



WE ENJOY 33.3% MARKET SHARE OF SALES OVER R20m IN THE LAST FOUR YEARS

TOTAL TRANSFERS IN CAMPS BAY IN EXCESS OF R20m FOR THE PERIOD 1 FEB 2013 - 1 FEB 2015

15	BLAIR ROAD	01/26/2015	R29 000 000	
20	VAN KAMP	10/30/2014	R22 000 000	SOLD BY MARION TAY
17	SHANKLIN CRESCENT	09/23/2013	R20 400 000	
2	ATHOLL ROAD	09/18/2013	R20 000 000	
3	GLEN BEACH ROAD	06/10/2013	R20 000 000	SOLD BY MARION TAY
42	ATHOLL ROAD	07/31/2012	R20 000 000	

Source: Lightstone

ARE YOU THINKING OF BUYING? SOME POINTS TO REMEMBER (PART 2):

- Ask if you can look inside the roof space. Five minutes up on a stepladder might save you thousands later on.
 - If it is an older clay tile roof, make sure the undersides of the tiles are not pulverising (turning to dust).
 - If there is an underlay, ensure it is one piece and that it has not become brittle and is hanging down in strips.
 - Light should not be streaming in through badly fitting tiles or rusting roof sheets.

- Be beware of the smell of fresh paint and look out for areas of paint of a slightly different colour. Check along the skirting boards, around window frames or along the ceiling cornices, as these areas are most likely to be affected by damp.
- Walk around the house, starting in the bathrooms as problems here can be costly to fix.
- Tap the floor and wall tiles to ensure that they are sound and not hollow underneath.
- Turn the taps on to ensure that the water pressure is strong, and that there is equal pressure between the hot and cold water.
- Flush the toilet to see if the water draws quickly, and check that the cistern fills quickly and switches off easily.
- Check the base of the walls around the bath and shower for damp or leaks.

See next month's newsletter for more advice when purchasing a property.

Source: Weekend Argus - 21 Feb 2015

HOT PROPERTY

2 NORTH FACING ERVEN IN BALI BAY | R19,500,000



<http://www.marion-taylor.com/results/residential/for-sale/atlantic-seaboard/camps-bay/house/440/>

PROPERTY TRANSFERS:

For your interest, we provide transfer stats for the same period for 2014 & 2015 below.

10	WOODFORD AVENUE	R6 800 000
30	SHANKLIN CRESCENT	R9 750 000
7	CENTRAL DRIVE	R3 500 000
5	WILLESDEN ROAD	R6 800 000
19	GENEVA DRIVE	R9 000 000
10	SS OCEANA (456/2003)	R2 850 000
2	SS 20 INGLESIDE ROAD (412/1997)	R4 600 000
107	SS THE CRYSTAL (260/2010)	R4 000 000
3	TREE ROAD	R7 200 000
37	SEDGEMOOR ROAD	R13 600 000
42	GENEVA DRIVE	R6 500 000
52	UPPER TREE ROAD	R6 100 000
1	SS MONTE CARLO FLATS (7/1979)	R2 300 000
18	SS WAVERLEY MANOR (635/2010)	R620 000
21	SS SONNEKUS (18/1981)	R6 000 000
1	SS 71 GENEVA DRIVE (249/2010)	R8 000 000
2	SS THE RETREAT (176/1993)	R6 500 000
143	KLOOF ROAD	R8 500 000
21	SS FIRST BEACH (209/1998)	R1 950 000
50	SS SAN MICHELE (388/1994)	R17 000 000
6	SS HAMILTON COURT (320/1984)	R2 100 000
4	SS VILLA D'AZUR (149/1989)	R13 000 000
3	SS VILLA D'AZUR (149/1989)	R10 500 000
32	DE WET ROAD	R22 000 000
50	DE WET ROAD	R43 000 000
192	KLOOF ROAD	R28 000 000
26	ARCADIA ROAD	R20 000 000
11	ST LEON AVENUE	R31 000 000
111	SS PORTMAN PLACE (565/2007)	R2 625 000
1	SS GREEN SHUTTERS (93/1985)	R6 300 000
2	SS GREEN SHUTTERS (93/1985)	R6 300 000
11	SS LINQUE MANSIONS (17/1980)	R4 600 000
200	SS THE PRESIDENT HOTEL (141/1998)	R980 000
302	SS THE BANTRY (407/2008)	R22 250 000
11	SS BANTRY HEIGHTS (36/1990)	R3 700 000
305	SS PORTMAN PLACE (565/2007)	R3 000 000
1	SS 12 FIR AVENUE (557/2006)	R5 900 000
11	SS THE PRESIDENT HOTEL (141/1998)	R784 000

WATERFRONT - FEB 2015

3	SS JULIETTE (732/2005)	R4 600 000
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WATERFRONT - FEB 2014

604	SS CARRADALE (20/2002)	R6 500 000
101	SS BANNOCKBURN (360/2001)	R3 200 000
403	SS PARERGON (353/2002)	R16 500 000
303	SS CARRADALE (20/2002)	R8 300 000
9	SS PEMBROKE (805/2007)	R3 350 000

Source: Lightstone

NEWS:

CONTRACTS – LEAVE NO SHADOW OF A DOUBT

Contracts should always contain a “non-variation” clause providing that no variation of the agreement is of any force or effect unless it is in writing and is signed by all parties. A recent High Court case resulting from a property dispute shows why.

<http://www.marion-taylor.com/news/contracts-leave-no-shadow-of-a-doubt/>

SHARP DROP IN INFLATION

The headline consumer price index (CPI) annual inflation rate dropped 0.9 percent to reach 4.4 percent in January, according to Statistics SA. The corresponding annual rate was 5.3% in December.

<http://www.fin24.com/Economy/Inflation-drops-sharply-to-44-20150218>

CAPE TOWN INTERNATIONAL JAZZ FESTIVAL

Get ready for a two-day showcase of top-notch international and local musos at this premier annual fiesta at the CTICC!

<http://www.capetownmagazine.com/ctijf>

CAMPS BAY WATCH CITIZEN POLICING

A safer community is everyone's responsibility.

<http://www.campsbaywatch.org/en>

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