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Please find attached hereto the forms you requested.

Very difficult to compare the 8 suburbs we are working in

Kind regards

Linda Nell.

**We make it happen!**

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:

B. Characteristics of Three Typical Dwelling Units on the Market:			
	Median-price Dwelling Unit	Median-price New Unit	Lowest-price New Unit
3B(1) Estimated value of dwelling unit			
3B(2) Estimated monthly household income of buyers	1,2 mil.	1,5 mil.	480,000
3B(3) Estimated monthly rental, if it were rented	50,000 p/m.	60,000.	15,000
3B(4) If house, land area of plot (m <sup>2</sup> )	2,000.	4,000.	2,500.
3B(5) If house, land price as percent of total price (%)	1000		
3B(6) If apartment, total number of stories in building	depends on area.		
3B(7) If apartment, is there an elevator? (Yes/no)	3.		
3B(8) Floor area of unit (m <sup>2</sup> )	no.		
3B(9) Number of rooms in unit	60 m <sup>2</sup> .		
3B(10) Wall materials	3, 4.		
3B(11) Roof materials			
3B(12) Floor materials			
3B(13) Toilet inside unit? (Yes/no)			
3B(14) Piped sewerage connection? (Yes/no)	Yes.		
3B(15) Electrical meter? (Yes/no)	Yes.	Sometimes not.	
3B(16) Central heating? (Yes/no)	Very few.		
3B(17) Air-conditioning? (Yes, no)	Very few.		
3B(18) Paved road in front of unit? (Yes/no)	Very few.		
3B(19) Distance to city center (kms.)	Mostly.		
3B(20) Walking time to nearest public bus stop (min.)	25 km.		
3B(21) Sale includes full legal title? (Yes/no)	15 min.		
3B(22) Sale includes transfer of some ownership document? (Yes/no)	Yes.		
3B(23) Mortgage loan available to buyers? (Yes/no)	Yes.		
3B(24) Unit conforms to building code? (Yes/no)	Yes.		
3B(25) Subdivision conforms to regulations (Yes/no)	Yes.		
3B(26) Age of unit, if not new	Yes.		
	± 5	40.	

Note: Definitions can be found in the Survey Instructions.

VISIT 3: REAL ESTATE AGENCY

Please obtain the following information from one or more real estate agencies in the metropolitan area. Note that all prices and incomes should be expressed in terms of the local currency.

A. General Housing and Land Market Information:		
	From	To
3A(1) Middle range of prices of all formal dwelling units (old and new)	550,000	10,000,000
3A(2) Middle range of prices of new formal dwelling units	1,0	2,0
3A(3) Middle range of household incomes of buyers of new formal dwelling units (per month before taxes)	10,000	60,000
3A(4) Middle range of rents of all formal dwelling units (old and new)	3,000	7,000
3A(5) Middle range of rents of new formal dwelling units	3,000	10,000
3A(6) Middle range of household incomes of renters of new formal dwelling units (month before taxes)	6,000	20,000
3A(6a) Price and year of highest recorded land transaction in the city	23 million	
3A(6b) Number of stories of tallest building in the metropolitan area	25	Unknown
3A(6c) Middle range of land prices on the urban fringe in current agricultural production	2 mil p. hkt.	
3A(7) Middle range of raw land prices on the urban fringe without permits for land subdivision and development	R 10,000 m <sup>2</sup>	
3A(8) Middle range of raw land prices on the urban fringe with permits for land subdivision and development	R 3,000 m <sup>2</sup>	
3A(9) Middle range of plot prices in a typical new land subdivision on the urban fringe (per m <sup>2</sup> )	R 1.5 mil p. hkt.	
3A(10) Typical time it takes to obtain all permits to convert rural to urban land (months)	6 months	2 years
3A(11) Typical time it takes to obtain all permits for a medium-size residential subdivision on the urban fringe (months)	9 months	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) On a scale from 1 (lowest) to 5 (highest) to what extent is enforcement of zoning and land subdivision regulations subject to corrupt practices?	5+	
3A(14) Do most high-income families prefer central city locations as against suburban locations (Yes/No)?	No.	
3A(15) Are there dilapidated or abandoned districts in the city center (Yes/No)?	Yes.	
3A(16) Is there a relatively even mixture of housing for all income groups in the city center (Yes/No)?	No.	
3A(17) Are the majority of people living in the city center considered poor or low income (Yes/No)?	Yes.	
3A(18) Are there neighborhoods in the city center that are considered dangerous due to criminal activity (Yes/No)?	Yes.	
3A(19) Is there a concentration of particular racial or ethnic groups in the city center (Yes/No)?	Yes.	
3A(20) Has there been a movement of middle- and high-income people back into the city center (Yes/No)?	No.	
3A(21) Estimated percentage of new land subdivisions which are served by piped water from a common urban water supply (%)	N.A.	
3A(22) Estimated percentage of new land subdivisions which drill their own wells (%)	Yes.	10%

Note: Definitions can be found in the Survey Instructions.