



Lightstone risk management
Report date: 2015/07/01
Report number: 20150701025722

Property details

Property location

Province: Wc
Municipality: City of cape town
Suburb: Schonenberg estate
Street: xxxxx
Street #: x
Postal code: xxxx
Estate: Schonenberg estate
Legal description: Erf xxxxx somerset west city of cape town western cape
Coordinates (lat/long): [Google Maps:](#) | [Street View](#)

Property attributes

Property type: Freehold
Last sales date: 2011/06/27
Last sales price: R x xxx 000
Land size (registered): 450 m²
Land size (cadastral): 449 m²
Estimated size under roof: Not available
Age of property: 7 years

Owner details

Owner name:	ID/Reg #:	Title deed #:	Share:	Marital status:
xxxxx	xxxxxxxxxxxxx	Txxxxx/2011	Not available	Not available

Bond details

Institution:	Amount:	Bond #:	Registration date:
xxxxx	R x xxx 000	Bxxxxx/2011	2011/08/05

Imagery



Property values



Estimated Value:	R x xxx 000
Expected Low:	R x xxx 000
Expected High:	R x xxx 000
Replacement cost value:	Not available

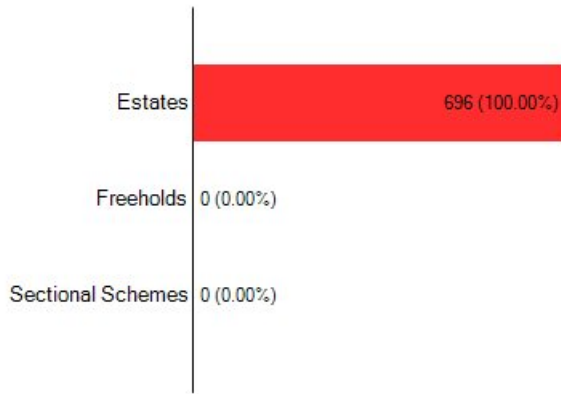
Credit risk



Risk quality grade:	90%
Distressed sales factor:	73%

Suburb information

Market Stock



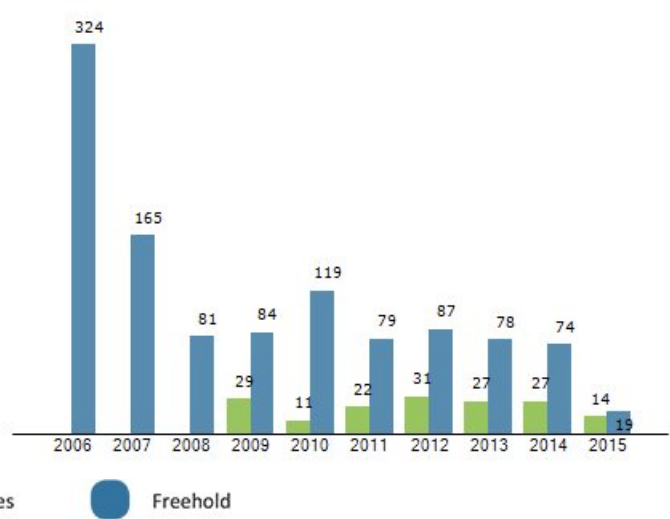
Suburb demographics

Average household income range:	J:R43,000 - R51,000
Predominant lsm:	LSM10High
Number of adults:	655

Average price (R '000)



Number of sales



Period of ownership



- 11 and more
- 8 - 10 years
- 5 - 7 years
- Less than 5



% Existing Owners

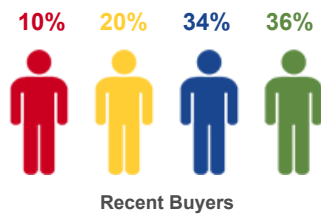
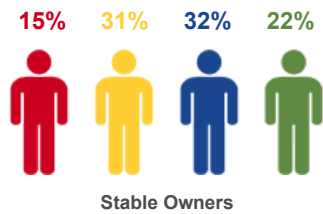


% Recent Sellers

Age of residents



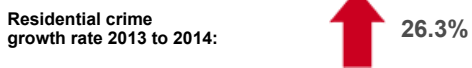
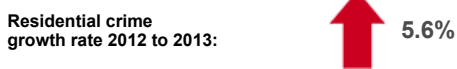
- Pensioner: 65 or older
- Mature: 50 - 64
- Middle Aged: 36 - 49
- Youth/Adult: 18 - 35



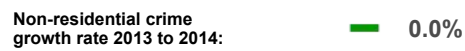
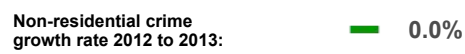
Crime



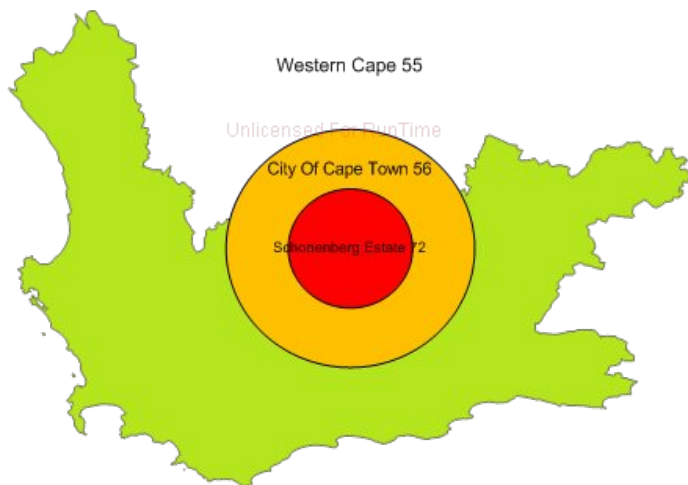
Residential crime



Non-residential crime



Unlicensed For RunTime



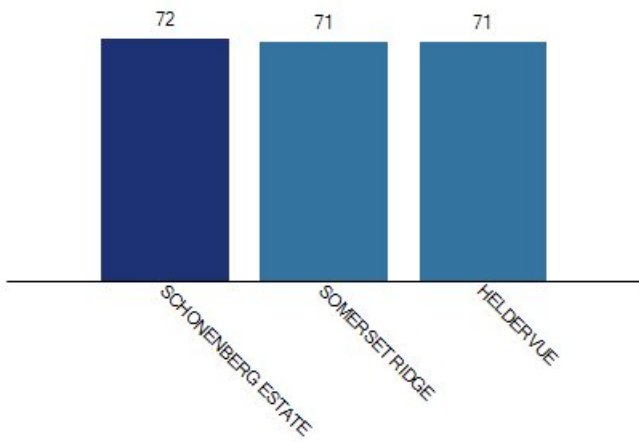
- Lowest Risk
- Medium Risk
- Highest Risk

Unlicensed For RunTime

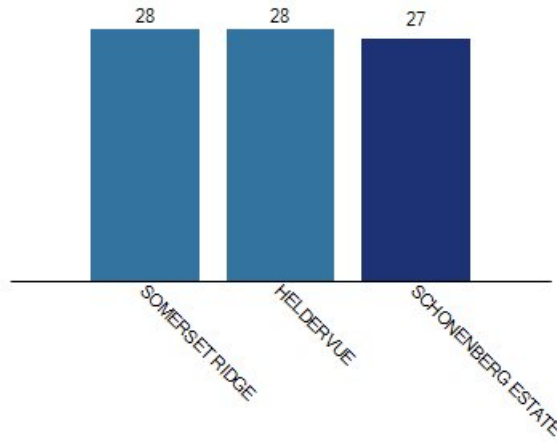


- Lowest Risk
- Medium Risk
- Highest Risk

Residential crimes per 1000 households compared to 4 surrounding suburbs



Non-residential crimes per 1000 households compared to 4 surrounding suburbs



Police stations

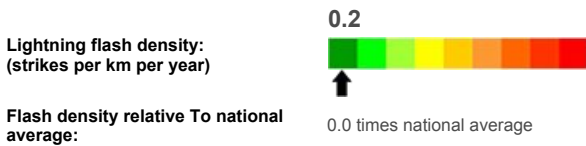


Nearest: Police saps - somerset west
Straight line distance: 2.7 km

Weather



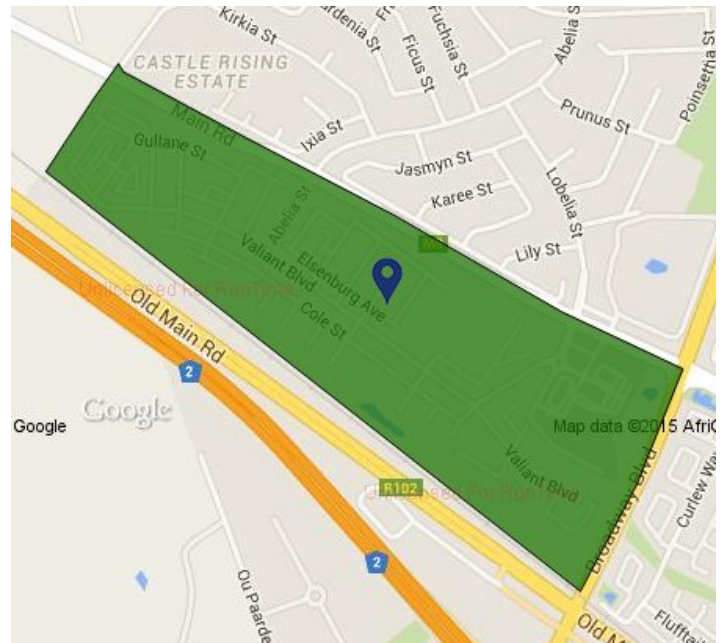
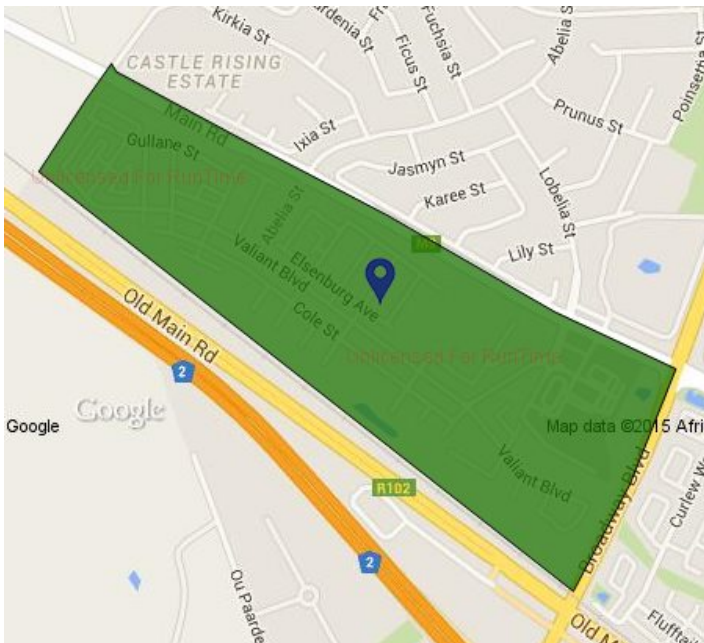
Lightning



Hail



Hail day frequency: 0 days per km per year



This region falls within the southern folded mountains ecoregion.

Southern folded mountains:

This region has a diverse topography but closed hills and mountains with a moderate to high relief, are dominant.

The vegetation is likewise highly diverse with various Fynbos, Karoo, Renosterveld and Thicket types, but Mountain Fynbos, Grassy Fynbos and Little Succulent Karoo are generally distinctive. The Gourits River and its main tributaries traverse this area. Other significant rivers include the Palmiet, Gamtoos and its tributaries, Keurbooms, Kromme, Rivier-Sonder-End and the Breede rivers. The Berg River has its source in this region.

Flood risk



Distance from water body: 206 meters
Height above water body: 15 meters



Shaded gray area indicates a 3km radius from the property

Fire risk



Likelihood of fire: Rare



Fire stations



Nearest: Fire station - somerset west
Straight line distance: 3.1 km

-  Rare
-  Unlikely
-  Possible
-  Likely
-  Almost Certain

Land characteristics



Soil



5.1%

Percentage Clay

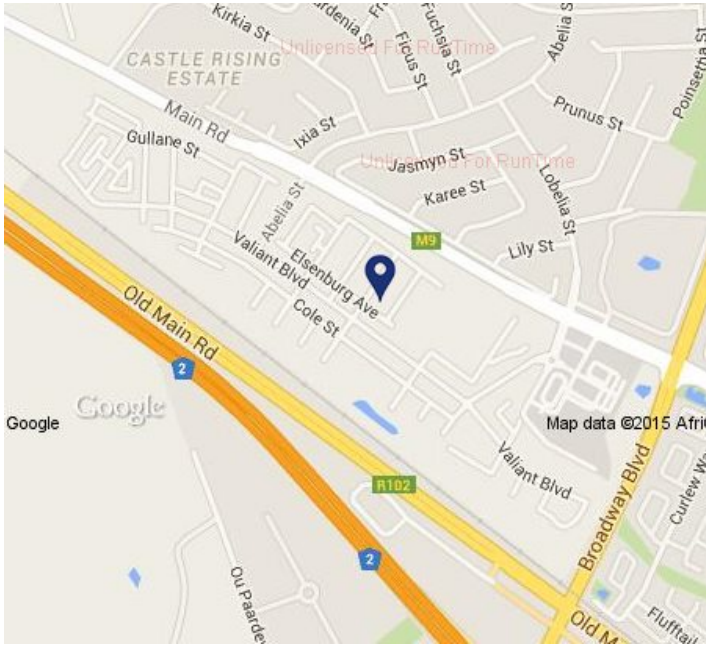


Clay Present:

No

Swelling Clay:

N/A



Dolomite

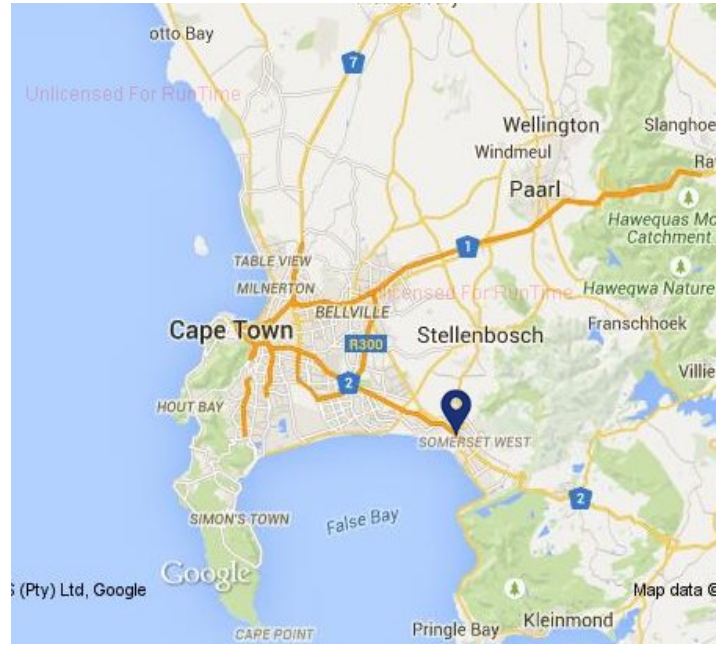


Dolomite present:

No

Number of sinkholes within 5km:

0



Clay

Sink Hole

Dolomite

Slope



3.9

Slope (in degrees)



Description:

Moderately Sloping

Seismic activity



Peak ground acceleration:

0.55 m/s²

Average national pga:

0.29 m/s²

Severity:

Low Hazard

Mines



Nearest:

Holcim macassar sand mine

Straight line distance:

8.6 km away

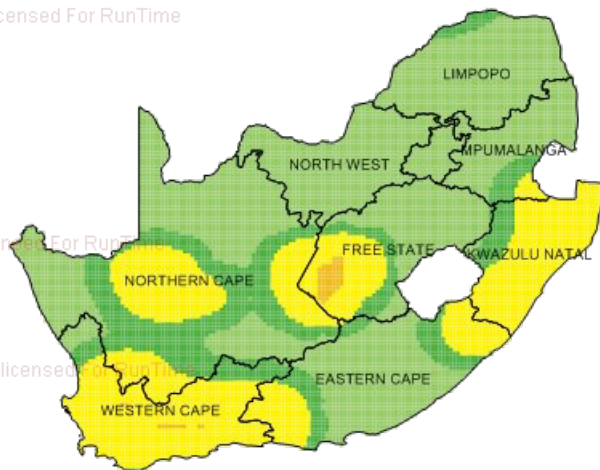
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