1 -</u>	.37	.20	1.05	2.66	.55
	1.05	.87	1.08	3.56	1.39
		1.01	1.20	3.59	2.47
		1.09	1.22	3.93	4.44
		1.26	1.35	4.18	
		1.35	1.67	4.32	
		1.36	2.40	4.40	
		1.54	3.40		
		1.61			
		1.76			
		2.38			
		2.81			
Median Price	.71	1.36	1.29	3.93	1.93
<u>District 2 -</u>	.46	.22	.70	.95	.58
	.49	.36	.79	1.10	.60
	.53	.41	.81	1.13	1.00
	.65	.44	.88	1.82	1.15
	.84	.57	1.34	1.84	1.36
	.88	.88	1.74	2.37	1.52
	.93	.93	1.81		1.56
	.94	.96	1.87		1.71
	1.02	1.02			2.57
	1.07	1.29			2.93
	1.26	1.37			
	1.46	1.44			
		2.09			
Median Price	.90	.93	1.11	1.48	1.44

SCHEDULE I - Page 2

	Year 1963	1964	1965	1966	1967
<u>District 3</u> -	-	.42	.64	-	1.67
		.78	.87		2.53
		2.00	1.15		
		2.16	1.65		
Median Price	-	1.39	1.01	-	2.10
<u>District 4</u> -	.49	.72	.77	1.03	.92
	.60	.87	1.05	1.21	1.27
	.66	.88	1.38	1.48	1.44
	.93	.90	1.56	1.69	1.47
	1.05	1.33	1.99	1.70	1.55
	1.57	1.55		1.92	1.63
	1.59	1.85			1.65
	1.76	1.89			1.69
	1.85				1.79
					1.82
					1.86
					2.19
					2.29
					2.54
					3.54
Median Price	1.05	1.11	1.38	1.59	1.69

SCHEDULE I - Page 3

	Year 1963	1964	1965	1966	1967
<u>District 5</u> -	.37	.27	.54	.71	.47
	.46	.47	.83	.84	.48
	.50	.55	.86	.87	.48
	.52	.97	.91	.90	.50
	.53	1.20	.97	.98	.71
	.67	1.21	1.03	.99	.75
	.74	1.31	1.34	1.09	.83
	.80	1.34	1.35	1.09	.90
	.99	1.36	1.38	1.10	.91
	1.01	1.39	1.39	1.16	.98
	1.04	1.43	1.44	1.26	.99
	1.13	1.55	1.44	1.31	1.00
	1.17	1.62	1.45	1.31	1.07
	1.32	1.62	1.46	1.33	1.40
		1.73	1.74	1.39	1.66
		2.50	2.09	1.41	1.67
		3.24		1.43	1.81
				1.44	2.08
				1.63	
Median Price	.77	1.36	1.36	1.21	.95

SCHEDULE I - Page 4

	Year 1963	1964	1965	1966	1967
<u>District 6</u> -	.45	.30	.42	.57	.61
	.60	.36	.49	.65	.66
	.61	.43	.66	.78	1.16
	.69	.43	1.47	.95	1.37
	.90	.43	2.11	1.04	1.42
	1.07	.59		1.23	1.78
	1.40	.64		1.40	2.61
		.65			
		.75			
		.82			
		.84			
		.90			
		.92			
		1.00			
		1.01			
		1.14			
		1.37			
		1.39			
Median Price	.69	.79	.66	.95	1.37
<u>District 7</u> -	.77	.96	.55	.37	.45
	.78	1.16	.55	.60	.93
	.79		.93	.82	1.12
	.80		.98	.86	1.12
	.85		1.17	.95	1.16
	.92		1.22	1.11	1.18
	1.02		1.27	1.14	1.25
	1.02		1.35	1.31	1.31
	1.06			1.37	1.42
	1.26			1.49	1.72
	1.36				1.77
	1.52				
Median Price	.97	1.06	1.08	1.03	1.18

SCHEDULE I - Page 5

	Year 1963	1964	1965	1966	1967
<u>District 8</u> -	.40	.24	.46	.88	.20
	.45	.53	.76	1.23	.54
	.74	.55	.91		.58
	.76	.55	.99		.99
	.78	.73	1.03		1.01
	.87	.78			1.82
	.90	.80			2.02
	1.00	.85			
	1.01	.91			
	1.47	1.01			
		1.18			
		1.41			
		1.42			
		1.45			
		1.47			
		1.53			
		1.79			
Median Price	.81	.91	.91	1.06	.99

SCHEDULE I - Page 6

	Year 1963	1964	1965	1966	1967
<u>District 9</u> -	.28	.05	.31	.26	.40
	.41	.28	.41	.27	.64
	.34	.32	.43	.45	.72
	.80	.86	.55	.45	.74
	.89	.89	.58	.51	.78
	.95	.92	.60	.59	.79
	.95	.96	.66	.64	.81
	.96	.98	.68	.66	.85
	.97	1.08	.91	.68	.87
	.97	1.16	.91	.73	.97
	.98	1.33	.99	.82	1.11
	1.02	1.55	1.01	1.11	1.14
	1.04	1.98	1.07	1.16	1.31
	1.08		1.36	1.31	
	1.13		1.39	1.53	
	1.29		1.46	1.67	
	1.32		2.07		
	1.56				
Median Price	.97	.96	.91	.67	.81

SCHEDULE I - Page 7

	Year 1963	1964	1965	1966	1967
<u>District 10</u> -	.32	.47	.28	.33	.62
	.41	.48	.43	.40	.65
	.41	.51	.50	.57	.78
	.52	.53	.61	.62	.78
	.52	.54	.63	.64	.85
	.55	.56	.65	.71	.98
	.60	.64	.69	.91	.99
	.61	.65	.69	.92	1.06
	.68	.78	.71	1.06	1.07
	.68	.78	.72	1.13	1.07
	.74	.79	.78	1.14	1.11
	.75	.81	.79	1.15	1.14
	.78	.85	.87	1.18	1.16
	.79	.87	.90	1.19	1.19
	.80	.87	.90	1.21	1.28
	.80	.87	.94	1.24	1.32
	.83	.87	.94	1.25	1.33
	.85	.92	.95	1.35	1.42
	.89	.92	1.00	1.55	1.47
	.92	.94	1.00	1.58	1.50
	.98	.99	1.10	1.63	1.51
	.99	1.01	1.11	1.67	1.59
	1.01	1.01	1.15	1.82	1.61
	1.03	1.07	1.18	2.68	1.67
	1.07	1.08	1.18		1.68
	1.07	1.09	1.31		1.70
	1.11	1.10	1.33		1.75
	1.11	1.16	1.34		1.76
	1.13	1.22	1.38		1.79
	1.14	1.28	1.57		1.93
			1.76		1.98

(continued)

SCHEDULE I - Page 8

	Year 1963	1964	1965	1966	1967
<u>District 10</u> (cont'd)	1.17	1.32	-	-	-
	1.18	1.32			
	1.32	1.33			
	2.17	1.37			
		1.39			
		1.39			
		1.45			
		1.66			
		1.80			
Median Price	.84	.97	.94	1.17	1.32

SCHEDULE II - FREQUENCY DISTRIBUTION BY CLASS

Price Per Sq. Ft. In Constant Rands	No. of Transactions					
	1963	1964	1965	1966	1967	Total

District 1 -

R0	-	.99	1	2	-	-	1	4
R1.00	-	1.49	1	5	5	-	1	12
R1.50	-	1.99	-	3	1	-	-	4
R2.00	-	2.49	-	1	1	-	1	3
R2.50	-	2.99	-	1	1	1	-	3
Over R3.00	-		-	-	-	6	1	7
Yearly Total			2	12	8	7	4	33

District 2 -

R0	-	.99	8	8	4	1	2	23
R1.00	-	1.49	4	4	1	2	3	14
R1.50	-	1.99	-	-	3	2	3	8
R2.00	-	2.49	-	1	-	1	-	2
R2.50	-	2.99	-	-	-	-	2	2
Over R3.00	-		-	-	-	-	-	-
Yearly Total			12	13	8	6	10	49

District 3 -

R0	-	.99	-	2	2	-	-	4
R1.00	-	1.49	-	-	1	-	-	1
R1.50	-	1.99	-	-	1	-	1	2
R2.00	-	2.49	-	2	-	-	-	2
R2.50	-	2.99	-	-	-	-	1	1
Over R3.00	-		-	-	-	-	-	-
Yearly Total			-	4	4	-	2	10

SCHEDULE II - Page 2

Price Per Sq. Ft. In Constant Rands	No. of Transactions					
	1963	1964	1965	1966	1967	Total

District 4 -

RO - .99	4	4	1	-	1	10
R1.00 - 1.49	1	1	2	3	3	10
R1.50 - 1.99	4	3	2	3	7	19
R2.00 - 2.49	-	-	-	-	2	2
R2.50 - 2.99	-	-	-	-	1	1
Over R3.00	-	-	-	-	1	1
Yearly Total	9	8	5	6	15	43

District 5 -

RO - .99	9	4	5	6	11	35
R1.00 - 1.49	5	7	9	13	3	37
R1.50 - 1.99	-	4	1	1	3	9
R2.00 - 2.49	-	-	1	-	1	2
R2.50 - 2.99	-	1	-	-	-	1
Over R3.00	-	1	-	-	-	1
Yearly Total	14	17	16	20	18	85

District 6 -

RO - .99	5	13	3	4	2	27
R1.00 - 1.49	2	5	1	3	3	14
R1.50 - 1.99	-	-	-	-	1	1
R2.00 - 2.49	-	-	1	-	-	1
R2.50 - 2.99	-	-	-	-	1	1
Over R3.00	-	-	-	-	-	-
Yearly Total	7	18	5	7	7	44

SCHEDULE II - Page 3

Price Per Sq. Ft. In Constant Rands	No. of Transactions					
	1963	1964	1965	1966	1967	Total

District 7 -

R0	-	.99	6	1	4	5	2	18
R1.00	-	1.49	5	1	4	5	7	22
R1.50	-	1.99	1	-	-	-	2	3
R2.00	-	2.49	-	-	-	-	-	-
R2.50	-	2.99	-	-	-	-	-	-
Over R3.00			-	-	-	-	-	-
Yearly Total			12	2	8	10	11	43

District 8 -

R0	-	.99	7	9	4	1	4	25
R1.00	-	1.49	3	6	1	1	1	12
R1.50	-	1.99	-	2	-	-	1	3
R2.00	-	2.49	-	-	-	-	1	1
R2.50	-	2.99	-	-	-	-	-	-
Over R3.00			-	-	-	-	-	-
Yearly Total			10	17	5	2	7	41

District 9 -

R0	-	.99	11	8	11	11	10	51
R1.00	-	1.49	6	3	5	3	3	20
R1.50	-	1.99	1	2	-	2	-	5
R2.00	-	2.49	-	-	1	-	-	1
R2.50	-	2.99	-	-	-	-	-	-
Over R3.00			-	-	-	-	-	-
Yearly Total			18	13	17	16	13	77

SCHEDULE II - Page 4

Price Per Sq. Ft. In Constant Rands	No. of Transactions					Total
	1963	1964	1965	1966	1967	

District 10 -

R0	-	.99	22	21	18	8	7	76
R1.00	-	1.49	11	16	11	10	12	60
R1.50	-	1.99	-	2	2	5	12	21
R2.00	-	2.49	1	-	-	-	-	1
R2.50	-	2.99	-	-	-	1	-	1
Over R3.00			-	-	-	-	-	-
Yearly Total			34	39	31	24	31	159

MODAL CLASS INTERVAL OVER FIVE YEAR PERIOD

District 1	-	R1.00	-	1.49
District 2	-	R0	-	.99
District 3	-	R0	-	.99
District 4	-	R1.50	-	1.99
District 5	-	R1.00	-	1.49
District 6	-	R0	-	.99
District 7	-	R1.00	-	1.49
District 8	-	R0	-	.99
District 9	-	R0	-	.99
District 10	-	R0	-	.99

SCHEDULE III - ANALYSIS OF DATA BY RESIDENTIAL DISTRICT

Year	No. of Transactions	Stock of Residential Buildings	Highest Purchase Price Per Sq. Ft. In Constant Rands	Lowest Purchase Price Per Sq. Ft. In Constant Rands	Median Price Per Sq. Ft. In Constant Rands
------	---------------------	--------------------------------	--	---	--

District 1

1963	2	± 77	1.05	.37	.71
1964	12	± 77	2.81	.20	1.36
1965	8	± 77	3.40	1.05	1.29
1966	7	± 77	4.40	2.66	3.93
1967	4	± 77	4.44	.55	1.93
Total	33	± 77	or 1 : 2.26		

District 2

1963	12	± 118	1.46	.46	.90
1964	13	± 118	2.09	.22	.93
1965	8	± 118	1.877	.70	1.11
1966	6	± 118	2.37	.95	1.48
1967	10	± 118	2.93	.58	1.44
Total	49	± 118	or 1 : 2.4		

District 3

1963	-	± 45	-	-	-
1964	4	± 45	2.16	.42	1.39
1965	4	± 45	1.65	.64	1.01
1966	-	± 45	-	-	-
1967	2	± 45	2.53	1.67	2.10
Total	10	± 45	or 1 : 4.5		

Year	No. of Transactions	Stock of Residential Buildings	Highest Purchase Price Per Sq. Ft. In Constant Rands	Lowest Purchase Price Per Sq. Ft. In Constant Rands	Median Price Per Sq. Ft. in Constant Rands
------	---------------------	--------------------------------	--	---	--

District 4

1963	9	$\pm$ 315	1.85	.49	1.05
1964	8	$\pm$ 315	1.89	.72	1.11
1965	5	$\pm$ 315	1.99	.77	1.38
1966	6	$\pm$ 315	1.92	1.03	1.59
1967	15	$\pm$ 315	3.54	.92	1.69

Total 43 $\pm$ 315 or 1 : 7

District 5

1963	14	$\pm$ 193	1.32	.37	.77
1964	17	$\pm$ 193	3.24	.27	1.36
1965	16	$\pm$ 193	2.09	.54	1.36
1966	20	$\pm$ 193	1.63	.71	1.21
1967	18	$\pm$ 193	2.08	.47	.95

Total 85 $\pm$ 193 or 1 : 2.27

District 6

1963	7	$\pm$ 206	1.40	.45	.69
1964	18	$\pm$ 206	1.39	.30	.79
1965	5	$\pm$ 206	2.11	.42	.66
1966	7	$\pm$ 206	1.40	.57	.95
1967	7	$\pm$ 206	2.61	.61	1.37

Total 44 $\pm$ 206 or 1 : 4.68

Year	No. of Transactions	Stock of Residential Buildings	Highest Purchase Price Per Sq. Ft. In Constant Rands	Lowest Purchase Price Per Sq. Ft. In Constant Rands	Median Price Per Sq. Ft. In Constant Rands
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District 7

1963	12	+ 154	1.52	.77	.97
1964	2	+ 154	1.16	.96	1.06
1965	8	+ 154	1.35	.55	1.08
1966	10	+ 154	1.49	.37	1.03
1967	11	+ 154	1.77	.45	1.18

Total 43 + 154 or 1 : 3.58

District 8

1963	10	+ 232	1.47	.40	.83
1964	17	+ 232	1.79	.24	.91
1965	5	+ 232	1.03	.46	.91
1966	2	+ 232	1.23	.88	1.06
1967	7	+ 232	2.02	.20	.99

Total 41 + 232 or 1 : 5.65

District 9

1963	18	+ 300	1.56	.28	.97
1964	13	+ 300	1.98	.05	.96
1965	17	+ 300	2.07	.31	.91
1966	16	+ 300	1.67	.26	.67
1967	13	+ 300	1.31	.40	.81

Total 77 + 300 or 1 : 3.89

Year	No. of Trans- actions	Stock of Residen- tial Buildings	Highest Purchase Price Per Sq. Ft. In Constant Rands	Lowest Purchase Price Per Sq. Ft. In Constant Rands	Median Price Per Sq. Ft. In Constant Rands
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District 10

1963	34	$\pm$ 328	2.17	.32	.84
1964	39	$\pm$ 328	1.80	.47	.97
1965	31	$\pm$ 328	1.76	.28	.94
1966	24	$\pm$ 328	2.68	.33	1.17
1967	31	$\pm$ 328	1.98	.62	1.32

Total	159	$\pm$ 328	or 1 : 2.06		
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SCHEDULE IV - HIGHEST PURCHASE PRICE PER SQ. FT. IN CONSTANT RANDS BY DISTRICT AND YEAR

Year	Districts									
	1	2	3	4	5	6	7	8	9	10
1963	1.05	1.46	-	1.85	1.32	1.40	1.52	1.47	1.56	2.17
1964	2.81	2.09	2.16	1.89	3.24	1.39	1.16	1.79	1.98	1.80
1965	3.40	1.87	1.65	1.99	2.09	2.11	1.35	1.03	2.07	1.76
1966	4.40	2.37	-	1.92	1.63	1.40	1.49	1.23	1.67	2.68
1967	4.44	2.93	2.53	3.54	2.08	2.61	1.77	2.02	1.31	1.98

SCHEDULE V - MEDIAN PURCHASE PRICE PER SQ. FT. IN CONSTANT RANDS BY DISTRICT AND YEAR

Year	Districts									
	1	2	3	4	5	6	7	8	9	10
1963	.71	.90	-	1.05	.77	.69	.97	.81	.97	.84
1964	1.36	.93	1.39	1.11	1.36	.79	1.06	.91	.96	.97
1965	1.29	1.11	1.01	1.38	1.36	.66	1.08	.91	.91	.94
1966	3.93	1.48	-	1.59	1.21	.95	1.03	1.06	.67	1.17
1967	1.93	1.44	2.10	1.69	.95	1.37	1.18	.99	.81	1.32

6.2.2.2

General Patterns of Price Change

The total number of transactions per year, together with Total Provincial Valuation, Total Purchase Price in Current Rands, and their numerical and percentage difference is as follows :

Year	Total No. of Trans- actions	Total Provincial Valuation In Rands 1960	Total Purchase Price In Current Rands	Numerical Difference	% Increase
1963	129	1,401,879	1,408,570	+ 6,691	.4 %
1964	160	1,447,720	1,556,155	+ 108,435	7 %
1965	116	918,785	1,025,232	+ 106,447	11 %
1966	102	775,194	926,550	+ 151,356	19 %
1967	128	1,047,131	1,636,938	+ 589,807	56 %

Market demand within the study area, judged by the total number of transactions in 1963 and 1967, was stable, but the increase in value above Provincial Valuation leapt from .4% or near parity in 1963 to 56% in 1967. This increase in value took place over the inflationary years and a comparison with change over the 5 year period, with figures adjusted to Constant Rands, shows the following :

Year	Total No. of Trans- actions	Total Provincial Valuation in Rands 1960	Total Purchase Price in Constant Rands	Numerical Difference	% Change
1963	129	1,401,879	1,193,373.06	-208,505.94	-15 %
1964	160	1,447,720	1,312,595.56	-135,124.44	- 9 %
1965	116	918,785	897,081.24	- 21,703.76	- 2 %
1966	102	775,194	859,779.54	+ 84,585.54	+11 %
1967	128	1,047,131	1,340,652.87	+293,521.87	+28 %

It is interesting to note that the Provincial Valuation was applied in 1960 based on assessments made in 1956 and that the years 1963, 1964 and 1965 show that having applied a C.O.L. Index at 1958 = 100 to the market price of property, housing costs were lower than living costs generally in those years. In 1966 and 1967 housing costs had risen higher than living costs generally.

The increase in value judged in real money terms is 43% over the study area for five years. The inflationary increase is, therefore, 55.6% - 43% for the five year period. That is 12.6% or approximately 2.5% per annum judged by the Wynberg real estate market. There is an average increase per transaction of R1,150 Constant Rands over the five year period.

This appreciation in real estate value could be caused by several factors :

- (i) Increased demand due to population increase;
- (ii) Increased demand due to the failure of new building construction to keep pace with the demand for homes;
- (iii) Increased demand reflected in the change to a higher density flat development;
- (iv) Increased demand due to changes in quality of structure or environment.

Whilst all the above information on the housing market is interesting and could lead to further investigations into the housing market per se, it is necessary to limit this study to those aspects of the data central to the Thesis.

The data collected has certain limitations in that it is not possible to determine with any degree of certainty to what extent increments of value might be associated with improvement in quality, as opposed to demand over supply. A further limitation is that the data only applies to a limited part of the total housing stock. These deficiencies do not invalidate the data, but should be kept in mind as the data are described.

Central to the Thesis is the discovery of patterns of price change within the residential districts. Analysis of differential price movements might help to identify the favourable or unfavourable forces affecting them, which is the main concern of the Thesis. The following section summarises those patterns of price change according to residential district.

6.2.2.3

Differential Patterns of Price Change in the Residential Districts

The Group Areas Act of necessity creates two markets, White and Coloured. Within the White areas the differential price changes are summarised as follows from information in Schedules III, IV and V :-

District 1

- (i) The highest median price in the study area in 1965, 1966 and 1967 (over R⁴ per sq. ft.)
- (ii) The highest purchase price in the study area : R⁴.44.
- (iii) Modal class interval : R1.00 - R1.49.
- (iv) Half the stock changed hands.

This is a specialised market whose characteristics may be identified by comparison with its environmental scores.

District 2

- (i) Highest median price : R1.48.
- (ii) Highest purchase price : R2.93.
- (iii) Modal class interval : R0 - R.99.
- (iv) Nearly half the stock changed hands.

District 3

- (i) Highest median price : R2.10.
- (ii) Highest purchase price : R2.53.
- (iii) Modal class interval : R0 - R.99.
- (iv) One quarter of the stock changed hands.

District 4

- (i) Highest median price : R1.69.
- (ii) Highest purchase price : R3.54.
- (iii) Modal class interval : R1.50 - R1.99.
- (iv) Few transactions.

District 5

- (i) Highest median price : R1.36.
- (ii) Highest purchase price : R3.24.
- (iii) Modal class interval : R1.00 - R1.49.
- (iv) Half the stock changed hands.

District 6

- (i) Highest median price : R1.37.
- (ii) Highest purchase price : R2.61.
- (iii) Modal class interval : R0 - R.99.
- (iv) One quarter of the stock changed hands.

District 10

- (i) Highest median price : R1.32.
- (ii) Highest purchase price : R2.68.
- (iii) Modal class interval : R0 - R.99.
- (iv) Half the stock changed hands.

Differential Price Changes in the Coloured areas are summarised as follows :-

District 7

- (i) Highest median price : R1.18.
- (ii) Highest purchase price : R1.77.
- (iii) Modal class interval : R1.00 - R1.49.
- (iv) One third of the stock changed hands.

A stable sub-market with median prices maintained over the study period. Economically this sub-market is similar to District 5 in the White area. Its prices are high for the Coloured group and low for the White group.

District 8

- (i) Highest median price : R1.06.

- (ii) Highest purchase price : R2.02.
- (iii) Modal class interval : R0 - R.99.
- (iv) One quarter of the stock changed hands.

This sub-market is characterised by a large number of transactions at a much lower price level than District 7. Highest prices in a similar range to District 7.

District 9

- (i) Highest median price : R.97.
- (ii) Highest purchase price : R2.07.
- (iii) Modal class interval : R0 - R.99.
- (iv) One quarter of the stock changed hands.

This sub-market shows the greatest number of sales in low value properties in the whole Coloured area. Transactions in the Coloured areas are at about half those in the White areas, possibly a reflection of the cost of moving itself and the lack of alternative accommodation. The highest prices are similar in all three Coloured Districts but District 7 is of a higher status than Districts 8 and 9.

6.3 INTERPRETATION OF THE FACTS

6.3.1 CORRELATION OF PERFORMANCE SCORES

The differential patterns of price change gave generalised indications of market performance. In order to study correlation between market price and environmental score, a more specific measure for market price had to be chosen which could be considered reasonably representative of a district's performance in the market over the five year period.

From the data obtained so far this measure could be either the highest purchase price achieved over the five years, the highest median price obtained over five years, or the total value of sales in a district.

The total value of sales in a district was rejected because this might represent other influences than the price people were prepared to pay for residential properties. (For example zoning and the availability of land for development.)

The highest purchase price achieved over five years was rejected as unsuitable because some districts exhibited erratic characteristics with extreme values unrelated to average performance level.

The most reasonable measure of market performance was considered to be the highest median price achieved over the five year period.

These prices are therefore listed for each district together with Environmental Score VI A and Check Score VI B.

Column 1

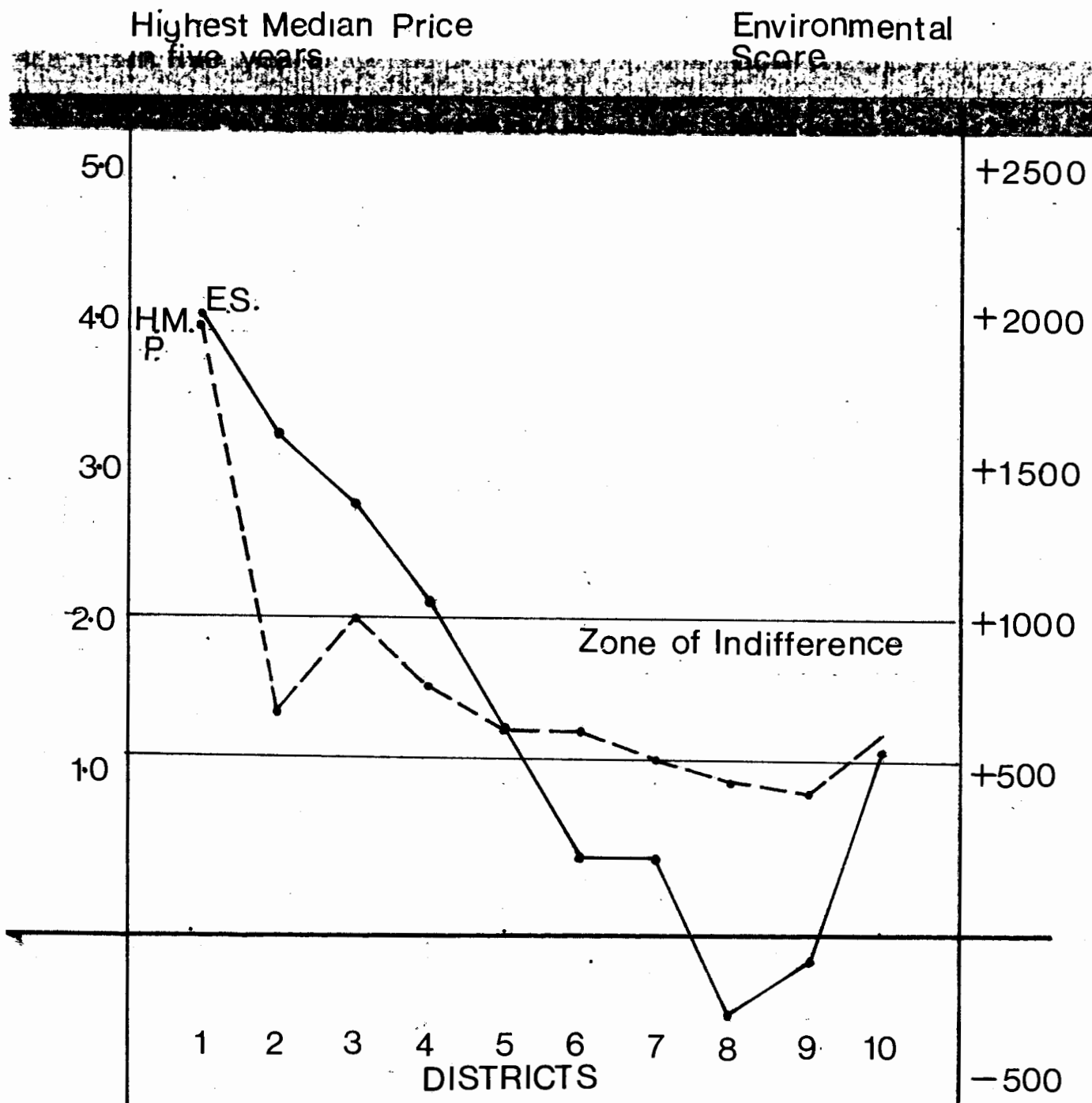
District	Environmental Score VI A	Highest Median Price : 5 Years
1	+ 2,051	3.93
2	+ 1,669	1.48
3	+ 1,440	2.10
4	+ 1,103	1.69
5	+ 15	1.36
6	+ 265	1.37
7	+ 265	1.18
8	- 250	1.06
9	- 90	.97
10	+ 610	1.32

Column 2

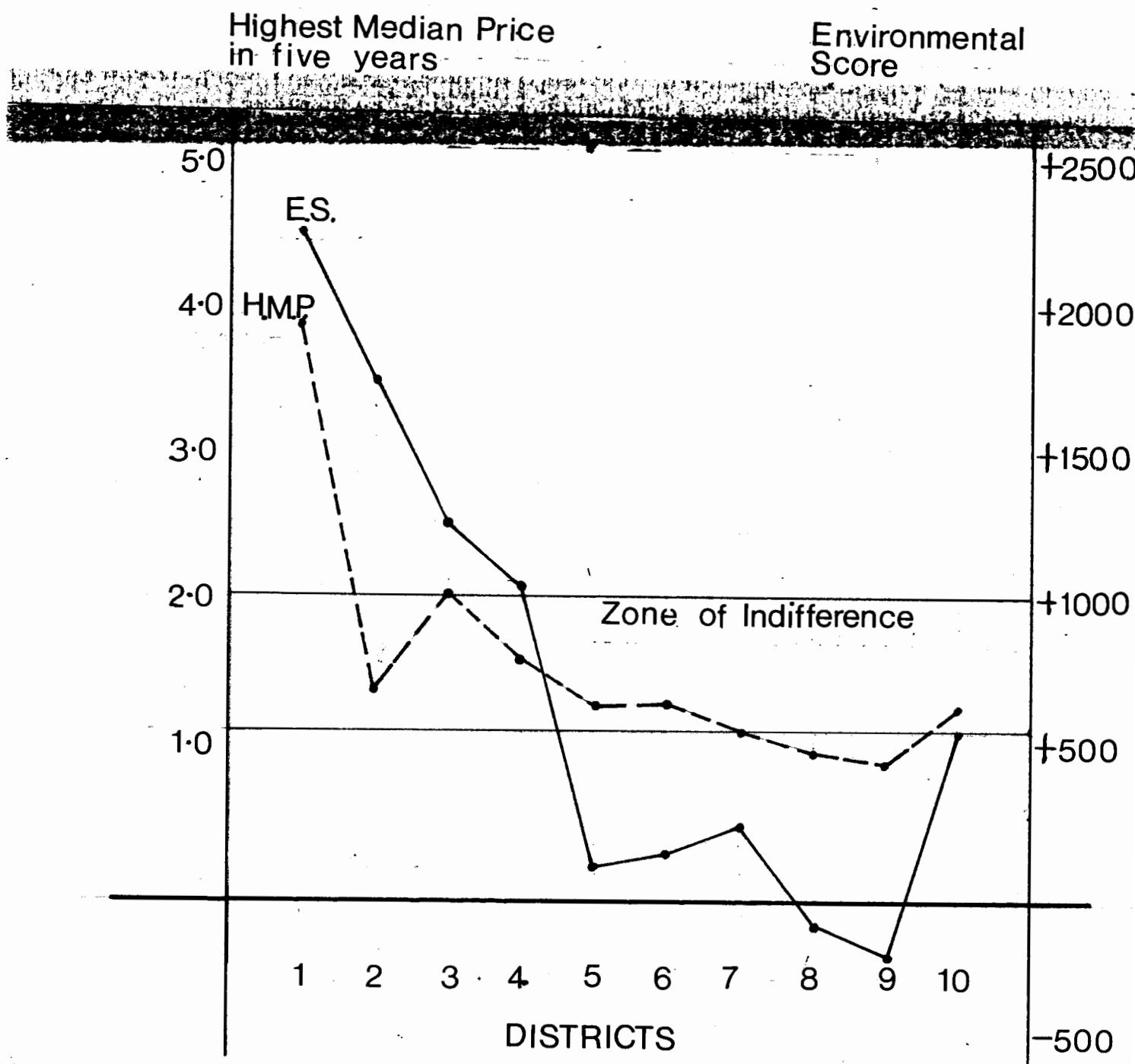
District	Environmental Score VI B	Highest Median Price : 5 Years
1	+ 2,300	3.93
2	+ 1,791	1.48
3	+ 1,310	2.10
4	+ 1,070	1.69
5	+ 130	1.36
6	+ 180	1.37
7	+ 265	1.18
8	- 70	1.06
9	- 180	.97
10	+ 570	1.32

The two sets of scores were then plotted against each other on Graphs 1 and 2 assembled on the following pages.

GRAPH I. CORRELATION BETWEEN ENVIRONMENT
SCORE VIA AND HIGHEST MEDIAN PRICE.



GRAPH 2. CORRELATION BETWEEN ENVIRONMENT CHECK SCORE VIB AND HIGHEST MEDIAN PRICE



6.3.2

INTERPRETATION

The Graphs show the following :

- (i) Although the Graphs differ in their Environmental Scores, the broad correlations are similar between market price and Environmental Score in both columns.
- (ii) Changes in money price between districts are less than changes in environmental quality.
- (iii) Above a price of R2.1 per sq. ft. (constant at 1958 = 100) there is a correlation between market price of property and a high environmental score.
- (iv) Below a market price of R1.2 per sq. ft. (constant at 1958 = 100) there is a correlation between market price of property and a low environmental score.
- (v) Between the market price of R1.2 and R2.1 per sq. ft. (constant at 1958 = 100) there is a Zone of Indifference in which there is no correlation between market price and environmental score. Both graphs show that market price in this range is associated with a wide range of scores between + 1,791 to - 180.

7.0 PART 3 : CONCLUSIONS

7.1

THE HYPOTHESIS

The Wynberg Case Study considers the hypothesis that a relationship exists in the residential component between the market price of property and the quality of environment.

The analysis has shown that a relationship exists between market price and environmental quality in certain higher and lower ranges, but not at all in the middle range of values. Property values higher than R2.1 per sq. ft. at Constant prices (1958 = 100) and property values lower than R1.2 per sq. ft. at Constant prices (1958 = 100) show a correlation with environmental quality. Between these highest and lowest threshold values, that is from R1.2 to R2.1 per sq. ft., there is a Zone of Indifference in which people vary enormously in their decisions regarding preferred environmental characteristics.

Over the whole Wynberg Case Study then, the hypothesis as stated in 6.1 is not supported by the data.

This result is qualified however by the conclusion that a relationship does exist in Wynberg in the upper and lower ranges of market price and the quality of environment.

7.2

PREFERRED ENVIRONMENTAL CHARACTERISTICS

A Study of Graphs 1 and 2 together with the Environmental Schedules VI A and VI B gives the following

conclusions about environmental preferences in Wynberg :-

7.2.1 Above the threshold value of R2.1 per sq. ft. in the upper range, people in Wynberg are prepared to purchase the following environmental characteristics in order of preference :-

- (i) Accessibility to schools;
- (ii) Upper contours;
- (iii) Private Space;
- (iv) Accessibility to major open space;
- (v) Historical enclave with special characteristics;
- (vi) Convenience shopping;

Of secondary importance are accessibility to transport, trees, landmarks and vistas, and stress factors.

7.2.2 There is a positive correlation between high market price and accessibility to both private and public schools in the Wynberg area.

An extension of the survey outside Wynberg would probably necessitate the ranking of schools in accordance to performance standards in examination results and general behaviour reputation, since school zoning for pupil acceptance implies that certain status schools would have a greater attracting power for residential location.

7.2.3 There is a positive correlation between location on higher contours and high market price. This supports Hoyt's hypothesis that "high rent areas locate towards high ground which is free from the risk of floods, etc." referred to in Part 1.

7.2.4

There is a positive correlation between high market price and high standards of private space. It is significant that the standards of private space vary from the large house on large well tended lots in the Alexandra Road/Tennant Road area, to the higher density, but still higher standard environment of the luxury flats such as Bergendal in Aliwal Road. In addition the small lots with enclosed courtyards in the Old Village of Wynberg with its specialised group image, suggests that in Wynberg people are prepared to pay high prices for a very wide choice of dwelling house type.

Lloyd Rodwin's theory that there are subtle patterns of selective residential differentiation for various groups in the community and that a variety of upper class residential sectors exist is supported by evidence in Wynberg. There does not appear to be only one higher income housing sub-market but at least three in the Wynberg area alone, each with specialised environment characteristics.

There is no correlation at all between propinquity either vertically in flat development or horizontally in site coverage and market price. Similarly there is no correlation at all between the kinds of land settlement and street pattern and market price.

7.2.5

A positive correlation exists between accessibility to major open space and high market price. Maynardville offers facilities for open air theatre, children's playgrounds, exercising dogs and general walking and sitting and is well used at all times

of the day by the local population. Wynberg Park has children's recreation areas and is beautifully landscaped. It is available for informal recreation purposes and appears to be used by an external as well as local population.

7.2.6

The existence of a historical enclave in the Old Village of Wynberg correlates with high market price. The village consists of a grouping of buildings which are not particularly significant in themselves although they existed prior to 1888, but which by means of their grouping create a small and distinctive environment. People have adapted and developed the original cottages, outhouses, barns and shops into a group image exhibiting visual and use diversity. The total area is small with limited opportunities for expansion and the demand to live there is high judged by market performance. The highest prices in the whole residential component of Wynberg over the five year period were paid for properties in this area in 1966 and 1967. One of these properties was zoned for Single Residential purposes, the other was zoned for Business although its existing use was residential. In 1964 and 1965 the highest purchase prices for dwellings in the whole of Wynberg were paid in this area in a Single Residential Zone.

It is significant that these high prices were achieved in a Single Residential Zone in preference to areas zoned for General Residential purposes. The Single Residential Zone protects the particular imageability of the district, which appears to have a higher demand than a flat zone.

Correlation exists in the Old Wynberg Village not between market price and age alone, but between market price and an enclave of buildings of particular and rare character.

Use diversity adds greatly to this group image. The existence of large old buildings which could be used for artists' studios, children's art schools and the large number of antique shops add greatly to the visual stimulus of the district.

- 7.2.7 Accessibility to convenience shopping is not so important a factor in the upper range of values. The Tennant Road/Alexandra Road area has no convenience shopping at all. Higher income and higher car ownership remove the necessity for frequent trips to shopping areas.
- 7.2.8 The development potential of an area is of significance, but is not directly correlated with a high market price. Hard areas with a high score give security of ownership to others of the same income level. But a very soft area with a low score offers opportunities of renewal which may attract high market price. It seems likely that the development potential index should not be incorporated into the environmental scoring system but should be considered an additional constraint to development in a similar way as the Town Planning Scheme.
- 7.2.9 The existence of stress factors such as the noise and danger from major road and rail routes did not have any noticeable effect on high market

price. Other positive environmental factors appear to override the negative effects of stress. The stress factor does not appear to reach the intolerance level discussed in Part I by Julian Wolpert, or a more noticeable effect on market price might have been observed in the Old Village district.

7.2.10 Trees, Landmarks and Vistas alone did not have any large effect on market price. The conclusion is that they are a minor but still positive contribution to environment.

7.2.11 In the lower range of values below a threshold of R1.2 per sq. ft. people in Wynberg purchase the following :

- Accessibility to convenience shopping;
- Accessibility to schools;
- Accessibility to transport.

The districts falling in this range are adversely affected by stress from mixed race and railway noise, lack of major open space and less private space of poorer quality.

7.3 VALIDITY OF THE SCORING SYSTEM

The Scoring System used to evaluate environment, attempted to isolate, compare and record certain factors which would contribute physically, socially and aesthetically towards the quality of environment. The study suggests that the factors contributing towards this quality will vary considerably according to the price which people pay for their houses. Fundamentally,

health, safety and shelter allow for the continuation of the species and are basic to all peoples irrespective of income. The American Public Health Association measures environment from this base and uses a scoring system based on criteria which specifically measure the way in which environment departs from minimum standards. These criteria include such matters as protection against accident hazards, protection from fatigue, provision of adequate privacy and provision of adequate daylight and similar matters. This method and these criteria would appear to be suitable for areas below the lower threshold value and would then measure the way in which a district would depart from certain minimum health standards. Used in districts above the upper threshold value, it would however omit all those factors which according to the conclusions in 7.2.1 play a decisive role in the creation of environmental quality.

In these areas basic health and safety factors apply, but in addition other aesthetic and socially orientated factors play a major role.

Generalised evaluation across all income groups is a crude but useful tool in defining broad districts in the upper and lower ranges of quality as a first stage analysis. It seems desirable that a second stage analysis should make use of a scoring system orientated to a specific base or end-goal.

The method used in this Thesis has however been of value in revealing the upper threshold value above which residential location in Wynberg is

motivated by aesthetic and social values.

As such the study provides a bench mark for further research

7.4

FUTURE RESEARCH

The Introduction stated that the long term purpose of the study was to find a bench mark in order to study the city wide locational patterns of high value residential areas.

Using the threshold value of R2.1 per sq. ft. (at 1958 = 100 constant money value) such market sales could be plotted over time and trends studied throughout the Metropolitan area.

7.5

THE TOWN PLANNING SCHEME

A by product of the study has been the assessment in a broad way of the influence of the Town Planning Scheme on environments. The following conclusions were obtained :-

7.5.1

Districts showing the highest median price over the five year period and highest environmental scores in the White areas were in Single Residential Zones. (Districts 1 and 2)

This was not true in the Coloured districts where the highest median price and highest environmental scores were in the General Residential Zones. (District 7)

7.5.2

Both very high and very low environmental scores were found in the General Residential R5 Zone. Price levels were more stable. (Districts 4,5, 10)

- 7.5.3 Both very high and very low environmental scores were found in the General Residential R⁴ Zones. Price levels show some fluctuation. (Districts 3, 6 and 8)

The general conclusion is that a Single Residential Zone provides protection to residential development from overlooking, overcrowding and mixed use development which might have adverse environmental effects.

The General Residential Zones have a marginal effect on environment in this study possibly due to the fact that such zones have not been fully developed to their zoned potential.

- 7.6 The Thesis concludes therefore as a case study based on original research from a normally reliable source.

The Thesis has used an experimental technique for measuring environment and the validity of the technique has been criticised.

The Thesis has revealed the problem of measuring environment across all income groups whose locational preferences are different.

The Thesis has revealed the necessity for a firm base and desired end goal to any environmental analysis.

The Thesis has revealed the necessity for a scoring system derived from a firm base such as a questionnaire study of environmental preferences across all income groups.

The Thesis has used material that has not been used before, that is market price sales over the years 1963 - 1967 in Wynberg.

The Thesis has provided useful results in that a threshold value has been obtained above which correlation was found between the market price of property and environmental quality. It therefore opens the door to further research in the locational patterns of high value residential areas in the Metropolitan area of Cape Town.

8.0

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9.0

APPENDIX OF RAW DATA

TABLE A1 : FIELD SHEETS RECORDING PROPERTY TRANSACTIONS
IN CURRENT AND CONSTANT RANDS :
JANUARY - DECEMBER 1963.

TABLE A2 : FIELD SHEETS RECORDING PROPERTY TRANSACTIONS
IN CURRENT AND CONSTANT RANDS :
JANUARY - DECEMBER 1964.

TABLE A3 : FIELD SHEETS RECORDING PROPERTY TRANSACTIONS
IN CURRENT AND CONSTANT RANDS :
JANUARY - DECEMBER 1965.

TABLE A4 : FIELD SHEETS RECORDING PROPERTY TRANSACTIONS
IN CURRENT AND CONSTANT RANDS :
JANUARY - DECEMBER 1966.

TABLE A5 : FIELD SHEETS RECORDING PROPERTY TRANSACTIONS
IN CURRENT AND CONSTANT RANDS :
JANUARY - DECEMBER 1967.

Table A1

Map Ref No.	Date of Sale	Erf No.	Ward No.	Building Type D - Dwelling/ Terrace F - Flat	Provincial Valuation Ground and Buildings	Purchase Price Ground and Buildings at Current Prices	Area in Sq. Ft.	Purchase Price Ground and Buildings at Constant Prices	Purchase Price Per Sq. Ft. Ground and Buildings at Constant Prices
123	14.12.62		13	D	5,310	5,200	6,000	4,832.71	.80
124	19.11.62	64148	13	D	18,200	18,000	9,030	16,728.62	1.85
125	7. 1.63	67298	13	D	4,280	4,300	4,000	3,996.28	.99
126	12.11.62		13	D	5,850	5,200	10,450	4,832.71	.46
127	10.12.62	67297	13	D	5,600	4,350	3,978	4,042.75	1.01
128	21.11.62	68873	14	D	2,730	2,600	3,149	2,416.35	.76
TOTAL JANUARY					41,970	39,650		36,849.42	

Map Ref No.	Date of Sale	Erf No.	Ward No.	Building Type D - Dwelling/ Terrace F - Flat	Provincial Valuation Ground and Buildings	Purchase Price Ground and Buildings at Current Prices	Area in Sq. Ft.	Purchase Price Ground and Buildings at Constant Prices	Purchase Price Per Sq. Ft. Ground and Buildings at Constant Prices
114	30. 1.63	64976	13	D	15,560	14,000	28,165	13,011.15	.46
115	19.12.62		13	D	10,000	8,000	10,000	7,434.94	.74
116	29. 1.63	68296	13	D	4,410	2,410	4,250	2,239.77	.52
117	15.12.62	68192	13	D	4,730	5,300	4,950	4,925.65	.99
118	30. 1.63	64017 64018 64019 64020 64021 64022	13	D	16,680	17,000	15,355	15,799.25	1.02
119	1. 7.58	68521	13	D	7,910	6,700	7,290	6,226.76	.85
120	3. 1.63	68177	13	D	7,040	6,000	4,871	5,576.2	1.14
121	5.12.62	68152	13	D	3,310	1,600	4,504	1,486.98	.33
122	19. 1.63	68888	14	D	4,180	4,200	8,500	3,903.34	.45
TOTAL FEBRUARY					73,820	65,210		60,604.04	

Map Ref No.	Date of Sale	Erf No.	Ward No.	Building Type D - Dwelling/ Terrace F - Flat	Provincial Valuation Ground and Buildings	Purchase Price Ground and Buildings at Current Prices	Area in Sq. Ft.	Purchase Price Ground and Buildings at Constant Prices	Purchase Price Per Sq. Ft. Ground and Buildings at Constant Prices
105	7. 2.63	65160	13	D	7,240	9,000	10,022	8,364.31	.83
106	13. 2.63		13	D	5,030	4,500	6,748	4,182.15	.61
107	11. 1.63	68590	13	D	4,460	5,000	2,581	4,646.84	1.80
108	1. 3.63	69716	13	D	5,360	6,200	4,439	5,762.08	1.29
109	1. 2.63	69791	13	D	5,280	5,500	5,000	5,111.52	1.02
110	14. 1.63	64280	13	D	18,910	15,000	28,365	13,940.52	.49
111	18. 3.63	90449	13	D	9,890	9,200	25,003	8,550.18	.34
112	9. 1.63		13	D	6,860	3,050	6,178	2,834.57	.45
113	19. 1.63	68888	14	D	3,740	4,200	5,000	3,903.34	.78
TOTAL MARCH					66,770	61,650		57,295.51	

Map Ref No.	Date of Sale	Erf No.	Ward No.	Building Type D - Dwelling/ Terrace F - Flat	Provincial Valuation Ground and Buildings	Purchase Price Ground and Buildings at Current Prices	Area in Sq. Ft.	Purchase Price Ground and Buildings at Constant Prices	Purchase Price Per Sq. Ft. Ground and Buildings at Constant Prices
98	11. 1.63	65143	13	D	8,850	9,000	20,393	8,364.31	.41
99	28. 2.63	65000	13	D	5,980	5,800	7,857	5,390.33	.68
100	29. 9.62	68534	13	D	7,550	7,100	8,276	6,598.51	.79
101	16. 4.63	68257	13	D	5,330	4,440	4,180	4,126.39	.98
102	30.11.62		13	D	5,905	5,000	9,258	4,646.84	.50
103	21. 3.63	66778	13	D	3,500	5,000	8,625	4,646.84	.53
104	8. 4.63	65184	13	D	12,350	11,400	7,989	10,594.79	1.32
TOTAL APRIL					49,465	54,740		50,873.58	

Map Ref No.	Date of Sale	Erf No.	Ward No.	Building Type D - Dwelling/ Terrace F - Flat	Provincial Valuation Ground and Buildings	Purchase Price Ground and Buildings at Current Prices	Area in Sq. Ft.	Purchase Price Ground and Buildings at Constant Prices	Purchase Price Per Sq. Ft. Ground and Buildings at Constant Prices
83	15. 2.63	65149 65150	13	D	18,190	11,000	18,576	10,223.04	.55
84	25. 4.63	66272	13	D	34,750	16,000	31,759	14,869.88	.46
85	21.12.60	67912	13	D	6,140	6,600	5,240	6,133.82	1.17
86	5. 2.63	65077	13	D	7,020	7,200	6,200	6,691.44	1.07
87	22. 3.63	64009	13	D	30,000	23,500	23,355	21,840.14	.93
88	3. 4.63	68597	13	D	4,150	4,200	3,203	3,903.34	1.21
89	1. 3.52	65121	13	D	5,790	5,000	6,773	4,646.84	.68
90	1. 9.53		13	D	5,900	6,600	4,247	5,576.2	1.31
91	2. 5.63	65174	13	D	8,240	9,000	9,013	8,364.31	.92
92	21. 3.63	68095	13	D	3,210	1,800	3,195	1,672.86	.52
93	29. 4.63	65208	13	D	8,010	7,800	8,462	7,249.07	.85
94	18.12.62	66787	13	D	8,890	7,000	6,194	6,505.57	1.05
95	13. 5.63	69012	13	D	15,560	6,600	51,843	6,133.82	.11
96	16. 1.58	68978	14	D	4,380	2,800	6,375	2,602.23	.40
97	11. 4.63	68800	14	D	4,190	3,800	3,483	3,531.59	1.01
TOTAL MAY					164,420	118,300		109,944.15	

Map Ref No.	Date of Sale	Erf No.	Ward No.	Building Type D - Dwelling/ Terrace F - Flat	Provincial Valuation Ground and Buildings	Purchase Price Ground and Buildings at Current Prices	Area in Sq. Ft.	Purchase Price Ground and Buildings at Constant Prices	Purchase Price Per Sq. Ft. Ground and Buildings at Constant Prices
71	17. 5.63	64052	13	D	13,460	11,400	11,972	10,594.79	.88
72	24. 4.63	67327	13	D	4,710	6,400	4,500	5,947.95	1.32
73	26. 2.62	68478	13	D	5,920	3,900	4,696	3,624.53	.77
74	1. 3.59	58645	13	D	3,420	3,400	3,419	3,159.85	.92
75	29. 4.63	65220	13	D	9,630	11,000	12,798	10,223.04	.79
76	8. 5.63	68266	13	D	7,530	7,400	6,075	6,877.32	1.13
77	12. 5.63	69763	13	D	9,510	7,000	8,097	6,505.57	.80
78	5. 8.53	68774	13	D	9,750	6,800	7,223	6,319.70	.87
79	17.12.60	64083	13	D	16,849	9,600	16,732	8,921.93	.53
80	15. 1.63	68281 68282	13	D	4,040	4,700	7,050	4,368.02	.61
81	30. 5.63		13	D	9,080	6,900	9,592	6,412.63	.66
82	14. 6.63	66246	13	D	6,010	6,000	4,397	5,576.2	1.26
TOTAL JUNE					95,909	84,500		78,531.53	

Map Ref No.	Date of Sale	Erf No.	Ward No.	Building Type D - Dwelling/ Terrace F - Flat	Provincial Valuation Ground and Buildings	Purchase Price Ground and Buildings at Current Prices	Area in Sq. Ft.	Purchase Price Ground and Buildings at Constant Prices	Purchase Price Per Sq. Ft. Ground and Buildings at Constant Prices
61	16. 3.63	67332	13	D	5,990	5,400	9,429	5,018.58	.53
62	4. 5.63	67520	13	D	4,990	3,600	5,556	3,345.72	.60
63	20. 3.63	64234 64240 64241	13	D	14,750	14,000	19,688	13,011.15	.66
64	28. 5.63	68548	13	D	2,860	4,000	3,483	3,717.47	1.06
65	26. 7.62	68470	13	D	6,010	4,700	4,206	4,368.02	1.02
66	5. 7.63	68152	13	D	3,310	4,900	4,504	4,553.90	1.01
67	28. 3.63	64049 64050 64051	13	D	13,670	10,200	14,556	9,479.55	.65
68	5. 6.63	65024 65292	13	D	18,860	15,000	17,733	13,940.52	.78
69	10. 7.63	65139	13	D	12,880	12,200	10,139	11,338.28	1.11
70	24. 6.63	65171	13	D	11,520	11,000	24,668	10,223.04	.41
TOTAL JULY					94,840	88,000		78,996.23	

Map Ref No.	Date of Sale	Erf No.	Ward No.	Building Type D - Dwelling/ Terrace F - Flat	Provincial Valuation Ground and Buildings	Purchase Price Ground and Buildings at Current Prices	Area in Sq. Ft.	Purchase Price Ground and Buildings at Constant Prices	Purchase Price Per Sq. Ft. Ground and Buildings at Constant Prices
47	31. 7.63	67176	13	D	7,700	7,200	9,482	6,691.44	.70
48	1. 7.63		13	D	14,020	18,000	18,094	16,728.62	.92
49	6. 8.63	65041	13	D	7,030	7,300	8,474	6,784.38	.80
50	16. 7.63	66910	13	D	2,230	2,200	2,926	2,044.6	.69
51	17. 9.62	69499	13	D	5,785	6,500	6,320	6,040.89	.95
52	25. 1.61	65095	13	D	5,960	9,960	4,250	9,256.50	2.17
53	28. 2.63	65095	13	D	6,500	2,750	4,250	2,555.76	.60
54	9. 7.63	64112	13	D	13,630	7,500	11,535	6,970.26	.60
55	3. 4.63	65207	13	D	8,040	7,000	8,640	6,505.57	.75
56	7.11.62	68618	13	D	2,870	3,000	2,713	2,788.10	1.02
57	26. 2.53	68618	13	D	2,870	2,300	2,713	2,137.54	.78
58	14. 8.63	68250	13	D	3,400	3,600	4,180	3,345.72	.80
59	15. 8.63	66236	13	D	16,220	14,000	12,072	13,011.15	1.07
60	8. 8.63	68879	14	D	2,730	5,000	3,149	4,646.84	1.47
TOTAL AUGUST					99,585	96,310		89,507.37	

Map Ref No.	Date of Sale	Erf No.	Ward No.	Building Type D - Dwelling/ Terrace F - Flat	Provincial Valuation Ground and Buildings	Purchase Price Ground and Buildings at Current Prices	Area in Sq. Ft.	Purchase Price Ground and Buildings at Constant Prices	Purchase Price Per Sq. Ft. Ground and Buildings at Constant Prices
39	16. 8.63	68777	13	D	4,350	5,500	5,677	5,111.52	.90
40	8. 8.63	65185	13	D	9,340	9,300	8,036	8,643.12	1.07
41	26. 7.63	68143	13	D	5,370	6,300	5,000	5,855.01	1.17
42	17. 8.63	69609	13	D	6,380	4,700	4,865	4,368.02	.89
43	16. 7.63	69545/6	13	D	12,610	9,000	29,220	8,364.31	.28
44	19. 7.63		13	F	27,330	16,560	13,112	15,390.33	1.17
45	23. 7.63		13	D	16,680	14,500	20,000	13,475.83	.67
46	19.10.62 15. 3.52	69795	13	D	5,570	5,200	4,274	4,832.71	1.13
TOTAL SEPTEMBER					87,630	71,060		66,040.85	

Map Ref No.	Date of Sale	Erf No.	Ward No.	Building Type D - Dwelling/ Terrace F - Flat	Provincial Valuation Ground and Buildings	Purchase Price Ground and Buildings at Current Prices	Area in Sq. Ft.	Purchase Price Ground and Buildings at Constant Prices	Purchase Price Per Sq. Ft. Ground and Buildings at Constant Prices
20	1. 3.58	68549	13	D	3,600	4,610	3,380	4,284.38	1.26
21	22. 4.63	69616	13	D	10,810	10,200	6,066	9,479.55	1.56
22	12. 7.63	67983 67984	13	F	301,470	259,000	152,824	240,706.31	1.57
23	12. 8.63	66545 66541 66542 66543	13	D	19,370	60,000	20,466	55,762.08	2.72
24	30. 5.63	69745	13	D	7,580	10,000	7,035	9,293.68	1.32
25	23. 9.63	65234	13	D	7,390	7,500	6,260	6,970.26	1.11
26	4. 9.63	69545	13	D	12,610	13,000	29,220	12,081.78	.41
27	27. 8.63	90456	13	D	8,350	8,400	7,200	7,806.69	1.08
28	8.10.63	64998	13	D	14,120	19,000	19,775	17,657.99	.89
29	10. 9.63		13	D	5,110	2,400	4,866	2,230.48	.45
30	19.11.63	68617	13	D	5,020	5,000	3,411	4,646.84	1.36
31	3. 3.63	64261	13	D	5,480	3,200	2,827	2,973.97	1.05

Map Ref No.	Date of Sale	Erf No.	Ward No.	Building Type D - Dwelling/ Terrace F - Flat	Provincial Valuation Ground and Buildings	Purchase Price Ground and Buildings at Current Prices	Area in Sq. Ft.	Purchase Price Ground and Buildings at Constant Prices	Purchase Price Per Sq. Ft. Ground and Buildings at Constant Prices
32	14.10.63	64986	13	D	9,530	10,000	7,840	9,293.68	1.18
33	26. 9.63	66285	13	D	14,570	13,500	25,190	12,546.46	.49
34	4. 9.63	68481	13	D	13,670	10,000	11,507	9,293.68	.80
35	6. 6.60 12.12.62	68617	13	D	5,020	5,600	3,411	5,204.46	1.52
36	10.12.58	69612	13	D	6,380	5,200	4,921	4,832.71	.98
37	17. 8.58	69613	13	D	6,380	5,200	4,942	4,832.71	.97
38	22.10.63	64191 64192	13	D	7,830	8,000	4,650	7,434.94	1.59
TOTAL OCTOBER					464,290	581,310		427,332.65	

Map Ref No.	Date of Sale	Erf No.	Ward No.	Building Type D - Dwelling/ Terrace F - Flat	Provincial Valuation Ground and Buildings	Purchase Price Ground and Buildings at Current Prices	Area in Sq. Ft.	Purchase Price Ground and Buildings at Constant Prices	Purchase Price Per Sq. Ft. Ground and Buildings at Constant Prices
9	18.10.63	66242	13	D	17,670	21,000	23,030	19,516.72	.84
10	25. 9.63	68784	13	D	7,180	5,400	6,727	5,018.58	.74
11	4.10.63		13	D	5,700	3,400	4,257	3,159.85	.74
12	22. 3.63	69572 69573	13	D	3,660	5,200	5,017	4,832.71	.96
13	21.10.58	69614	13	D	6,380	5,200	4,962	4,832.71	.97
14	12.11.63	66892	13	D	4,440	5,800	5,000	5,390.33	1.07
15	6.11.63	66808	13	D	5,820	4,400	10,800	4,089.21	.37
16	6.11.63		13	D	7,780	5,600	10,000	5,204.46	.52
17	24.10.63	69792	13	D	5,300	5,600	5,000	5,204.46	1.04
18	7.11.63	67254	13	D	11,910	8,030	20,000	7,462.82	.37
19	16.11.63	68740	14	D	3,320	3,320	3,084	3,085.50	1.00
TOTAL NOVEMBER					79,190	72,950		67,797.35	

Map Ref No.	Date of Sale	Erf No.	Ward No.	Building Type D - Dwelling/ Terrace F - Flat	Provincial Valuation Ground and Buildings	Purchase Price Ground and Buildings at Current Prices	Area in Sq. Ft.	Purchase Price Ground and Buildings at Constant Prices	Purchase Price Per Sq. Ft. Ground and Buildings at Constant Prices
1	28.10.63	67164	13	F	13,980	8,100	5,377	7,527.88	1.40
2	17.10.63	67318	13	D	5,710	4,500	4,000	4,182.15	1.04
3	23.10.63	64206	13	D	15,550	13,800	13,690	12,825.27	.93
4	17.10.63	64164	13	D	17,290	19,000	10,028	17,657.99	1.76
5	23.10.63	64033 64034	13	D	10,680	11,000	10,833	10,223.09	.94
6	27. 9.63	66127	13	D	9,980	8,250	5,220	7,667.28	1.46
7	8.11.63	68326	13	D	4,560	4,000	5,001	3,717.47	.74
8	23.11.63	68303	13	D	6,240	6,240	5,580	5,799.25	1.03
TOTAL DECEMBER					83,990	74,890		69,600.38	

Table A2

Map Ref No.	Date of Sale	Erf No.	Ward No.	Building Type D - Dwelling/ Terrace F - Flat	Provincial Valuation Ground and Buildings	Purchase Price Ground and Buildings at Current Prices	Area in Sq. Ft.	Purchase Price Ground and Buildings at Constant Prices	Purchase Price Per Sq. Ft. Ground and Buildings at Constant Prices
147	18.11.63	66253	13	D	4,910	5,700	5,534	5,181.81	.93
148	7.12.63	68218	13	D	6,490	6,000	6,900	5,454.54	.79
149	5.12.63		13	D	9,250	9,000	10,211	8,181.81	.80
150	5.12.63	66519	13	D	8,190	19,000	8,595	17,272.72	2.00
151	1.64		13	D	6,450	7,600	7,884	6,909.09	.87
152	2.10.63	64260	13	D	5,400	5,800	2,842	5,272.72	1.85
153	23.12.63	64982	13	D	8,370	7,000	5,180	6,363.63	1.22
154	7.11.63	90467	13	D	3,760	2,500	6,914	2,272.72	.32
155	11.12.63	66764	13	D	6,360	10,700	7,136	9,727.27	1.36
156	5.12.63	68233 68234	13	D	6,230	3,600	5,749	3,272.72	.56
157	10.12.63	65046	13	D	6,580	8,300	6,800	7,545.45	1.10
158	30.12.63	67327	13	D	4,710	8,600	4,500	7,818.18	1.73
159	17. 9.63	68903	14	D	3,070	3,250	3,459	2,954.54	.85
160	4. 1.64	68984	14	D	1,970	4,600	3,540	4,181.81	1.18
TOTAL JANUARY					81,740	101,650		92,409.01	

Map Ref No.	Date of Sale	Erf No.	Ward No.	Building Type D - Dwelling/ Terrace F - Flat	Provincial Valuation Ground and Buildings	Purchase Price Ground and Buildings at Current Prices	Area in Sq. Ft.	Purchase Price Ground and Buildings at Constant Prices	Purchase Price Per Sq. Ft. Ground and Buildings at Constant Prices
127	11. 6.63	66911	13	D	3,190	3,200	2,868	2,909.09	1.01
128	14. 1.64	64111	13	D	7,880	8,900	5,197	8,090.9	1.55
129	20. 1.64	68032	13	D	15,450	13,000	16,261	11,818.18	.72
130	26.10.63	66271	13	D	14,060	15,500	15,878	14,090.90	.88
131	21.10.63	67456 67457 67458 67440 67143	13	D	21,620	12,500	13,703 10,058 5,668 13,062 10,246	11,363.63	.90
132	8. 1.64	68224	13	D	7,570	6,420	5,750	5,836.36	1.01
133	10. 1.64	65039	13	D	8,400	9,100	12,589	8,272.72	.65
134	1. 2.64	68305	13	D	7,110	7,000	6,863	6,363.63	.92
135	28. 1.64	65008	13	D	7,090	10,800	12,000	9,818.18	.81
136	18. 8.62	65161	13	D	14,760	11,400	21,191	10,363.63	.48
137	13.11.63	65161	13	D	14,760	11,000	21,191	10,000	.47
138	23. 1.64	67915	13	D	3,910	5,000	5,064	4,545.45	.89

Map Ref No.	Date of Sale	Erf No.	Ward No.	Building Type D - Dwelling/ Terrace F - Flat	Provincial Valuation Ground and Buildings	Purchase Price Ground and Buildings at Current Prices	Area in Sq. Ft.	Purchase Price Ground and Buildings at Constant Prices	Purchase Price Per Sq. Ft. Ground and Buildings at Constant Prices
139	24. 1.64	66173	13	D	24,400	17,800	73,113	16,181.81	.22
140	11. 1.64	67215	13	D	13,900	12,500	7,000	11,363.63	1.62
141	12.11.63	66828	13	D	8,580	5,400	7,328	4,909.09	.66
142	24. 1.64	68217	13	D	5,080	5,200	5,387	4,727.27	.87
143	13. 2.64	67993	13	D	8,930	10,100	10,370	9,182.63	.88
144	3. 2.64	69493	13	D	3,830	5,000	4,723	4,545.45	.96
145	1. 9.53	67911	13	D	5,920	3,300	4,876	3,000	.61
146	1. 2.64	69009	14	D	3,450	3,600	6,075	3,272.72	.53
TOTAL FEBRUARY					199,890	176,720		160,655.27	

Map Ref No.	Date of Sale	Erf No.	Ward No.	Building Type D - Dwelling/ Terrace F - Flat	Provincial Valuation Ground and Buildings	Purchase Price Ground and Buildings at Current Prices	Area in Sq. Ft.	Purchase Price Ground and Buildings at Constant Prices	Purchase Price Per Sq. Ft. Ground and Buildings at Constant Prices
123	28. 1.64	65020	13	D	9,710	11,600	6,333	10,545.45	1.66
124	11.11.63	67575	13	D	6,320	5,350	4,048	4,863.63	1.20
125	15. 2.64	67327	13	D	4,710	7,700	4,500	7,000	1.55
126	30. 1.62	68782	13	D	2,890	4,200	2,674	3,818.18	1.42
TOTAL MARCH					23,630	28,850		26,227.26	

Map Ref No.	Date of Sale	Erf No.	Ward No.	Building Type D - Dwelling/ Terrace F - Flat	Provincial Valuation Ground and Buildings	Purchase Price Ground and Buildings at Current Prices	Area in Sq. Ft.	Purchase Price Ground and Buildings at Constant Prices	Purchase Price Per Sq. Ft. Ground and Buildings at Constant Prices
113	21. 2.64	68505	13	D	5,990	6,600	6,239	6,000	.96
114	20. 2.64	68189	13	D	5,790	6,200	4,400	5,636.36	1.28
115	6. 1.64	90758	13	D	3,630	3,800	3,201	3,454.54	1.07
116	10. 2.64	90758	13	D	3,630	5,400	3,201	4,909.09	1.53
117	3. 3.64	66935	13	D	3,940	3,600	3,950	3,272.72	.82
118	4. 3.64	90425	13	D	8,164	11,500	10,653	10,454.54	.98
119	25. 3.64	66273	13	D	13,780	7,500	19,930	6,818.18	.34
120	20. 3.64	66182 66183 66184	13	D	13,710	10,000	20,334	9,090.90	.44
121	16. 3.64	68960	14	D	5,120	5,400	6,645	4,909.09	.73
122	20. 3.64	68865	14	D	4,300	5,200	8,500	4,727.27	.55
TOTAL APRIL					68,054	65,200		59,272.69	

Map Ref No.	Date of Sale	Erf No.	Ward No.	Building Type D - Dwelling/ Terrace F - Flat	Provincial Valuation Ground and Buildings	Purchase Price Ground and Buildings at Current Prices	Area in Sq. Ft.	Purchase Price Ground and Buildings at Constant Prices	Purchase Price Per Sq. Ft. Ground and Buildings at Constant Prices
100	29. 1.64	65065	13	D	6,716	8,200	5,600	7,454.54	1.33
101	31. 3.64	67283	13	D	5,120	6,000	4,000	5,454.54	1.36
102	17. 3.64	67092	13	D	8,680	6,600	4,304	6,000	1.39
103	11. 4.64	68158	13	D	4,500	5,600	5,520	5,090.9	.92
104	10.12.63	68257	13	D	5,450	2,950	4,988	2,681.81	.53
105	27. 4.64		13	D	9,540	7,800	5,400	7,090.9	1.31
106	11. 4.64	66868	13	D	5,320	2,200	5,503	2,000	.36
107	14. 4.64	67062	13	D	8,820	7,500	4,944	6,818.18	1.37
108	15. 4.64		13	D	5,910	6,500	13,610	5,909.09	.43
109	17. 2.64	90458	13	D	6,950	7,200	7,564	6,545.45	.86
110	24. 4.64	66835	13	D	3,820	5,000	4,137	4,545.45	1.09
111	7. 2.64	68290	13	D	4,160	5,000	4,227	4,545.45	1.07
112	10. 4.64	67295	13	D	5,680	6,200	4,037	5,636.36	1.39
TOTAL MAY					80,666	76,750		69,772.67	

Map Ref No.	Date of Sale	Erf No.	Ward No.	Building Type D - Dwelling/ Terrace F - Flat	Provincial Valuation Ground and Buildings	Purchase Price Ground and Buildings at Current Prices	Area in Sq. Ft.	Purchase Price Ground and Buildings at Constant Prices	Purchase Price Per Sq. Ft. Ground and Buildings at Constant Prices
87	16. 4.64	68434	13	D	2,180	1,000	4,058	909.09	.22
88	9. 1.64	65146	13	D	9,630	9,700	13,610	8,818.18	.64
89	17. 1.64	69476	13	F	85,360	60,000	27,440	54,545.45	1.98
90	11. 3.64	69431	13	D	7,390	8,700	6,760	7,909.09	1.16
91	14. 5.64	66727	13	D	4,860	9,500	5,340	8,636.36	1.61
92	27. 4.64	68154	13	D	4,130	4,300	5,000	3,909.09	.78
93	21. 3.64	67030	13	D	27,830	36,000	117,305	32,727.27	.27
94	28. 5.64	64174	13	D	12,350	13,000	13,046	11,818.18	.90
95	20. 5.64	67399	13	D	6,490	3,400	6,519	3,090.90	.47
96	5. 6.64	67215	13	D	13,900	12,500	7,000	11,363.63	1.62
97	16. 4.64	67677	13	D	23,180	21,000	8,500	19,090.9	.22
98	19. 3.64	68962	14	D	5,090	5,500	6,194	5,000	.80
99	16. 4.64		14	D	5,040	6,000	13,385	5,454.54	.40
TOTAL JUNE					207,430	190,600		156,090.87	

Map Ref No.	Date of Sale	Erf No.	Ward No.	Building Type D - Dwelling/ Terrace F - Flat	Provincial Valuation Ground and Buildings	Purchase Price Ground and Buildings at Current Prices	Area in Sq. Ft.	Purchase Price Ground and Buildings at Constant Prices	Purchase Price Per Sq. Ft. Ground and Buildings at Constant Prices
76	1. 7.57	66824	13	D	7,360	5,600	6,914	5,090.9	.73
77	18. 6.64	65137	13	D	13,810	15,800	10,315	14,363.63	1.39
78	10. 4.64	66270	13	D	15,990	12,000	8,427	10,909.09	1.29
79	24. 6.64	66908	13	D	12,080	9,500	13,398	8,636.36	.64
80	5. 6.64	68117	13	D	3,250	3,600	2,471	3,272.72	1.32
81	30. 6.64	68264	13	D	3,510	3,800	3,168	3,454.54	1.09
82	11. 6.64	68151	13	D	3,360	3,000	3,496	2,727.27	.78
83	13. 5.64	69750	13	D	5,500	4,800	84,514	4,363.63	.05
84	3. 7.64	64155	13	D	65,190	40,000	19,160	36,363.63	1.89
85	1.11.51	68956	14	D	6,170	2,800	10,285	2,545.45	.24
86	11. 3.64	68856	14	D	7,000	6,000	3,045	5,454.54	1.79
TOTAL JULY					143,220	106,900		97,181.76	

Map Ref No.	Date of Sale	Erf No.	Ward No.	Building Type D - Dwelling/ Terrace F - Flat	Provincial Valuation Ground and Buildings	Purchase Price Ground and Buildings at Current Prices	Area in Sq. Ft.	Purchase Price Ground and Buildings at Constant Prices	Purchase Price Per Sq. Ft. Ground and Buildings at Constant Prices
65	17. 4.64	67293	13	D	3,970	4,300	4,000	3,909.09	.97
66	24. 6.64		13	F	26,490	27,500	10,000	25,000	2.50
67	24. 7.64	65205	13	D	9,740	11,000	11,477	10,000	.87
68	3. 7.64	66980	13	D	3,640	5,200	2,680	4,727.27	1.76
69	30. 7.64	68073	13	D	16,670	24,000	24,839	21,818.18	.87
70	8. 8.64	66821	13	D	20,080	11,200	15,014	10,181.81	.67
71	22. 6.64	66956	13	D	3,730	5,500	4,988	5,000	1.00
72	5. 8.64	66518	13	D	12,230	10,000	21,604	9,090.90	.42
73	9. 7.64	69625	13	D	2,680	3,200	10,308	2,909.09	.28
74	15. 7.64	67016	13	D	8,180	7,200	5,390	6,545.45	1.21
75	17. 7.64	66913	13	D	8,380	3,800	8,000	3,454.54	.43
TOTAL AUGUST					115,790	112,900		102,636.33	

Map Ref No.	Date of Sale	Erf No.	Ward No.	Building Type D - Dwelling/ Terrace F - Flat	Provincial Valuation Ground and Buildings	Purchase Price Ground and Buildings at Current Prices	Area in Sq. Ft.	Purchase Price Ground and Buildings at Constant Prices	Purchase Price Per Sq. Ft. Ground and Buildings at Constant Prices
46	12. 6.64	68304	13	D	5,960	6,100	5,580	5,545.45	.99
47	14. 7.64	66189	13	D	2,000	4,900	2,125	4,454.54	2.09
48	27. 5.64		13	D	5,650	7,000	5,781	6,363.63	1.10
49	28. 1.64	65064	13	D	10,572	8,500	8,200	7,727.27	.94
50	7. 8.64	64112	13	D	14,610	17,000	11,535	15,454.54	1.33
51	4. 8.64	66747	13	D	2,200	3,600	2,594	3,272.72	1.26
52	23. 7.64	65221	13	D	7,670	9,800	6,375	8,909.09	1.39
53	17. 6.64	69547	13	D	10,890	10,500	10,367	9,545.45	.92
54	24. 5.54	66931	13	D	6,490	4,800	5,808	4,363.63	.75
55	30. 7.64	65035	13	D	13,620	16,450	17,115	14,954.54	.87
56	16. 7.64	68285	13	D	5,280	4,000	3,600	3,636.36	1.01
57	11. 9.64	66145	13	D	2,110	3,700	8,100	3,363.63	.41
58	28. 7.64	67246	13	D	6,280	7,500	3,907	6,818.18	3.24
59	1. 9.64		13	D	3,620	5,000	2,100	4,545.45	2.16
60	14. 7.64	66188	13	F	15,680	14,900	13,165	13,545.45	1.02

Map Ref No.	Date of Sale	Erf No.	Ward No.	Building Type D - Dwelling/ Terrace F - Flat	Provincial Valuation Ground and Buildings	Purchase Price Ground and Buildings at Current Prices	Area in Sq. Ft.	Purchase Price Ground and Buildings at Constant Prices	Purchase Price Per Sq. Ft. Ground and Buildings at Constant Prices
61	2.12.63	69444	13	D	1,480	3,200	1,872	2,909.09	1.55
62	31. 7.64	66984	13	D	10,670	16,500	27,162	15,000	.55
63	27. 8.64	68123	13	D	6,020	5,000	5,000	4,545.45	.90
64	31. 7.64	68893	14	D	3,780	7,200	4,500	6,545.45	1.45
TOTAL SEPTEMBER					134,582	250,150		141,499.92	

Map Ref No.	Date of Sale	Erf No.	Ward No.	Building Type D - Dwelling/ Terrace F - Flat	Provincial Valuation Ground and Buildings	Purchase Price Ground and Buildings at Current Prices	Area in Sq. Ft.	Purchase Price Ground and Buildings at Constant Prices	Purchase Price Per Sq. Ft. Ground and Buildings at Constant Prices
30	17. 8.64		13	D	9,970	7,700	33,608	7,000	.20
31	20. 7.64	68787	13	D	3,530	4,600	2,945	4,181.81	1.41
32	29. 7.64		13	D	9,970	11,950	33,608	10,863.63	.32
33	14. 9.64	68256	13	D	7,250	7,250	4,988	6,590.9	1.32
34	9. 6.64	66888 66889	13	D	4,740	3,800	11,250	3,454.54	.30
35	22. 8.64	68489	13	D	4,280	5,400	4,200	4,909.09	1.16
36	9. 9.64	67313	13	D	6,430	6,600	4,461	6,000	1.34
37	13.10.64	66913	13	D	8,380	3,800	8,000	3,454.54	.43
38	3. 6.64	69628 69630	13	D	3,850	4,000	4,060	3,636.36	.89
39	1. 9.64	65227	13	D	11,430	12,550	6,325	11,409.09	1.80
40	25. 6.64	68144	13	D	10,840	6,000	10,000	5,454.54	.54
41	23. 9.64	65234	13	D	7,390	8,000	6,260	7,272.72	1.16
42	23. 9.64	90787	13	D	11,100	17,000	10,721	15,454.54	1.44

Map Ref No.	Date of Sale	Erf No.	Ward No.	Building Type D - Dwelling/ Terrace F - Flat	Provincial Valuation Ground and Buildings	Purchase Price Ground and Buildings at Current Prices	Area in Sq. Ft.	Purchase Price Ground and Buildings at Constant Prices	Purchase Price Per Sq. Ft. Ground and Buildings at Constant Prices
43	24. 9.64	65152	13	D	11,220	15,600	16,563	14,181.81	.85
44	2. 2.63	68812	14	D	2,880	5,000	4,500	4,545.45	1.01
45	23.11.63	69004	14	D	3,280	3,200	5,252	2,909.09	.55
TOTAL OCTOBER					116,540	122,450		111,318.11	

Map Ref No.	Date of Sale	Erf No.	Ward No.	Building Type D - Dwelling/ Terrace F - Flat	Provincial Valuation Ground and Buildings	Purchase Price Ground and Buildings at Current Prices	Area in Sq. Ft.	Purchase Price Ground and Buildings at Constant Prices	Purchase Price Per Sq. Ft. Ground and Buildings at Constant Prices
16	7.10.64	65198	13	D	11,590	11,400	9,588	10,363.63	1.08
17	22. 9.64	66954	13	D	4,690	3,220	4,942	2,927.27	.59
18	30. 1.64	90763	13	D	16,596	16,000	25,477	14,545.45	.57
19	27. 8.64	90764	13	D	2,542	2,580	10,015	2,345.45	.23
20	17.10.64		13	D	10,330	11,000	8,743	10,000	1.14
21	13.10.64	66825	13	D	6,550	10,000	20,743	9,090.90	.43
22	11. 3.64	90781	13	D	7,410	17,650	11,862	16,045.45	1.35
23	12.10.64	66122	13	D	9,430	13,910	13,050	12,645.45	.96
24	24.10.64	69484	13	D	3,070	4,000	3,349	3,636.36	1.08
25	19. 9.64	66833	13	D	4,420	5,600	4,536	5,090.9	1.12
26	30. 7.64	66438	13	D	5,890	7,150	8,330	6,500	.78
27	6.11.64	66832	13	D	3,180	3,800	4,152	3,454.54	.83
28	19. 8.64	66745 66746	13	D	7,370	7,800	4,604	7,090.9	1.54
29	20.10.64	68992	14	D	6,040	6,800	6,755	6,181.81	.91
TOTAL NOVEMBER					99,108	120,910		109,918.11	

Map Ref No.	Date of Sale	Erf No.	Ward No.	Building Type D - Dwelling/ Terrace F - Flat	Provincial Valuation Ground and Buildings	Purchase Price Ground and Buildings at Current Prices	Area in Sq. Ft.	Purchase Price Ground and Buildings at Constant Prices	Purchase Price Per Sq. Ft. Ground and Buildings at Constant Prices
1	23.10.64	67987 67992	13	D	11,900	15,425	17,797	14,022.72	.78
2	5.10.64	68790	13	D	3,060	4,450	5,180	4,045.45	.78
3	18. 5.64	66301 66278	13	D	35,220	36,000	90,423	32,727.27	.36
4	19.11.64	65136	13	D	10,420	14,000	8,747	12,727.27	1.45
5	29. 5.64	68401	13	D	14,160	9,400	15,202	8,545.45	.56
6	16.11.64	66671 66895 6996	13	D	10,920	17,150	15,423	15,590.90	1.01
7	30.11.64	67024	13	D	18,330	18,000	11,399	16,363.63	1.43
8	5. 8.64	65162	13	D	22,020	27,000	48,128	24,545.45	.51
9	17.11.64	66745	13	D	2,780	5,300	2,024	4,818.18	2.38
10	16.10.64	66746	13	D	4,590	8,000	2,580	7,272.72	2.81
11	25. 9.64	69496	13	D	6,400	8,750	5,960	7,954.54	1.33

Map Ref No.	Date of Sale	Erf No.	Ward No.	Building Type D - Dwelling/ Terrace F - Flat	Provincial Valuation Ground and Buildings	Purchase Price Ground and Buildings at Current Prices	Area in Sq. Ft.	Purchase Price Ground and Buildings at Constant Prices	Purchase Price Per Sq. Ft. Ground and Buildings at Constant Prices
12	12.11.64	67501	13	D	5,330	5,300	7,304	4,818.18	.65
13	13.10.64	67110	13	F	22,560	16,600	16,308	15,090.9	.92
14	2.12.64	65048	13	D	5,930	12,500	8,256	11,363.63	1.37
15	12.11.64	66875	13	D	3,450	5,200	5,625	4,727.27	.84
TOTAL DECEMBER					177,070	203,075		184,613.56	

Table A3

Map Ref No.	Date of Sale	Erf No.	Ward No.	Building Type D - Dwelling/ Terrace F - Flat	Provincial Valuation Ground and Buildings	Purchase Price Ground and Buildings at Current Prices	Area in Sq. Ft.	Purchase Price Ground and Buildings at Constant Prices	Purchase Price Per Sq. Ft. Ground and Buildings at Constant Prices
107	23.10.64	67990	13	D	9,130	12,350	10,239	10,795.45	1.05
108	26.10.64		13	D	9,120	9,000	10,188	7,867.13	.77
109	5.11.64	69635	13	D	3,670	5,400	3,664	4,720.27	1.28
110	21.11.64	68214	13	D	4,730	6,530	4,950	5,708.04	1.15
111	3. 8.64	68274	13	D	4,510	4,400	3,600	3,846.15	1.06
112	14.11.63	65026	13	D	9,030	10,300	7,612	9,003.49	1.18
113	4. 1.65	68180	13	D	5,030	5,500	4,785	4,807.69	1.00
114	5. 1.65	67202	13	D	1,560 ^{s/o}	11,800	4,917	10,314.68	2.09
115	28.12.64	66449	13	D	4,350	5,500	5,490	4,807.69	.87
116	23.11.64	68734	14	D	3,420	3,800	3,200	3,321.67	1.03
TOTAL JANUARY					54,550	74,580		65,192.26	

Map Ref No.	Date of Sale	Erf No.	Ward No.	Building Type D - Dwelling/ Terrace F - Flat	Provincial Valuation Ground and Buildings	Purchase Price Ground and Buildings at Current Prices	Area in Sq. Ft.	Purchase Price Ground and Buildings at Constant Prices	Purchase Price Per Sq. Ft. Ground and Buildings at Constant Prices
97	5. 1.65	67284	13	D	6,680	6,590	4,000	5,760.48	1.44
98	2. 2.65	65021	13	D	8,450	10,800	6,000	9,440.55	1.57
99	7.10.64	69578 69577	13	D	8,580	6,500	13,613	5,681.81	.41
100	12. 1.65	68213 65216	13	D	20,050	24,000	30,248	20,979.02	.69
101	21. 1.65		13	D	6,640	8,000	7,200	6,993	.97
102	23.12.65	65214	13	D	17,190	17,500	15,974	15,297.2	.95
103	8. 1.65	68141	13	D	5,950	8,000	10,000	6,993	.69
104	2. 2.65	66748	13	D	4,020	3,800	3,136	3,321.67	1.05
105		65173	13	D	7,020	8,300	9,072	7,255.24	.79
106	3.12.64	66721	13	D	5,820	4,500	3,274	3,933.56	1.20
TOTAL FEBRUARY					90,400	97,990		86,555.53	

Map Ref No.	Date of Sale	Erf No.	Ward No.	Building Type D - Dwelling/ Terrace F - Flat	Provincial Valuation Ground and Buildings	Purchase Price Ground and Buildings at Current Prices	Area in Sq. Ft.	Purchase Price Ground and Buildings at Constant Prices	Purchase Price Per Sq. Ft. Ground and Buildings at Constant Prices
86	9. 2.65	66763	13	D	11,900	16,000	5,820	13,986.01	2.40
87	27. 5.64	69429	13	D	5,230	7,600	12,019	6,643.35	.55
88	3.10.57	68595	13	D	4,160	4,000	2,850	3,496.5	1.22
89	14.10.64	68098	13	D	6,270	4,500	5,504	3,933.56	.71
90	18. 2.65	64260	13	D	5,400	6,500	2,842	5,681.81	1.99
91	1. 3.65	67453	13	D	910 ^s / _o	6,650	4,008	5,812.93	1.45
92	2. 3.65	66271	13	D	14,060	24,500	15,878	21,416.08	1.34
93	11. 3.65	67454	13	D	920 ^s / _o	6,700	4,052	5,856.64	1.44
94	23. 2.65	68245	13	D	5,580	5,800	5,600	5,069.93	.90
95	8. 3.65	68088 68103	13	D	8,420	7,500	9,100	6,555.94	.72
96	8. 3.65	67242	13	D	10,590	12,000	7,500	10,489.51	1.39
TOTAL MARCH					73,440	101,750		88,942.26	

Map Ref No.	Date of Sale	Erf No.	Ward No.	Building Type D - Dwelling/ Terrace F - Flat	Provincial Valuation Ground and Buildings	Purchase Price Ground and Buildings at Current Prices	Area in Sq. Ft.	Purchase Price Ground and Buildings at Constant Prices	Purchase Price Per Sq. Ft. Ground and Buildings at Constant Prices
78	3. 3.65	67230	13	D	5,700	5,900	5,000	5,157.34	1.03
79	28. 1.65	66433 66434	13	D	16,640	9,100	14,807	7,954.54	.53
80	26. 1.65	66410	13	D	16,760	9,000	20,620	7,867.13	.38
81	3. 3.65	64012	13	D	15,160	23,000	11,087	20,104.89	1.81
82	18. 1.65	90455	13	D	3,680	1,600	4,389	1,398.6	.31
83	4. 3.65	Lot 14 Block D	13	D	7,860	6,800	6,498	5,944.05	.91
84	22. 3.65	68494	13	D	6,140	6,600	6,180	5,769.23	.93
85	15. 2.65	69552	13	D	5,860	6,000	5,701	5,244.75	.91
TOTAL APRIL					77,800	68,000		59,440.53	

Map Ref No.	Date of Sale	Erf No.	Ward No.	Building Type D - Dwelling/ Terrace F - Flat	Provincial Valuation Ground and Buildings	Purchase Price Ground and Buildings at Current Prices	Area in Sq. Ft.	Purchase Price Ground and Buildings at Constant Prices	Purchase Price Per Sq. Ft. Ground and Buildings at Constant Prices
65	14.12.64	68112	13	D	10,960	6,000	18,500	5,244.75	.28
66	18. 3.65	66244	13	D	15,380	18,200	17,941	15,909.09	.88
67	27. 5.64	69429	13	D	5,230	7,600	12,019	6,643.35	.55
68	18.12.64	69511	13	D	8,170	6,800	5,946	5,944.05	.99
69	19. 2.65	Lot 1 Pt. Lot 70	13	D	4,050	3,000	6,075	2,622.37	.43
70	30. 3.63	66868	13	D	5,320	4,200	5,503	3,671.32	.66
71	24. 2.65	66739	13	D	2,617	7,000	5,002	6,118.88	1.22
72	21. 4.65	65091	13	D	3,590	2,620	1,700	2,290.20	1.34
73	9. 3.65	90453	13	D	1,690	1,690	2,429	1,477.27	.60
74	29. 3.65	65112	13	D	5,840	10,500	6,864	9,178.32	1.33
75	22. 4.65	66940	13	D	6,360	6,650	3,950	5,812.93	1.47
76	26. 2.65	68948	14	D	4,850	5,000	5,731	4,370.62	.76
77	8. 5.65	90868 68873	14	D	6,650	6,650	12,600	5,812.93	.46
TOTAL MAY					80,707	85,910		75,096.08	

Map Ref No.	Date of Sale	Erf No.	Ward No.	Building Type D - Dwelling/ Terrace F - Flat	Provincial Valuation Ground and Buildings	Purchase Price Ground and Buildings at Current Prices	Area in Sq. Ft.	Purchase Price Ground and Buildings at Constant Prices	Purchase Price Per Sq. Ft. Ground and Buildings at Constant Prices
52	8. 5.65	67305	13	D	5,500	6,200	4,000	5,419.58	1.35
53	29. 3.65	67286	13	D	5,460	6,700	4,000	5,856.64	1.46
54	24. 4.65	68782	13	D	2,890	3,050	2,674	2,666.08	.99
55	7. 5.65	67543	13	D	6,130	5,000	3,243	4,370.62	1.34
56	18. 3.65	69455	13	D	8,331	9,000	18,051	7,867.13	.43
57	14. 5.65	69476	13	F	85,360	65,000	27,440	56,818.18	2.07
58	13. 5.65	66652	13	D	5,540	9,000	2,309	7,867.13	3.40
59	20. 4.65	68214	13	D	4,730	6,300	4,950	5,506.99	1.11
60	28. 4.65	68267	13	D	4,050	3,500	6,075	3,059.44	.50
61	25. 3.65	67143	13	D	4,150	5,000	10,246	4,370.62	.42
62	28. 4.63	Rem 66704	13	D	4,160	5,600	4,498	4,895.10	1.08
63	22. 3.65	Rem Lot 18	13	D	6,280	7,200	6,400	6,293.70	.98
64	25. 5.65	69488	13	D	5,810	6,200	3,709	5,419.58	1.46
TOTAL JUNE					148,391	137,750		120,410.79	

Map Ref No.	Date of Sale	Erf No.	Ward No.	Building Type D - Dwelling/ Terrace F - Flat	Provincial Valuation Ground and Buildings	Purchase Price Grounds and Buildings at Current Prices	Area in Sq. Ft.	Purchase Price Ground and Buildings at Constant Prices	Purchase Price Per Sq. Ft. Ground and Buildings at Constant Prices
43	27. 1.65	68435	13	D	4,670	7,000	23,842	6,118.88	.25
44	18. 5.65	64106 64092	13	D	17,070	22,000	13,860	19,230.76	1.38
45	15. 4.65	68052	13	D	19,050	24,000	13,388	20,979.02	1.56
46	24. 5.65	67142	13	D	6,200	14,000	24,855	12,237.76	.49
47	24. 5.65	68095	13	D	3,210	3,200	3,195	2,797.2	.87
48	29. 4.65	67164	13	F	13,980	13,000	5,377	11,363.63	2.11
49	31.12.64	68434	13	D	2,180	1,900	4,058	1,660.83	.40
50	26. 6.65	69753	13	D	8,530	9,400	8,972	8,216.78	.91
51	28. 6.65	68992	14	D	6,040	7,070	6,755	6,180.06	.91
TOTAL JULY					80,930	101,570		88,784.92	

Map Ref No.	Date of Sale	Erf No.	Ward No.	Building Type D - Dwelling/ Terrace F - Flat	Provincial Valuation Ground and Buildings	Purchase Price Grounds and Buildings at Current Prices	Area in Sq. Ft.	Purchase Price Ground and Buildings at Constant Prices	Purchase Price Per Sq. Ft. Ground and Buildings at Constant Prices
38	23. 6.65	68325	13	D	5,380	4,500	5,000	3,933.56	.78
39	18. 6.65	68665	13	D	13,670	7,000	13,893	6,118.88	.44
40	21. 7.65	65148	13	D	10,720	10,750	7,961	9,396.85	1.18
41	30. 6.65	66142	13	D	6,410	7,120	7,819	6,223.77	.79
42	22. 7.65	66127	13	D	9,980	10,400	5,220	9,090.90	1.74
TOTAL AUGUST					46,160	39,770		34,763.96	

Map Ref No.	Date of Sale	Erf No.	Ward No.	Building Type D - Dwelling/ Terrace F - Flat	Provincial Valuation Ground and Buildings	Purchase Price Grounds and Buildings at Current Prices	Area in Sq. Ft.	Purchase Price Ground and Buildings at Constant Prices	Purchase Price Per Sq. Ft. Ground and Buildings at Constant Prices
32	19. 8.65	66525	13	D	7,100	12,600	9,534	11,013.98	1.15
33	30. 8.65	65149 65150	13	D	18,340	20,000	18,576	17,482.51	.94
34	23. 7.65	66119	13	D	11,780	15,500	19,124	13,548.95	.70
35	9. 9.65	67327	13	D	4,710	9,000	4,500	7,867.13	1.74
36	17. 9.65	68276	13	D	4,900	5,600	3,525	4,895.10	1.38
37	17. 8.65	66802	13	D	3,400	10,000	6,461	8,741.25	1.35
TOTAL SEPTEMBER					50,230	72,700		63,548.92	

Map Ref No.	Date of Sale	Erf No.	Ward No.	Building Type D - Dwelling/ Terrace F - Flat	Provincial Valuation Ground and Buildings	Purchase Price Ground and Buildings at Current Prices	Area in Sq. Ft.	Purchase Price Ground and Buildings at Constant Prices	Purchase Price Per Sq. Ft. Ground and Buildings at Constant Prices
21	18. 9.65	69437	13	D	2,580	3,600	2,254	3,146.85	1.39
22	24. 8.65	66431	13	D	7,720	8,500	4,494	7,430.06	1.65
23	7. 6.65	69754	13	D	3,370	5,200	3,520	4,545.45	1.36
24	8. 9.65	65095	13	D	8,790	8,600	4,250	7,517.48	1.76
25	21. 9.65	Portion Lots 35-39	13	D	9,940	16,500	7,686	14,423.07	1.87
26	7. 8.65	66979	13	D	2,150	4,800	2,500	4,195.80	1.67
27	10. 9.49	67710	13	D	5,700	3,700	3,900	3,234.26	.82
28	30. 8.65	Portion Lots 12-14	13	D	5,090	5,300	5,564	4,632.86	.83
29	30. 9.65	66518	13	D	12,230	16,000	21,604	13,986.01	.64
30	9.12.64	68634	13	D	4,790	4,800	3,290	4,195.80	1.27
31	9. 6.65	68133	13	D	6,980	5,200	5,000	4,545.45	.90
TOTAL OCTOBER					69,340	82,200		71,853.09	

Map Ref No.	Date of Sale	Erf No.	Ward No.	Building Type D - Dwelling/ Terrace F - Flat	Provincial Valuation Ground and Buildings	Purchase Price Ground and Buildings at Current Prices	Area in Sq. Ft.	Purchase Price Ground and Buildings at Constant Prices	Purchase Price Per Sq. Ft. Ground and Buildings at Constant Prices
7	17. 7.65	68431	13	D	9,070	6,400	22,848	5,594.40	.24
8	14.10.65	66984	13	D	10,670	17,000	27,162	14,860.13	.54
9	1. 1.53	67710	13	D	5,700	3,000	3,900	2,622.37	.67
10	31. 5.65	69735	13	D	5,010	7,200	6,193	6,293.70	1.01
11	8.10.65	66153	13	D	14,890	25,000	26,898	21,853.14	.81
12	26.10.65	69502	13	D	6,520	7,600	9,932	6,643.35	.66
13	3. 6.61	68580	13	D	5,830	7,800	5,807	6,818.18	1.17
14	29.10.65	68267	13	D	4,050	7,700	6,075	6,730.76	1.10
15	6.11.65	68246	13	D	4,070	4,000	5,375	3,496.5	.65
16	20. 9.65	67204	13	D	7,810	7,900	5,000	6,905.59	1.38
17	23.10.65	69607	13	D	6,420	8,200	6,690	7,167.83	1.07
18	8.11.65	68325	13	D	5,380	7,500	5,000	6,555.94	1.31
19	31. 8.65	69602	13	D	7,657	7,100	7,134	6,206.29	.86
20	2.10.65	65096	13	D	3,620	3,000	4,250	2,622.37	.61
TOTAL NOVEMBER					96,697	119,400		104,370.55	

Map Ref No.	Date of Sale	Erf No.	Ward No.	Building Type D - Dwelling/ Terrace F - Flat	Provincial Valuation Ground and Buildings	Purchase Price Ground and Buildings at Current Prices	Area in Sq. Ft.	Purchase Price Ground and Buildings at Constant Prices	Purchase Price Per Sq. Ft. Ground and Buildings at Constant Prices
1	11.11.65	64244	13	D	21,170	20,592	2,467	18,000	7.29
2	16.10.65	68524	13	D	5,710	3,200	5,000	2,797.2	.55
3	12.10.65	68485	13	D	2,100	2,750	4,306	2,403.84	.55
4	4.10.65	68113	13	D	5,510	3,350	4,616	2,928.32	.63
5	1. 1.66	65015	13	D	7,860	8,720	8,095	7,622.37	.94
6	1. 7.64	90460	13	D	7,790	5,000	6,392	4,370.62	.68
TOTAL DECEMBER					50,140	43,612		38,122.35	

Table A4

Map Ref No.	Date of Sale	Erf No.	Ward No.	Building Type D - Dwelling/ Terrace F - Flat	Provincial Valuation Ground and Buildings	Purchase Price Ground and Buildings at Current Prices	Area in Sq. Ft.	Purchase Price Ground and Buildings at Constant Prices	Purchase Price Per Sq. Ft. Ground and Buildings at Constant Prices
93	16.10.65	68525	13	D	6,350	3,600	5,000	3,049.26	.60
94	11.12.65	67442	13	D	4,040	3,300	4,828	2,794.24	.57
95	30.12.65	67007	13	D	8,900	8,900	6,871	7,535.98	1.09
96	6.12.65	67318	13	D	5,710	5,200	4,000	4,403.04	1.10
97	5. 1.66	67453	13	D	4,480	6,800	4,008	5,757.83	1.43
98	24.11.65	68469	13	D	5,690	5,600	4,156	4,741.74	1.14
99	12.11.65	68326	13	D	4,560	4,250	5,001	3,598.64	.71
100	27. 7.65	68409	13	D	2,970	1,900	2,501	1,608.80	.64
101	23. 6.65	67247	13	D	6,590	7,000	9,731	5,927.18	.60
102	13.12.65	68903	14	D	3,070	3,600	3,459	3,048.26	.88
TOTAL JANUARY					52,360	50,150		42,463.97	

Map Ref No.	Date of Sale	Erf.No.	Ward No.	Building Type D - Dwelling/ Terrace F - Flat	Provincial Valuation Ground and Buildings	Purchase Price Ground and Buildings at Current Prices	Area in Sq. Ft.	Purchase Price Ground and Buildings at Constant Prices	Purchase Price Per Sq. Ft. Ground and Buildings at Constant Prices
89	11. 1.66	68302	13	D	7,020	7,300	4,950	6,181.20	1.24
90	3. 2.66	69459	13	D	6,375	7,700	14,420	6,519.89	.45
91	2.12.65	67282	13	D	3,770	4,000	4,000	3,386.96	.84
92	21.12.65	69429	13	D	5,230	23,750	12,019	20,110.07	1.67
TOTAL FEBRUARY					22,395	25,750		36,198.12	

Map Ref No.	Date of Sale	Erf No.	Ward No.	Building Type D - Dwelling/ Terrace F - Flat	Provincial Valuation Ground and Buildings	Purchase Price Ground and Buildings at Current Prices	Area in Sq. Ft.	Purchase Price Ground and Buildings at Constant Prices	Purchase Price Per Sq. Ft. Ground and Buildings at Constant Prices
79	26. 1.66	65173	13	D	7,020	9,900	9,072	8,382.72	.92
80	20. 1.66	67175	13	D	8,990	8,700	7,420	7,366.63	.99
81	19. 2.66	90788	13	D	8,690	20,200	7,215	17,104.14	2.37
82	14. 2.66	66721	13	D	5,820	13,800	3,274	11,685.01	3.56
83	2.12.65	66274	13	D	7,730	8,450	7,503	7,154.95	.95
84	2. 2.66	68138	13	D	5,540	8,000	5,000	6,773.92	1.35
85	10. 2.66	68277 68278	13	D	5,820	5,200	7,050	4,403.04	.62
86	11. 2.66	68497 68498	13	D	7,080	9,000	8,000	7,620.66	.95
87	4. 2.66	65072	13	D	10,540	11,950	8,500	10,118.54	1.19
88	3. 2.66	69459	13	D	6,375	7,700	14,420	6,519.89	.45
TOTAL MARCH					73,605	102,900		87,129.50	

Map Ref No.	Date of Sale	Erf No.	Ward No.	Building Type D - Dwelling/ Terrace F - Flat	Provincial Valuation Ground and Buildings	Purchase Price Ground and Buildings at Current Prices	Area in Sq. Ft.	Purchase Price Ground and Buildings at Constant Prices	Purchase Price Per Sq. Ft. Ground and Buildings at Constant Prices
69	12. 2.66	69599	13	D	5,435	9,000	11,134	7,620.66	.68
70	3. 3.66	64062	13	D	12,480	15,400	11,781	13,039.79	1.10
71	26. 2.66	66859	13	D	5,240	8,300	5,000	7,027.94	1.40
72	18. 2.66	67399	13	D	6,490	5,500	6,519	4,657.07	.71
73	15. 3.66	67340 67338	13	D	6,640	7,400	4,373	6,265.87	1.43
74	9. 3.66	67341	13	D	5,090	7,500	4,500	6,350.55	1.41
75	4. 4.66	68308	13	D	5,400	5,200	3,495	4,403.04	1.25
76	8. 4.65	67289	13	D	10,800	11,000	7,990	9,314.14	1.16
77	22. 3.66	67437	13	D	5,550	7,200	9,260	6,096.52	.65
78	11. 3.66	68279	13	F	7,750	6,600	3,525	5,588.48	1.58
TOTAL APRIL					70,875	83,100		70,364.06	

Map Ref No.	Date of Sale	Erf No.	Ward No.	Building Type D - Dwelling/ Terrace F - Flat	Provincial Valuation Ground and Buildings	Purchase Price Ground and Buildings at Current Prices	Area in Sq. Ft.	Purchase Price Ground and Buildings at Constant Prices	Purchase Price Per Sq. Ft. Ground and Buildings at Constant Prices
62	15.12.65	Lot 14	13	D	7,870	5,600	7,167	4,741.74	.66
63	10. 1.61	69420	13	D	5,360	7,000	5,072	5,927.18	1.16
64	8. 3.66	65206	13	D	10,780	15,250	10,655	12,912.78	1.21
65	19. 3.66	64206	13	D	16,280	24,000	13,690	20,321.76	1.48
66	28. 5.59	69487	13	D	4,030	4,600	3,494	3,895	1.11
67	2. 5.66	67207	13	D	7,190	7,000	4,436	5,927.18	1.33
68	12. 5.66	68499	13	D	3,760	6,500	4,000	5,503.81	1.37
TOTAL MAY					55,270	69,950		59,229.45	

Map Ref No.	Date of Sale	Erf No.	Ward No.	Building Type D - Dwelling/ Terrace F - Flat	Provincial Valuation Ground and Buildings	Purchase Price Ground and Buildings at Current Prices	Area in Sq. Ft.	Purchase Price Ground and Buildings at Constant Prices	Purchase Price Per Sq. Ft. Ground and Buildings at Constant Prices
56	30. 4.66	68293 68294	13	D	5,460	7,000	4,273	5,927.18	1.38
57	2.12.65	67674	13	D	5,980	2,000	4,250	1,693.48	.39
58	20. 4.66	67988	13	D	10,290	14,000	11,470	11,854.36	1.03
59	18. 5.66	66868	13	D	5,320	6,000	5,503	5,080.44	.92
60	16. 6.66	68027	13	D	8,490	8,800	6,117	7,451.31	1.21
61	28. 5.65	65013 65014	13	D	13,620	21,600	17,115	18,289.58	1.06
TOTAL JUNE					49,160	59,400		50,296.35	

Map Ref No.	Date of Sale	Erf No.	Ward No.	Building Type D - Dwelling/ Terrace F - Flat	Provincial Valuation Ground and Buildings	Purchase Price Ground and Buildings at Current Prices	Area in Sq. Ft.	Purchase Price Ground and Buildings at Constant Prices	Purchase Price Per Sq. Ft. Ground and Buildings at Constant Prices
47	6. 6.66	66135	13	D	8,295	16,000	7,332	13,547.84	1.84
48	20. 5.66	67019	13	D	7,440	9,800	9,512	8,298.05	.87
49	10. 5.66	67523	13	D	6,960	9,000	6,159	7,620.66	1.23
50	9. 6.66	68155	13	D	52,710	59,250	149,152	50,169.34	.33
51	20. 6.66	67007	13	D	8,900	8,900	6,871	7,535.98	1.09
52	9. 7.66	64982	13	D	8,370	7,000	5,180	5,927.18	1.14
53	20. 5.66	66709	13	D	3,123	11,800	3,750	9,991.53	2.66
54	7. 6.66	69483	13	D	4,030	6,000	3,854	5,080.44	1.31
55	24. 5.66	67357	13	D	8,600	14,500	8,512	12,277.73	1.44
TOTAL JULY					108,428	142,250		120,448.75	

Map Ref No.	Date of Sale	Erf No.	Ward No.	Building Type D - Dwelling/ Terrace F - Flat	Provincial Valuation Ground and Buildings	Purchase Price Ground and Buildings at Current Prices	Area in Sq. Ft.	Purchase Price Ground and Buildings at Constant Prices	Purchase Price Per Sq. Ft. Ground and Buildings at Constant Prices
32	25. 6.66	67003 67004	13	D	10,540	15,800	10,607	13,378.49	1.26
33	20. 7.66	67070	13	D	10,580	8,650	7,040	7,324.30	1.04
34	15. 6.66	66148	13	D	3,800	6,550	3,030	5,546.14	1.82
35	21. 5.66	66719 66720	13	D	9,540	25,000	4,895	21,168.50	4.32
36	10. 5.66	68678	13	D	10,730	9,000	9,260	7,620.66	.82
37	22. 6.66	68043	13	D	8,260	18,000	7,930	15,241.32	1.92
38	17. 3.66	90834	13	D	6,640	5,000	7,162	4,233.70	.59
39	21. 1.66	90835	13	D	847	2,000	6,063	1,693.48	.27
40	4. 2.66	90829 90837	13	D	1,694	4,000	12,606	3,386.96	.26
41	8. 6.66	67260	13	D	5,410	8,300	4,299	7,027.94	1.63
42	1. 8.66	90759	13	D	2,550	4,000	9,054	3,386.96	.37
43	16. 4.66	69522	13	D	7,870	5,500	7,167	4,657.07	.64
44	25. 4.66	69522	13	D	7,870	7,000	7,167	5,927.18	.82
45	29. 4.66	67124	13	D	5,110	4,500	4,866	3,810.33	.78
46	6. 8.66	67319	13	D	5,570	6,600	4,000	5,588.48	1.39
TOTAL AUGUST					97,011	129,900		109,991.51	

Map Ref No.	Date of Sale	Erf No.	Ward No.	Building Type D - Dwelling/ Terrace F - Flat	Provincial Valuation Ground and Buildings	Purchase Price Ground and Buildings at Current Prices	Area in Sq. Ft.	Purchase Price Ground and Buildings at Constant Prices	Purchase Price Per Sq. Ft. Ground and Buildings at Constant Prices
23	15. 7.66	66652	13	D	5,540	12,000	2,309	10,160.88	4.40
24	22. 7.66	68617	13	D	5,020	3,500	3,411	2,963.59	.86
25	5. 9.66	69421	13	D	9,360	6,000	6,880	5,080.44	.73
26	25. 8.66	67700	13	D	3,980	3,300	3,450	2,794.24	.80
27	10. 3.66	68112	13	D	10,960	8,850	18,500	7,493.64	.40
28	22. 6.65	67346	13	D	6,300	7,000	4,500	5,927.18	1.31
29	31. 8.66	68488	13	D	4,710	5,000	3,801	4,233.70	1.11
30	21. 7.66	69747	13	D	10,630	12,000	6,617	10,160.88	1.53
31	2. 9.66	68505	13	D	5,990	11,000	6,239	9,314.14	1.49
TOTAL SEPTEMBER					62,490	68,650		58,128.69	

Map Ref No.	Date of Sale	Erf No.	Ward No.	Building Type D - Dwelling/ Terrace F - Flat	Provincial Valuation Ground and Buildings	Purchase Price Ground and Buildings at Current Prices	Area in Sq. Ft.	Purchase Price Ground and Buildings at Constant Prices	Purchase Price Per Sq. Ft. Ground and Buildings at Constant Prices
18	15. 9.66	67216	15	D	8,560	11,600	10,000	9,822.18	.98
19	26. 9.66	64345	15	D	14,670	20,000	10,005	16,934.80	1.69
20	29. 6.66	68231	15	D	5,130	7,700	5,750	6,519.89	1.13
21	15. 9.65	68580	15	D	5,830	9,000	5,807	7,620.66	1.31
22	29. 9.66	66679	15	D	5,060	14,300	3,367	12,108.38	3.59
TOTAL OCTOBER					39,250	62,600		53,005.91	

Map Ref No.	Date of Sale	Erf No.	Ward No.	Building Type D - Dwelling/ Terrace F - Flat	Provincial Valuation Ground and Buildings	Purchase Price Ground and Buildings at Current Prices	Area in Sq. Ft.	Purchase Price Ground and Buildings at Constant Prices	Purchase Price Per Sq. Ft. Ground and Buildings at Constant Prices
9	18.10.66	65281	15	D	17,350	34,000	10,841	28,789.16	2.65
10	17.10.66	68052	15	D	19,050	27,000	13,388	22,861.98	1.70
11	9. 7.66	65148	15	D	10,720	17,200	7,961	14,563.92	1.82
12	21.10.66	65073	15	D	6,020	7,800	4,250	6,604.57	1.55
13	19.10.66	69764	15	D	9,020	5,600	9,205	4,741.74	.51
14	10. 8.66	68788	15	D	3,910	4,200	2,869	3,556.30	1.23
15	12.10.66	66279	15	D	14,670	25,000	18,685	21,168.50	1.13
16	2. 7.57	68284	15	D	5,180	4,600	3,375	3,895	1.15
17	9. 9.67	68284	15	D	5,180	6,500	3,375	5,503.81	1.63
TOTAL NOVEMBER					91,100	131,900		111,684.98	

Map Ref No.	Date of Sale	Erf N ^o .	Ward No.	Building Type D - Dwelling/ Terrace F - Flat	Provincial Valuation Ground and Buildings	Purchase Price Ground and Buildings at Current Prices	Area in Sq. Ft.	Purchase Price Ground and Buildings at Constant Prices	Purchase Price Per Sq. Ft. Ground and Buildings at Constant Prices
1	5.11.66	66745	15	D	6,750	10,000	2,024	8,467.40	4.18
2	23.11.66	67246	15	D	6,280	8,800	3,907	7,451.31	1.90
3	6. 9.66	66952	15	D	5,470	5,600	4,990	4,741.74	.95
4	7.11.66	68315	15	D	7,120	10,750	5,436	9,102.45	1.67
5	8.11.66	66746	15	D	4,590	12,000	2,580	10,160.88	3.93
6	1.11.62	68298	15	D	6,570	5,700	8,400	4,826.41	.57
7	9.12.66	65232	15	D	10,960	14,000	10,007	11,854.36	1.18
8	30.11.66	68113	15	D	5,510	5,000	4,616	4,233.70	.91
TOTAL DECEMBER					53,250	71,850		60,838.25	

Table A5

Map Ref No.	Date of Sale	Erf No.	Ward No.	Building Type D - Dwelling/ Terrace F - Flat	Provincial Valuation Ground and Buildings	Purchase Price Ground and Buildings at Current Prices	Area in Sq. Ft.	Purchase Price Ground and Buildings at Constant Prices	Purchase Price Per Sq. Ft. Ground and Buildings at Constant Prices
1	17.11.66	67927 67928	15	D	10,130	12,000	5,943	9,828	1.65
2	5.10.66	69735	15	D	5,010	8,400	6,193	6,879.6	1.11
3	14.11.66	64239	15	D	8,430	13,900	6,094	11,384.11	1.86
4	23.12.66	69797	15	D	5,170	4,000	4,108	3,276	.79
5	20. 7.66	68595	15	D	4,160	6,000	2,850	4,914	1.72
6	20. 8.66	68119	15	D	8,456	9,600	7,310	7,862.4	1.07
7	6.12.66	67344	15	D	2,870	4,550	4,071	3,726.45	.91
8	30.11.66	67409	15	D	3,290	9,500	16,397	7,780.5	.47
9	22.10.66	68481	15	D	13,670	15,800	11,507	12,940.21	1.12
10	11. 1.67	64776	15	D	36,730	50,000	71,239	40,950.04	.57
11	23. 6.66	68309	15	D	8,960	5,355	7,050	4,385.74	.62
12	13.12.66	69779	15	D	4,000	8,000	5,000	6,552	1.31
TOTAL JANUARY					110,876	147,105		120,479.05	

Map Ref No.	Date of Sale	Erf No.	Ward No.	Building Type D - Dwelling/ Terrace F - Flat	Provincial Valuation Ground and Buildings	Purchase Price Ground and Buildings at Current Prices	Area in Sq. Ft.	Purchase Price Ground and Buildings at Constant Prices	Purchase Price Per Sq. Ft. Ground and Buildings at Constant Prices
13	10. 9.58	69438	15	D	2,660	2,600	2,598	2,129.4	.81
14	9. 1.67	67143	15	D	10,180	22,200	10,180	18,181.81	1.78
15	8.12.66	65105	15	D	7,770	13,000	6,319	10,647.01	1.68
16	13.12.66	65011 65010 65012	15	D	13,650	24,000	14,885	19,656.01	1.32
17	12. 1.67	68180	15	D	5,030	8,600	4,785	7,043.4	1.47
18	8.11.66	69709	15	D	2,650	4,400	4,817	3,603.6	.74
19	8. 8.66	69733	15	D	5,520	6,000	5,743	4,914	.85
20	3. 2.67	66868	15	D	5,320	7,800	5,503	6,388.2	1.16
21	14.10.66	64269	15	D	8,130	10,000	3,723	8,190	2.19
22	10. 1.67	66116	15	D	6,810	14,500	4,050	11,875.51	2.93
23	19. 1.67	67399	15	D	6,490	8,000	6,519	6,552	1.00
24	18. 1.67	68309	15	D	8,960	6,800	7,050	5,569.2	.78
25	12. 1.67	66388	15	F	8,730	12,500	4,032	10,237.51	2.53
26	26.11.66	69008	15	D	2,570	2,600	10,180	2,129.4	.20
27	18. 1.67	67545	15	D	3,770	7,400	6,685	6,060.6	.90
TOTAL FEBRUARY					98,240	150,400		123,177.65	

Map Ref No.	Date of Sale	Erf No.	Ward No.	Building Type D - Dwelling/ Terrace F - Flat	Provincial Valuation Ground and Buildings	Purchase Price Ground and Buildings at Current Prices	Area in Sq. Ft.	Purchase Price Ground and Buildings at Constant Prices	Purchase Price Per Sq. Ft. Ground and Buildings at Constant Prices
28	23. 1.67	66140 66141	15	D	8,550	11,400	8,100	9,336.6	1.15
29	20. 1.67	65202	15	D	8,740	12,400	9,089	10,155.61	1.11
30	21. 2.67	65023	15	D	6,050	14,400	7,500	11,793.61	1.57
31	7. 2.67	65008	15	D	7,750	15,800	12,000	12,940.21	1.07
32	6. 1.67	66987	15	D	10,060	22,000	20,321	18,018.01	.88
33	10. 2.67	68311	15	D	5,660	5,000	3,525	4,095	1.16
34	1.12.66	68782	15	D	2,890	6,600	2,674	5,405.4	2.02
35	6. 1.67	68138	15	D	5,540	10,400	5,000	8,517.6	1.70
36	14. 1.67	69679	15	D	3,860	4,300	3,594	3,521.7	.97
37	3. 3.67	69680	15	D	2,820	5,000	3,585	4,095	1.14
TOTAL MARCH					61,920	107,300		87,878.7	

Map Ref No.	Date of Sale	Erf No.	Ward No.	Building Type D - Dwelling/ Terrace F - Flat	Provincial Valuation Ground and Buildings	Purchase Price Ground and Buildings at Current Prices	Area in Sq. Ft.	Purchase Price Ground and Buildings at Constant Prices	Purchase Price Per Sq. Ft. Ground and Buildings at Constant Prices
38	30. 1.67	67282	15	D	3,770	8,200	4,000	6,715.8	1.67
39	27. 1.67	65234	15	D	7,390	11,500	6,260	9,418.5	1.50
40	25. 1.67	67092	15	D	8,680	7,540	4,304	6,175.26	1.43
41	5. 2.67	64264 64265 64266	15	D	13,980	26,000	12,552	21,294.02	1.69
42	28. 2.67	67515	15	D	6,070	8,100	4,842	6,633.9	1.37
43	10. 3.67	68228	15	D	5,860	7,200	6,900	5,896.8	.85
44	4. 3.67	69572 69573	15	D	3,660	4,450	5,017	3,644.55	.72
45	23. 2.67	64239	15	D	8,430	11,000	6,094	9,009	1.47
46	10. 2.67	67710	15	D	5,700	3,690	3,900	3,022.11	.77
47	30. 1.67	67356	15	F	24,920	20,000	19,575	16,380.01	.83
48	4. 2.67	67454	15	D	4,560	8,250	4,052	6,756.75	1.66
49	25. 3.67	68524	15	D	5,710	8,000	5,000	6,552	1.31
50	14. 4.67	67374	15	D	5,940	5,300	4,382	4,340.7	.99
51	28. 3.67	69564	15	D	6,520	8,000	16,009	6,552	.40
52	15. 3.67	65026	15	D	9,030	18,000	7,612	14,742.01	1.93
TOTAL APRIL					120,220	155,230		127,133.41	

Map Ref No.	Date of Sale	Erf No.	Ward No.	Building Type D - Dwelling/ Terrace F - Flat	Provincial Valuation Ground and Buildings	Purchase Price Ground and Buildings at Current Prices	Area in Sq. Ft.	Purchase Price Ground and Buildings at Constant Prices	Purchase Price Per Sq. Ft. Ground and Buildings at Constant Prices
53	14. 4.67	68141	15	D	5,950	9,000	10,000	7,371	.73
54	28. 3.67	68033	15	D	11,070	18,000	15,963	14,742.01	.92
55	9.12.66	65232	15	D	10,960	14,000	10,007	11,466.01	1.14
56	6. 4.67	66139	15	D	7,100	15,500	8,100	12,694.51	1.56
57	7. 4.67	90795	15	D	16,580	29,750	9,452	24,365.27	2.57
58	8. 2.67	68564	15	D	3,080	5,000	2,303	4,095	1.77
59	12. 4.67	66184 66183 66182	15	D	13,710	15,000	20,334	12,285.01	.60
60	8. 3.67	67256	15	D	18,160	24,000	40,225	19,656.01	.48
61	7. 4.67	68071	15	D	13,960	18,500	8,300	15,151.51	1.82
62	18. 5.67	69002	15	D	5,240	7,000	9,843	5,733	.58
TOTAL MAY					105,810	155,750		127,559.33	

Map Ref No.	Date of Sale	Erf No.	Ward No.	Building Type D - Dwelling/ Terrace F - Flat	Provincial Valuation Ground and Buildings	Purchase Price Ground and Buildings at Current Prices	Area in Sq. Ft.	Purchase Price Ground and Buildings at Constant Prices	Purchase Price Per Sq. Ft. Ground and Buildings at Constant Prices
63	25. 3.67	64262	15	D	5,530	12,000	2,772	9,828	3.54
64	9. 2.67	68052	15	D	19,050	27,000	13,388	22,113.02	1.65
65	13. 5.67	68531	15	D	3,550	5,700	4,988	4,668.3	.93
66	31. 3.67	68048	15	D	21,802	45,443	76,372	37,217.85	.48
67	16. 5.67	67538	15	D	7,830	10,300	11,752	8,435.7	.71
68	15. 4.67	68245	15	D	5,580	9,110	5,600	7,461.09	1.33
69	18. 5.67	64986	15	D	9,530	19,000	7,840	15,561.01	1.98
70	8. 5.66	68176	15	D	5,129	10,000	5,129	8,190	1.59
71	15.12.66	66746	15	D	4,590	14,000	2,580	11,466.01	4.44
72	13. 4.67	67340 67338	15	D	6,640	7,500	4,373	6,142.5	1.40
73	22. 6.67	66843 66842	15	D	22,630	38,000	55,915	31,122.03	.55
74	21. 3.66	90842	15	D	6,680	6,900	4,915	5,651.10	1.14
TOTAL JUNE					118,541	204,953		167,856.61	

Map Ref No.	Date of Sale	Erf No.	Ward No.	Building Type D - Dwelling/ Terrace F - Flat	Provincial Valuation Ground and Buildings	Purchase Price Ground and Buildings at Current Prices	Area in Sq. Ft.	Purchase Price Ground and Buildings at Constant Prices	Purchase Price Per Sq. Ft. Ground and Buildings at Constant Prices
75	23. 2.67	68147	15	D	5,930	7,000	5,764	5,733	.99
76	26. 6.58	69772	15	D	4,160	4,800	5,000	3,931.2	.78
77	21. 6.67	66438	15	D	6,860	17,000	8,330	13,923.01	1.67
78	29. 5.67	64206	15	D	16,280	30,000	13,690	24,570.02	1.79
79	30. 5.67	66372	15	D	8,170	13,200	8,859	10,810.81	1.22
80	23.11.66	65335	15	D	2,024	5,250	7,322	4,299.75	.58
81	31. 3.67	68951	15	D	10,180	9,200	7,567	7,534.8	.99
82	11. 5.67	68176	15	D	7,410	11,000	5,129	9,009	1.75
83	2. 6.67	66739	15	D	2,617	8,500	5,002	6,961.5	1.39
84	10. 5.67	68477	15	D	5,880	7,300	4,766	5,978.7	1.25
TOTAL JULY					69,511	113,250		92,751.79	

Map Ref No.	Date of Sale	Erf No.	Ward No.	Building Type D - Dwelling/ Terrace F - Flat	Provincial Valuation Ground and Buildings	Purchase Price Ground and Buildings at Current Prices	Area in Sq. Ft.	Purchase Price Ground and Buildings at Constant Prices	Purchase Price Per Sq. Ft. Ground and Buildings at Constant Prices
85	17. 7.67	65177	15	D	8,130	16,500	7,639	13,513.51	1.76
86	12. 4.67	Lot 4 Brae-head Est.	15	D	13,150	19,400	10,238	15,888.61	1.55
87	12. 7.67	67738	15	D	5,020	5,000	9,056	4,095	.45
88	17. 7.67	90460	15	D	7,790	5,000	6,392	4,095	.64
89	24. 7.67	68309	15	D	8,960	9,500	7,050	7,780.5	1.10
90	28. 3.67	68098	15	D	6,270	8,000	5,504	6,552	1.19
91	29. 7.67	66153	15	D	14,890	33,000	26,898	27,027.02	1.00
TOTAL AUGUST					64,210	96,400		78,951.64	

Map Ref No.	Date of Sale	Erf No.	Ward No.	Building Type D - Dwelling/ Terrace F - Flat	Provincial Valuation Ground and Buildings	Purchase Price Ground and Buildings at Current Prices	Area in Sq. Ft.	Purchase Price Ground and Buildings at Constant Prices	Purchase Price Per Sq. Ft. Ground and Buildings at Constant Prices
92	27. 7.67	64155	15	D	20,500	30,800	19,800	25,225.22	1.27
93	8. 8.67	63983	15	D	15,920	34,900	20,968	28,583.12	1.36
94	15. 8.67	69002	15	D	5,240	6,600	9,843	5,405.4	.54
95	14. 8.67	65113	15	D	6,760	11,000	7,002	9,009	1.28
96	23. 8.67	67401	15	D	6,830	9,200	9,949	7,534.8	.75
97	9. 8.67	68699	15	D	5,160	7,600	6,134	6,224.4	1.01
98	5. 9.67	68788	15	D	3,910	6,400	2,869	5,241.6	1.82
99	23. 8.67	68321	15	D	11,510	12,000	10,000	9,828	.98
100	31. 8.67	67407	15	D	4,300	6,800	5,170	5,569.2	1.07
101	7. 8.67	68584	15	D	4,900	8,000	4,583	6,552	1.42
102	23. 8.67	68179	15	D	5,030	6,500	5,000	5,323.5	1.06
103	7. 9.67	68027	15	D	8,490	19,000	6,117	15,561.01	2.54
104	15. 8.67	68439	15	D	10,010	22,000	35,722	18,018.01	.50
TOTAL SEPTEMBER					108,560	180,800		148,075.26	

Map Ref No.	Date of Sale	Erf No.	Ward No.	Building Type D - Dwelling/ Terrace F - Flat	Provincial Valuation Ground and Buildings	Purchase Price Ground and Buildings at Current Prices	Area in Sq. Ft.	Purchase Price Ground and Buildings at Constant Prices	Purchase Price Per Sq. Ft. Ground and Buildings at Constant Prices
105	11. 5.67	90903	15	D	9,393	25,500	8,427	20,884.52	2.47
106	12. 7.67	67410	15	D	2,100	10,500	9,195	8,599.5	.93
107	7. 9.67	64263	15	D	12,460	29,500	10,530	24,160.52	2.29
108	5. 6.67	66986	15	D	9,540	20,400	21,789	16,707.61	.76
109	12. 6.67	67144	15	D	6,000	12,500	15,501	10,237.51	.66
110	30. 8.67	68425	15	D	5,100	6,000	7,308	4,914	.67
111	31. 8.67	68303	15	D	6,240	9,800	5,580	8,026.2	1.43
112	10. 8.67	67149	15	F	13,370	15,900	4,971	13,022.1	2.61
113	15. 9.67	68054	15	D	13,410	24,500	13,852	20,065.52	1.44
TOTAL OCTOBER					77,613	154,600		126,617.48	

Map Ref No.	Date of Sale	Erf No.	Ward No.	Building Type D - Dwelling/ Terrace F - Flat	Provincial Valuation Ground and Buildings	Purchase Price Ground and Buildings at Current Prices	Area in Sq. Ft.	Purchase Price Ground and Buildings at Constant Prices	Purchase Price Per Sq. Ft. Ground and Buildings at Constant Prices
114	6.11.67	67441	15	D	4,640	5,500	7,300	4,504.5	.61
115	30. 7.67	68112	15	D	7,720	8,000	10,000	6,552	.65
116	3.11.67	Rem. 67700	15	D	3,980	5,000	3,450	4,095	1.18
117	31.10.67	68116	15	D	2,720	3,900	1,779	3,194.1	1.79
118	18. 7.67	68487	15	D	5,040	5,600	4,074	4,586.4	1.12
119	25.10.67	90467	15	D	4,960	7,350	6,914	6,019.65	.87
TOTAL NOVEMBER					30,060	35,350		28,951.65	

Map Ref No.	Date of Sale	Erf No.	Ward No.	Building Type D - Dwelling/ Terrace F - Flat	Provincial Valuation Ground and Buildings	Purchase Price Ground and Buildings at Current Prices	Area in Sq. Ft.	Purchase Price Ground and Buildings at Constant Prices	Purchase Price Per Sq. Ft. Ground and Buildings at Constant Prices
120	21.11.67	Rem. 67207	15	D	7,190	11,300	4,436	9,254.7	2.08
121	9.11.67	64017 64018 64000 64020 64021 64019	15	D	16,680	28,500	15,355	23,341.52	1.52
122	17.10.67	68583	15	D	6,620	8,600	6,069	7,043.4	1.16
123	22.11.67	68643	15	D	4,440	7,600	5,272	6,224.4	1.18
124	29.11.67	68267	15	D	4,050	12,000	6,075	9,828	1.61
125	14.11.67	64015	15	D	12,120	15,800	7,525	12,940.21	1.71
126	20.11.67	64165	15	D	11,450	20,000	10,028	16,380.01	1.63
127	18.11.67	65225	15	D	6,050	13,000	6,375	10,647.01	1.67
128	14.11.67	67014	15	D	12,970	19,000	8,564	15,561.01	1.81
TOTAL DECEMBER					81,570	135,800		111,220.26	