

# VISIT 3: REAL ESTATE AGENCY

## CITY SURVEY PROTOCOL

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PLEASE ENTER DATA IN THE FORMS BELOW. YOU MAY ENTER THE DATA IN MULTIPLE SESSIONS.  
NEW ENTRIES IN ANY FIELD REPLACE PREVIOUSLY ENTERED DATA. PLEASE ENTER COMPLETE  
UNITS FOR NUMERIC RESPONSES (INCLUDE ANY REQUIRED ZEROS).

QUESTIONS MARKED WITH A \* ARE REQUIRED.

\* SURVEY CITY

Pretoria

FIRST NAME

Linda

FAMILY NAME

Nell

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### VISIT TO REAL ESTATE AGENCY

#### A. GENERAL HOUSING AND LAND MARKET INFORMATION

##### 3A(1) MIDDLE RANGE OF PRICES OF ALL FORMAL DWELLING UNITS.

FROM:

850000

TO:

1000000

##### 3A(2) MIDDLE RANGE OF PRICES OF NEW FORMAL DWELLING UNITS.

FROM:

1.0

TO:

2.0

##### 3A(3) MIDDLE RANGE OF HOUSEHOLD INCOMES OF BUYERS OF NEW FORMAL DWELLING UNITS (PER MONTH BEFORE TAXES)

FROM:

10000

TO:

60000

##### 3A(4) MIDDLE RANGE OF RENTS OF ALL FORMAL DWELLING UNITS (OLD AND NEW)

FROM:

3000

TO:

7000

##### 3A(5) MIDDLE RANGE OF RENTS OF NEW FORMAL DWELLING UNITS

FROM:

3000

To:

10000

**3A(6) MIDDLE RANGE OF HOUSEHOLD INCOMES OF RENTERS OF NEW FORMAL DWELLING UNITS (MONTH BEFORE TAXES)**

FROM:

6000

To:

20000

**3A(6A) PRICE AND YEAR OF HIGHEST RECORDED LAND TRANSACTION IN THE CITY**

PRICE (INCLUDE CURRENCY)

R23million

YEAR

**3A(6B) NUMBER OF STORIES OF TALLEST BUILDING IN THE METROPOLITAN AREA**

25

**3A(6C) MIDDLE RANGE OF LAND PRICES ON THE URBAN FRINGE IN CURRENT AGRICULTURAL PRODUCTION**

FROM:

2million per hectre

To:

**3A(7) MIDDLE RANGE OF RAW LAND PRICES ON THE URBAN FRINGE WITHOUT PERMITS FOR LAND SUBDIVISION AND DEVELOPMENT**

FROM:

10000

To:

**3A(8) MIDDLE RANGE OF RAW LAND PRICES ON THE URBAN FRINGE WITH PERMITS FOR LAND SUBDIVISION AND DEVELOPMENT**

FROM:

3million

To:

**3A(9) MIDDLE RANGE OF PLOT PRICES IN A TYPICAL NEW LAND SUBDIVISION ON THE URBAN FRINGE (PER M2)**

FROM:

1.5million per hectre

To:

**3A(10) TYPICAL TIME IT TAKES TO OBTAIN ALL PERMITS TO CONVERT RURAL TO URBAN LAND (MONTHS)**

FROM:

6months

To:

2 years

**3A(11) TYPICAL TIME IT TAKES TO OBTAIN ALL PERMITS FOR A MEDIUM-SIZE RESIDENTIAL SUBDIVISION ON THE URBAN FRINGE (MONTHS)**

FROM:

9 months

To:

15 months

**3A(12) ESTIMATED PERCENT OF NEW LAND SUBDIVISIONS THAT WERE BUILT LAST YEAR WITHOUT PROPER ZONING AND LAND SUBDIVISION PERMITS (%)**

N.A

**3A(13) PREVALENCE OF CORRUPT PRACTICES IN ENFORCEMENT OF ZONING AND LAND SUBDIVISION REGULATIONS**

- Very Often
- Frequently
- Occasionally
- Rarely
- Never

**3A(14) DO MOST HIGH-INCOME FAMILIES PREFER CENTRAL CITY LOCATIONS AS AGAINST SUBURBAN LOCATIONS (YES/NO)?**

- Yes
- No

**3A(15) ARE THERE DILAPIDATED OR ABANDONED DISTRICTS IN THE CITY CENTER (YES/NO)?**

- Yes
- No

**3A(16) IS THERE A RELATIVELY EVEN MIXTURE OF HOUSING FOR ALL INCOME GROUPS IN THE CITY CENTER (YES/NO)?**

- Yes
- No

**3A(17) ARE THE MAJORITY OF PEOPLE LIVING IN THE CITY CENTER CONSIDERED POOR OR LOW-INCOME (YES/NO)?**

- Yes
- No

**3A(18) ARE THERE NEIGHBORHOODS IN THE CITY CENTER THAT ARE CONSIDERED DANGEROUS DUE TO CRIMINAL ACTIVITY (YES/NO)?**

- Yes
- No

**3A(19) IS THERE A CONCENTRATION OF PARTICULAR RACIAL OR ETHNIC GROUPS IN THE CITY CENTER (YES/NO)?**

- Yes
- No

3A(20) HAS THERE BEEN A MOVEMENT OF MIDDLE- AND HIGH-INCOME PEOPLE BACK INTO THE CITY CENTER (YES/NO)?

Yes

No

3A(21) ESTIMATED PERCENTAGE OF NEW LAND SUBDIVISIONS THAT ARE SERVED BY PIPED WATER FROM A COMMON URBAN WATER SUPPLY (%)

N.A

3A(22) ESTIMATED PERCENTAGE OF NEW LAND SUBDIVISIONS THAT DRILL THEIR OWN WELLS (%)

10

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CONSIDER THE CURRENT MARKET VALUE AND CHARACTERISTICS OF THREE TYPICAL DWELLING UNITS AVAILABLE IN THIS MARKET. ONE IS A UNIT THAT WOULD BE TYPICAL FOR THIS MARKET, VALUED NEAR THE MEDIAN FOR DWELLINGS IN THE CITY. NEXT CONSIDER A NEWLY CONSTRUCTED UNIT, VALUED NEAR THE MEDIAN FOR NEW DWELLINGS IN THE CITY. FINALLY, CONSIDER THE LOWEST COST NEWLY BUILT DWELLING. FOR EACH OF THESE THREE TYPES (ASSOCIATED WITH THE THREE COLUMNS IN THE TABLE) OBTAIN THE FOLLOWING INFORMATION (INCLUDE CURRENCY):

### B. CHARACTERISTICS OF THREE TYPICAL DWELLING UNITS ON THE MARKET

#### 3B(1) ESTIMATED VALUE OF DWELLING UNIT

FOR MEDIAN-PRICED DWELLING:

1.2million

FOR MEDIAN-PRICED NEW DWELLING:

1.5million

FOR LOWEST-PRICE NEW DWELLING:

480000

#### 3B(2) ESTIMATED MONTHLY HOUSEHOLD INCOME OF BUYERS

FOR MEDIAN-PRICED DWELLING:

50000

FOR MEDIAN-PRICED NEW DWELLING:

60000

FOR LOWEST-PRICE NEW DWELLING:

15000

#### 3B(3) ESTIMATED MONTHLY RENTAL, IF IT WERE RENTED

FOR MEDIAN-PRICED DWELLING:

2000

FOR MEDIAN-PRICED NEW DWELLING:

4000

FOR LOWEST-PRICE NEW DWELLING:

2500

**3B(4) IF HOUSE, LAND AREA OF PLOT (M2)**

**FOR MEDIAN-PRICED DWELLING:**

1000

**FOR MEDIAN-PRICED NEW DWELLING:**

1000

**FOR LOWEST-PRICE NEW DWELLING:**

1000

**3B(5) IF HOUSE, LAND PRICE AS PERCENT OF TOTAL PRICE (%)**

**FOR MEDIAN-PRICED DWELLING:**

depends on area

**FOR MEDIAN-PRICED NEW DWELLING:**

depends on area

**FOR LOWEST-PRICE NEW DWELLING:**

depends on area

**3B(6) IF APARTMENT, TOTAL NUMBER OF STORIES IN BUILDING**

**FOR MEDIAN-PRICED DWELLING:**

3

**FOR MEDIAN-PRICED NEW DWELLING:**

**FOR LOWEST-PRICED NEW DWELLING:**

**3B(7) IF APARTMENT, IS THERE AN ELEVATOR? (YES/NO)**

**FOR MEDIAN-PRICED DWELLING:**

- Yes  
 No

**FOR MEDIAN-PRICED NEW DWELLING:**

- Yes  
 No

**FOR LOWEST-PRICE NEW DWELLING:**

- Yes  
 No

**3B(8) FLOOR AREA OF UNIT (M2)**

**FOR MEDIAN-PRICED DWELLING:**

60

**FOR MEDIAN-PRICED NEW DWELLING:**

**FOR LOWEST-PRICED NEW DWELLING:**

**3B(9) NUMBER OF ROOMS IN UNIT**

**FOR MEDIAN-PRICED DWELLING:**

**FOR MEDIAN-PRICED NEW DWELLING:**

**FOR LOWEST-PRICE NEW DWELLING:**

**3B(10) WALL MATERIALS**

**FOR MEDIAN-PRICED DWELLING:**

**FOR MEDIAN-PRICED NEW DWELLING:**

**FOR LOWEST-PRICE NEW DWELLING:**

**3B(11) ROOF MATERIALS**

**FOR MEDIAN-PRICED DWELLING:**

**FOR MEDIAN-PRICED NEW DWELLING:**

**FOR LOWEST-PRICE NEW DWELLING:**

**3B(12) FLOOR MATERIALS**

**FOR MEDIAN-PRICED DWELLING:**

**FOR MEDIAN-PRICED NEW DWELLING:**

**FOR LOWEST-PRICE NEW DWELLING:**

**3B(13) TOILET INSIDE UNIT? (YES/NO)**

**FOR MEDIAN-PRICED DWELLING:**

- Yes
- No

**FOR MEDIAN-PRICED NEW DWELLING:**

- Yes
- No

**FOR LOWEST-PRICE NEW DWELLING:**

- Yes
- No

**3B(14) PIPED SEWERAGE CONNECTION? (YES/NO)**

**FOR MEDIAN-PRICED DWELLING:**

- Yes
- No

**FOR MEDIAN-PRICED NEW DWELLING:**

- Yes
- No

**FOR LOWEST-PRICE NEW DWELLING:**

- Yes
- No

**3B(15) ELECTRICAL METER? (YES/NO)**

**FOR MEDIAN-PRICED DWELLING:**

- Yes
- No

**FOR MEDIAN-PRICED NEW DWELLING:**

- Yes
- No

**FOR LOWEST-PRICE NEW DWELLING:**

- Yes
- No

**3B(16) CENTRAL HEATING? (YES/NO)**

**FOR MEDIAN-PRICED DWELLING:**

- Yes
- No

**FOR MEDIAN-PRICED NEW DWELLING:**

- Yes
- No

**FOR LOWEST-PRICE NEW DWELLING:**

- Yes
- No

**3B(17) AIR-CONDITIONING? (YES/NO)**

**FOR MEDIAN-PRICED DWELLING:**

- Yes
- No

**FOR MEDIAN-PRICED NEW DWELLING:**

- Yes
- No

**FOR LOWEST-PRICE NEW DWELLING:**

- Yes
- No

**3B(18) PAVED ROAD IN FRONT OF UNIT? (YES/NO)**

**FOR MEDIAN-PRICED DWELLING:**

- Yes
- No

**FOR MEDIAN-PRICED NEW DWELLING:**

- Yes
- No

**FOR LOWEST-PRICE NEW DWELLING:**

- Yes
- No

**3B(19) DISTANCE TO CITY CENTER (KMS.)**

**FOR MEDIAN-PRICED DWELLING:**

25

**FOR MEDIAN-PRICED NEW DWELLING:**

**FOR LOWEST-PRICE NEW DWELLING:**

**3B(20) WALKING TIME TO NEAREST PUBLIC BUS STOP (MIN.)**

**FOR MEDIAN-PRICED DWELLING:**

15

**FOR MEDIAN-PRICED NEW DWELLING:**

**FOR LOWEST-PRICE NEW DWELLING:**

**3B(21) SALE INCLUDES FULL LEGAL TITLE? (YES/NO)**

**FOR MEDIAN-PRICED DWELLING:**

- Yes
- No

**FOR LOWEST-PRICE NEW DWELLING:**

- Yes
- No

**FOR LOWEST-PRICE NEW DWELLING:**

- Yes
- No

**3B(22) SALE INCLUDES TRANSFER OF SOME OWNERSHIP DOCUMENT? (YES/NO)**

**FOR MEDIAN-PRICED DWELLING:**

- Yes
- No

**FOR MEDIAN-PRICED NEW DWELLING:**

- Yes
- No

**FOR LOWEST-PRICE NEW DWELLING:**

- Yes
- No

**3B(23) MORTGAGE LOAN AVAILABLE TO BUYERS? (YES/NO)**

**FOR MEDIAN-PRICED DWELLING:**

- Yes
- No

**FOR MEDIAN-PRICED NEW DWELLING:**

- Yes
- No

**FOR LOWEST-PRICE NEW DWELLING:**

- Yes
- No

**3B(24) UNIT CONFORMS TO BUILDING CODE? (YES/NO)**

**FOR MEDIAN-PRICED DWELLING:**

- Yes
- No

**FOR MEDIAN-PRICED NEW DWELLING:**

- Yes
- No

**FOR LOWEST-PRICE NEW DWELLING:**

- Yes
- No

**3B(25) SUBDIVISION CONFORMS TO REGULATIONS (YES/NO)**

**FOR MEDIAN-PRICED DWELLING:**

- Yes
- No

**FOR MEDIAN-PRICED NEW DWELLING:**

- Yes
- No

**FOR LOWEST-PRICE NEW DWELLING:**

- Yes
- No

**3B(26) AGE OF UNIT, IF NOT NEW (SPECIFY UNITS)**

**FOR MEDIAN-PRICED DWELLING:**

5

**FOR MEDIAN-PRICED NEW DWELLING:**

40

**FOR LOWEST-PRICE NEW DWELLING:**

**PLEASE ENTER HERE NOTES AND COMMENTS ON THE DATA COLLECTED DURING YOUR VISIT:**