



# COWIES HILL ESTATE GAZETTE

HELLO MEMBERS! WELCOME TO THE COWIES HILL COMMUNITY  
NEWSLETTER

FROM THE DESK OF THE COMMUNICATIONS TEAM

## DEAR FELLOW COWIES HILL MEMBERS

The Stats are in, and its good news! The latest reports from Property 24 is that Property values in Cowies hill, are on the rise. This coupled with the statistics on our response times

Our two response vehicles are manned for 24 hours a day and are limited to only driving in our area. This means each and every road is covered multiple times. Average response times of our ARO's is 2mins and 23 seconds. This is almost 4 times less than that of the industry average at 7,5 minutes.

It is clear that the benefits of the Estate are being seen in the reduction in crime in our area and increase in property value. The two directions we want to see!

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WE LOVE  
BIODIVERSITY



BIODIVERSITY PROGRAMME

By now many of you will have learned of our plans for our Biodiversity Restoration Project.

This means only indigenous endemic plants will be planted by CHE as part of the restoration of our beautiful suburb.

To start our programme for the eradication of alien invasive plants (AIP), we have also commenced chopping stems of *Dolichandra unguis-cati* (Cats claw Creeper) to kill off growth points before the formation of seeds in mid to late summer.

Cats claw creeper that has spread along Ernest Whitcutt Road and infested many of the properties alongside it.



The “barrier” species that were planted along the fence at the M13 Paradise Valley flyover to the Sasol garage will, in time, close off the informal footpaths into the nature reserve that are currently used by vagrants. Barrier plants include *Amatinkulu* and *Ziziphus Macronata*

The plants along the fence include:-

- *Scutia mytina* (Cat-thorn /Isiphingo) - impenetrable thorny scrambling climber.
- *Dovyalis caffra* (Kei-apple) - shrub / small tree with hard sharp spiny thorns.
- *Acacia natalitia* (Pale-bark Sweet Thorn) - paired sharp spines

## PROPERTY TRENDS IN CHE



### WE TALKED TO THE ESTATE AGENTS AT SHELLEY ABOUT THE BENEFITS OF BELONGING TO THE CHE...

Shelley Residential have kindly offered us a review of the CHE from the perspective of an Estate Agency, operating in our precinct pre and post formation of the CHE.

Since the formation of Cowies Hill Estate in 2019 and the implementation of its security measures, Shelley Residential have noted the following interesting trends occurring:

- Greater awareness amongst buyers of the Cowies Hill neighbourhood in general and Cowies Hill Estate in particular as a preferred upmarket residential area.
- An increase in demand from potential buyers (across all races and religions) to relocate within the security zone of the Cowies Hill Estate.
- The increase in awareness and demand, along with the reduction in the number of homes on the market and the low interest rate is starting to have a positive impact on the value of properties within the Cowies Hill Estate zone.
- Prices in Cowies Hill have increased 20% over the last 2 years. A marked difference from the average property price escalation in Westville of 3%.
- The majority of sales within the Cowies Hill Estate concluded by Shelley Residential in 2021 have been at full or above asking price and are selling within 7 - 14 days.



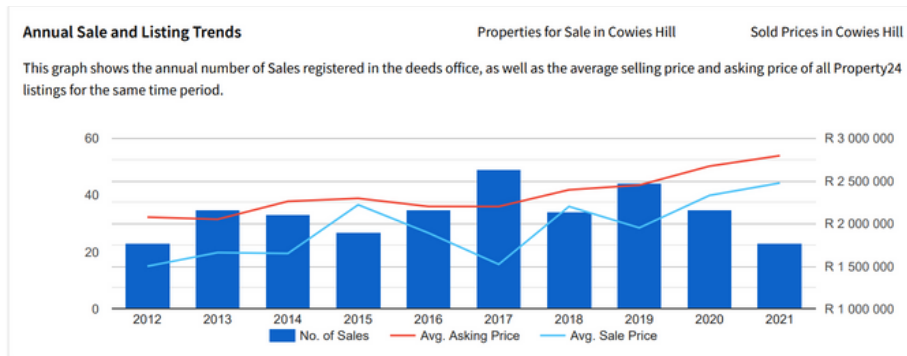
PROPERTY TRENDS IN CHE



COWIES HILL PROPERTY TRENDS

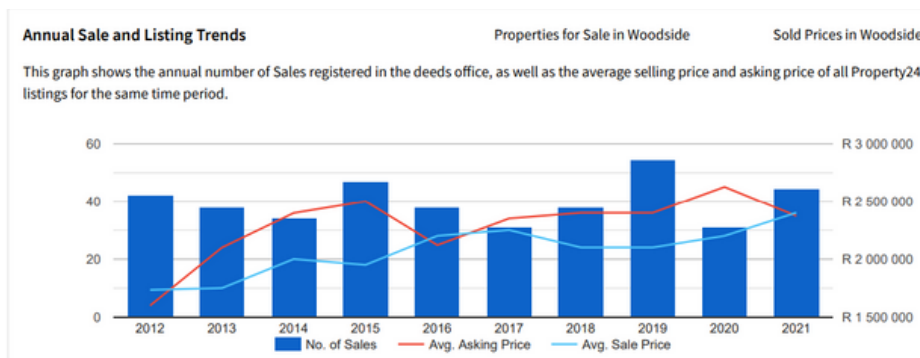
Cowies Hill / Overall (Source: Property24.com)

1. The average selling price of a property in Cowies Hill has increased from R1 950 000 in 2019 to R2 475 000 in 2021.
2. The number of sales in Cowies Hill has decreased from 44 in 2019 to 23 in 2021.
3. The total number of Cowies Hill listings on the market has decreased from 118 in Oct 2020 to 61 in Sep 2021.



Woodside / Overall (Source: Property24.com)

1. The average selling price of a property in Woodside has increased from R2 10 000 in 2019 to R2 400 000 in 2021.
2. The number of sales in Woodside has decreased from 54 in 2019 to 44 in 2021.
3. The total number of Woodside listings on the market has decreased from 20 in Oct 2020 to 9 in Sep 2021.



WE ARE NOT  
THERE YET!



### NEW MEMBERSHIP IS STILL KEY

By now it's clear to see that the benefits of the Estate extend not only beyond our borders (as surrounding neighbourhoods are no doubt safer because of our combined efforts) but also continue to be enjoyed by the non-paying members.

If you are already a member but know that your neighbours aren't, why not encourage them with some of these good news stories?

The case for membership has long since been proven effective. It is now simply a matter of how long will people remain with their heads in the sand as to the rapidly changing landscape of South African environment.

We can no longer afford to be armchair critics. The world is changing, and we need to change with it. A cohesive community is the future. And it is going to take all of our collective efforts to bring hope for that future to our own communities and the ones surrounding them.



*The Estate Management Team*