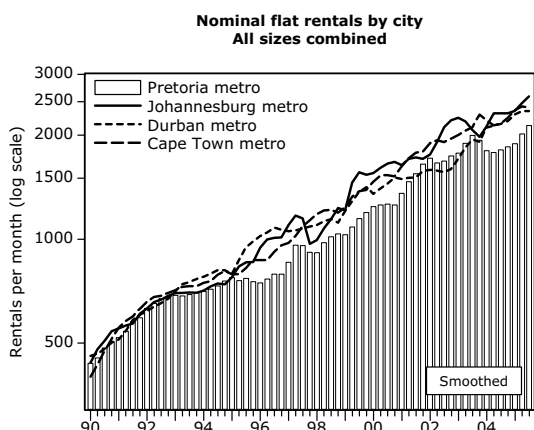


Chapter 14: Flats market

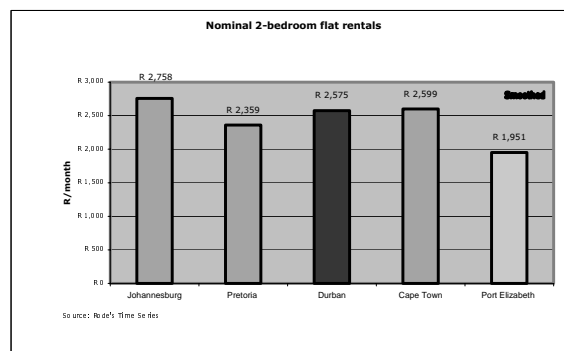
Real flat-rental picture looks bleak

Over the last 10 years, flat rentals grew at nearly double the rate of inflation. Johannesburg, Pretoria and Cape Town showed an increase of approximately 12% per annum, Durban about 10%, and Port Elizabeth 9%. This trend was, however, reversed during the last five years, with the laggards catching up and registering 12% growth (refer **Table 14.1**).

As for rental levels, 2-bedroom rents in Johannesburg are currently the highest at around R2.800 per month, while Port Elizabeth has the lowest at R2000. Pretoria, Cape Town, and Durban's 2-bedroom rentals are in-between, at about R2500 per month.



Source of data: Rode's Time Series



In real, building-cost deflated terms, rentals in Pretoria showed some upward movement for the third consecutive quarter

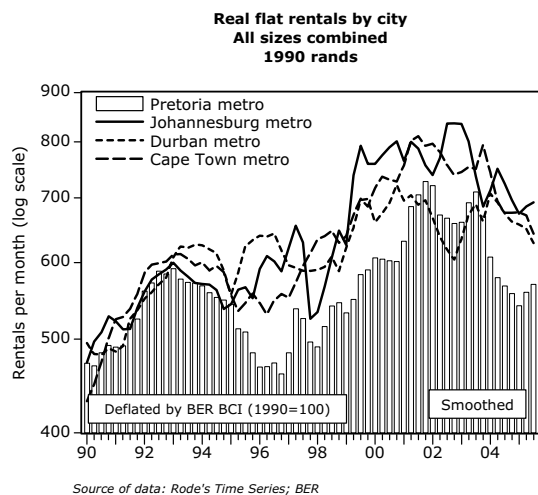
Table 14.1
Nominal flat rental growth (%)
(all sizes combined)
annual compound growth on smoothed data

	Last 10 years*	Last 5 years*	Last 2 years*
Johannesburg	11,9	8,9	11,9
Pretoria	12,1	7,5	6,3
Durban	10,1	11,6	9,6
Cape Town	11,9	8,3	6,7
Port Elizabeth	9,2	12,4	8,8
CPI	5,8	4,8	3,0
CPIX	7,3	5,9	3,8
BER BCI	9,2	13,1	14,7

Source of data: Rode's Time Series; Stats SA; BER

* Compound growth is calculated on the trend (regression) line.

— albeit from a low base. However, in all the cities tracked by Rode, real rentals are now well below the highs of the 2000—2002 period. Moreover, given our expectation of strong building-cost inflation over the next two years, it is questionable whether these levels can be reached soon again.



Source of data: Rode's Time Series; BER

The flat rental data tends to be erratic. Therefore, all rentals in the accompanying graphs have been smoothed, and readers are advised to focus on the overall trends.

Real flat rentals are derived from deflating nominal flat rentals with the BER BCI. The reason for deciding on the BER BCI — which mainly measures movements in non-residential prices — as the building-cost deflator, is that non-residential building contractors tend to build multi-storey residential complexes. By using building costs as the deflator, the reader can interpret the graphs from a developer's point of view, i.e. they can serve as a proxy for the viability of new flat developments over time, holding constant capitalization rates and operating costs.

This concludes our section on the flats market. The flat-rental tables follow. ■

The previous graphs give only a very broad picture of trends in the flats market, since the rentals reflected are averages of many different suburbs within the particular metropolitan areas. Keep in mind that all analyses were done on standard-quality flat units. Readers requiring more details are directed to the many tables, starting on p.142, of specific rental levels in the various suburbs for the various grades of flats.

Table 14.2
Flat rentals: standard-quality units
Average rands per month as in quarter 2005:3

	Bachelor		1-bedroom		2-bedroom		3-bedroom	
	Mean	SD	Mean	SD	Mean	SD	Mean	SD
Johannesburg average*	R1.776		R2.127		R2.873		R3.871	
City (incl. Joubert Park/ Braamfontein/Hillbrow/ Berea/Parktown)	R1.118	R220	R1.336	R281	R1.660	R342	R2.425	R479
Yeoville/Bellevue/Highlands	R1.500	N/A	R1.780	N/A	R2.100	R424	R2.450	R212
Jeppeshtown/Fordsburg/ Malvern/Kensington/ Lorentzville	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
North-Eastern Suburbs (incl. Kew/Cyrildene/Fair- mount/Waverley/Lyndhurst/ Bramley/Savoy)	R2.500	R707	R3.200	R283	R3.900	R141	R5.500	N/A
Maraisburg/Crosby/Brixton	R1.200	N/A	R1.400	N/A	R1.800	N/A	N/A	N/A
Meldene (Melville/West- dene/Auckland Park)	R1.833	R144	R2.100	R141	R2.500	R0	R3.625	R530
Rosebank/Killarney/Illovo	R2.000	N/A	R3.250	R354	R4.250	R354	R5.750	R919
Greenside/VictoryPark/ Emmarentia/Linden/Park- view/Parkhurst	R1.675	R106	R2.250	R289	R2.767	R252	R3.283	R202
Randburg: Fern- dale/Fontainebleau	R1.850	R71	R2.000	R0	R2.767	R275	R3.050	R614
Randburg & Suburbs	R1.800	R141	R2.050	R71	R2.633	R115	R3.217	R202
Windsor: East/West	R1.550	R71	R1.933	R76	R2.575	R260	R3.063	R350
Craighall/CraighallPark	R2.500	N/A	R2.850	R495	R3.875	R177	R6.000	N/A
Sandton: North & Far North (incl. Bryanston/Fourways/ Lonehill/Douglasdale)	R3.200	N/A	N/A	N/A	R4.000	N/A	R5.500	R707
Sandton: South to Central (incl. Sandown/Rivonia/ Morningside/Sunninghill/ Kyalami)	R2.000	N/A	R2.850	R212	R4.200	N/A	R5.500	N/A
Bedfordview	R1.800	N/A	R2.800	N/A	R3.800	N/A	R4.800	N/A
OldSouth (incl. Rosetten- ville/Turffontein/Kenilworth)	R1.200	N/A	R1.400	N/A	N/A	N/A	N/A	N/A
NewSouth (incl. South- dale/Mondeor/Glenvista/ Linmeyer)	N/A	N/A	R2.000	N/A	R2.250	N/A	R2.900	N/A
Germiston average*	R1.014		R1.338		R1.676		R2.053	
Primrose	R983	R275	R1.347	R150	R1.760	R383	R2.325	R813
Germiston C & S	R933	R208	R1.245	R189	R1.466	R352	R1.563	R619
Germiston South - suburbs	R1.047	R136	R1.367	R208	R1.800	R300	R2.575	R106
Elsburg	R1.100	N/A	R1.400	N/A	R1.700	N/A	R1.900	N/A

*Calculated using the geometric mean: see Glossary of terms and abbreviations in Annexure 1 or visit www.rode.co.za.

Table 14.2 (continued)
Flat rentals: standard-quality units
Average rand per month as in quarter 2005:3

	Bachelor		1-bedroom		2-bedroom		3-bedroom	
	Mean	SD	Mean	SD	Mean	SD	Mean	SD
Pretoria average*	R1.431		R1.794		R2.469		R3.080	
Akasia	R1.325	R35	R1.675	R35	R2.350	R212	R3.300	R283
Pretoria North/Dorandia/ Florauna	R1.500	R229	R1.817	R293	R2.567	R115	R3.300	R283
Annlin/Wonderboom/ Sino- ville/Montana	R1.500	R82	R1.713	R85	R2.567	R404	R3.333	R416
Die Moot/Queenswood	R1.400	R173	R1.683	R161	R2.667	R289	R3.100	R663
Eastlynnne/Eersterust	R1.100	R141	R1.550	R50	R2.167	R321	R2.750	R50
Silverton/Meyerspark/La Montagne	R1.533	R58	R1.767	R58	R2.700	R245	R3.275	R457
Eastern suburbs (Menlo Park/Ashlea Gardens/all Lynnwoods/Die Wilgers/ Faerie Glen/Garsfontein/ Pretoriuspark/Constantia/ Waterkloof Glen/ Erasmuskloof)	R1.650	R212	R2.450	R412	R3.080	R466	R3.700	R245
Groenkloof/Brooklyn/most Waterkloofs/Monument- park/Erasmusrand	R1.700	R141	R2.133	R231	R3.180	R492	R3.913	R545
South-eastern suburbs (Elarduspark/Wingate Park/Moreletapark/Pierre van Ryneveld/Waterkloof)	R1.700	R141	R2.133	R231	R2.975	R206	R3.925	R299
Sunnyside	R1.486	R246	R1.830	R303	R2.350	R332	R3.140	R434
Arcadia	R1.590	R305	R1.950	R300	R2.460	R391	R3.075	R299
Pretoria Central	R1.366	R241	R1.690	R347	R2.270	R402	R2.550	R451
Pretoria West	R1.390	R219	R1.670	R179	R2.110	R329	R2.433	R321
Kwaggasrand/West Park	R1.283	R29	R1.583	R76	R2.100	R356	R2.500	R294
Elandsport/Danville	R1.233	R252	R1.583	R176	R2.117	R144	R2.450	R354
Atteridgeville/Laudium	R1.300	N/A	R1.700	R141	R2.200	R0	R3.100	R566
Nelspruit average*	R1.395		R1.595		R2.069		R2.625	
Nelinda	R1.100	N/A	R1.350	R212	R1.600	N/A	R1.900	N/A
Nelspruit CBD	R1.550	R71	R1.700	R141	R2.425	R287	R2.833	R473
West Acres and extensions	R1.533	R58	R1.767	R58	R2.325	R310	R2.933	R306
Sonheuwel and extensions	R1.667	R58	R1.900	R100	R2.600	R100	R3.200	R0
Nelspruit and extensions	R1.688	R217	R1.900	R265	R2.350	R311	R3.500	R300
Nelsville	R1.000	R141	R1.125	R106	R1.425	R247	R1.850	R71
Bloemfontein average	R1.004		R1.429		R1.901		R2.755	
Bloemfontein CBD	R858	R72	R1.408	R137	R1.680	R208	R3.000	N/A
Westdene	R1.163	R207	R1.447	R284	R2.026	R424	R3.000	N/A
Willows	R1.173	R175	R1.488	R144	R2.088	R425	R3.000	N/A
Navalsig	R980	R28	R1.325	R233	R1.780	R197	R2.500	N/A
Arboretum	R890	R127	R1.483	R225	R1.962	R161	R2.350	R212

*Calculated using the geometric mean: see Glossary of terms and abbreviations in Annexure 1 or visit www.rode.co.za.

Table 14.2 (continued)
Flat rentals: standard-quality units
Average rand per month as in quarter 2005:3

	Bachelor		1-bedroom		2-bedroom		3-bedroom	
	Mean	SD	Mean	SD	Mean	SD	Mean	SD
Durban average*	R1.500		R1.943		R2.538		R3.361	
Upper highway:								
Kloof/Hillcrest	R1.500	N/A	R1.900	R141	R2.850	R212	R4.000	R0
Pinetown area/Queensburgh	R1.275	R35	R1.750	N/A	R1.900	N/A	R2.500	N/A
Westville area	N/A	N/A	R1.800	N/A	R2.500	N/A	R3.950	N/A
Central City (incl. Lower Berea)	R1.400	R100	R1.933	R115	R2.583	R558	R3.167	R493
Berea / Morningside / Glenwood	R1.617	R29	R2.267	R58	R2.967	R208	R3.667	R577
South and North Beach	R1.550	R50	R2.000	R0	R2.867	R231	R3.283	R465
Durban North/La Lucia/Umhlanga	N/A	N/A	N/A	N/A	N/A	N/A	R4.000	N/A
North (Dolphin) Coast/Ballito	N/A	N/A	N/A	N/A	N/A	N/A	R3.500	N/A
Montclair/Yellowwood Park	R1.325	R247	R1.675	R247	R2.000	R283	R2.750	N/A
Bluff area/Durban South	R1.800	N/A	R1.950	R71	R2.450	R212	R3.050	R778
Durban South/Amazimtoti/Warner Beach area	R1.600	N/A	R2.300	N/A	R3.000	N/A	R3.500	N/A
Port Elizabeth average*	R1.291		R1.660		R2.000		R2.400	
Summerstrand/Humewood/South End	R1.813	R95	R2.267	R208	R3.125	R556	R3.325	R672
Walmer	R1.725	R106	R2.017	R176	R2.167	R351	R2.750	R354
Central/North End	R1.050	R91	R1.425	R206	R1.663	R206	R1.938	R95
Newton Park	R1.183	R29	R1.633	R208	R1.963	R180	R2.483	R475
Westering	R1.225	R35	R1.650	R150	R2.000	R200	R2.567	R404
Kabega	R1.225	R35	R1.583	R257	R1.963	R180	R2.425	R435
Algoa Park	R1.025	R106	R1.250	R354	R1.475	R247	R1.675	R247
East London average*	R1.205		R1.405		R1.918		R2.147	
Southernwood/Quigney Beach/CBD	R1.050	R212	R1.200	R424	R1.650	R354	R1.800	N/A
Berea	R1.450	R71	R1.650	R212	R2.250	R354	R2.500	N/A
Amalinda	R1.150	R71	R1.400	R0	R1.900	R141	R2.200	N/A
Gonubie Park	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

*Calculated using the geometric mean: see Glossary of terms and abbreviations in Annexure 1 or visit www.rode.co.za.

Table 14.2 (continued)
Flat rentals: standard-quality units
Average rand per month as in quarter 2005:3

	Bachelor		1-bedroom		2-bedroom		3-bedroom	
	Mean	SD	Mean	SD	Mean	SD	Mean	SD
Cape Town average*	R1.533		R1.962		R2.555		R3.375	
Camps Bay/Clifton/Bantry Bay	R2.200	R283	R2.450	R495	R3.800	R283	N/A	N/A
Sea Point	R2.013	R375	R2.850	R666	R3.313	R659	R3.725	R318
Green Point/Three Anchor Bay	R1.775	R403	R2.225	R427	R3.050	R308	R4.475	R742
City Bowl/Waterfront	R1.950	R311	R2.525	R714	R3.488	R910	R5.250	R354
Rondebosch/Rosebank/Claremont	R1.688	R266	R2.367	R58	R2.888	R253	R4.050	R867
Kenilworth/Wynberg/ Plumstead	R1.850	R71	R2.300	R141	R2.733	R115	R3.450	R495
Muizenberg/ Kalk Bay/ Fish Hoek	R1.600	N/A	R1.950	R71	R3.100	R566	R3.850	R919
Hout Bay	R1.850	R71	R2.300	R0	R3.500	R0	R4.750	R1.061
Milnerton/Sanddrift	R1.725	R318	R2.017	R236	R2.567	R252	R2.850	R354
Tableview/Parklands	R2.000	N/A	R2.200	N/A	R2.417	R104	R3.325	R318
Blouberg/Melkbos	N/A	N/A	R2.100	N/A	R3.150	R212	R6.500	N/A
Athlone	R1.000	N/A	R1.300	N/A	R1.800	N/A	R2.200	N/A
Mitchell's Plain	R650	N/A	R1.000	N/A	R1.250	N/A	R1.500	N/A
Pinelands	R1.825	R35	R2.250	R71	R2.800	R283	R3.750	R636
Brooklyn/Rugby/Maitland	R1.200	N/A	R1.700	N/A	R2.050	R71	R2.400	N/A
Monte Vista/Goodwood/Parow/Bellville Central	R1.590	R219	R1.850	R173	R2.256	R320	R3.167	R896
Tyger Valley area/Durbanville	R1.800	N/A	R2.500	N/A	R2.720	R228	R4.250	R354
Brackenfell/Kuils River	R1.500	R0	R1.788	R155	R2.300	R89	R3.400	R283
Somerset West	R1.200	N/A	R1.400	N/A	R2.000	N/A	R2.800	N/A
Strand	R1.200	N/A	R1.700	R141	R2.100	R141	R2.500	N/A
Gordon's Bay	R1.200	N/A	R1.600	R283	R2.100	R141	R2.800	N/A

*Calculated using the geometric mean: see Glossary of terms and abbreviations in Annexure 1 or visit www.rode.co.za.

Table 14.3
Flat rentals: upmarket-quality units
Average rands per month as in quarter 2005:3

	Bachelor		1-bedroom		2-bedroom		3-bedroom	
	Mean	SD	Mean	SD	Mean	SD	Mean	SD
Johannesburg average*	R2.108		R2.549		R3.320		R4.327	
North-Eastern Suburbs (incl. Kew/Cyrildene/ Fairmount/Waverley/ Lyndhurst/Bramley/ Savoy)	R2.500	N/A	R3.500	N/A	R4.500	N/A	R5.500	R1.414
Maraisburg/Crosby/ Brixton	R1.500	N/A	R1.600	N/A	R2.000	N/A	N/A	N/A
Meldene (Melville, Westdene, Auckland Park)	R2.033	R473	R2.267	R404	R3.017	R225	R4.250	N/A
Rosebank/Killarney/Illovo	R3.000	R707	R3.700	R283	R4.850	R919	N/A	N/A
Greenside/Victory Park/ Emmarentia/Linden/ Park- view/Parkhurst	R2.000	R0	R2.375	R177	R4.088	R990	R4.633	R1.185
Randburg: Ferndale/ Fontainebleau	R2.000	N/A	R2.500	N/A	R3.325	R106	R4.625	R1.237
Randburg & Suburbs	R2.000	N/A	R2.300	N/A	R3.000	N/A	R3.500	N/A
Windsor: East/West	R1.800	N/A	R2.225	R35	R2.750	R354	R3.000	N/A
Craighall/Craighall Park	R3.000	N/A	R3.400	N/A	R5.000	N/A	R7.000	N/A
Sandton: North & Far North (incl. Bryanston/ Fourways/Lonehill/ Doug- lasdale)	N/A	N/A	R3.200	N/A	R4.000	N/A	R5.500	N/A
Sandton: South to Central (incl. Sandown/Rivonia/ Morningside/Sunninghill/ Kyalami)	R2.500	N/A	R3.000	N/A	N/A	N/A	R5.500	N/A
Bedfordview	R2.500	N/A	R3.000	N/A	R4.000	N/A	R5.500	N/A
Old South (incl. Rosetten- ville/Turffontein/ Kenil- worth)	R1.250	N/A	R1.400	N/A	R1.800	N/A	R2.200	N/A
New South (incl. South- dale/Mondeor/Glenvista/ Linmeyer)	N/A	N/A	R2.500	N/A	R2.800	N/A	R3.200	N/A
Germiston average*	R1.229		R1.581		R2.019		R2.301	
Primrose	R1.500	N/A	R1.706	R134	R2.195	R573	R2.485	R729
Germiston C & S	R1.100	R283	R1.365	R191	R1.826	R530	R2.098	R569
Germiston South – suburbs	R1.242	R294	R1.988	R124	R2.553	R350	R2.868	R470
Elsburg	R1.115	R262	R1.350	R212	R1.625	R389	R1.875	R530

*Geometric mean: see Glossary of terms and abbreviations in Annexure 1 or visit www.rode.co.za.

Table 14.3 (continued)
Flat rentals: upmarket-quality units
Average rands per month as in quarter 2005:3

	Bachelor		1-bedroom		2-bedroom		3-bedroom	
	Mean	SD	Mean	SD	Mean	SD	Mean	SD
Pretoria average*	R1.663		R1.999		R2.794		R3.720	
Akasia	R1.500	R141	R1.800	R0	R2.700	R283	R3.625	R460
Pretoria North/Dorandia/ Florauna	R1.525	R177	R1.800	R0	R2.825	R106	R3.650	R495
Annlin/Wonderboom/ Sinoville/Montana	R1.583	R144	R1.900	R141	R2.867	R404	R3.833	R289
Die Moot/Queenswood	R1.617	R126	R1.867	R231	R2.699	R585	R3.500	R707
Silverton/Meyerspark/ La Montagne	R1.683	R104	R1.967	R58	R3.000	R227	R3.800	R400
Eastern suburbs (Menlo Park/Ashlea Gardens/all Lynnwoods/Die Wilgers/ Faerie Glen/Garsfontein/ Pretoriuspark/Constantia/ Waterkloof Glen/ Erasmuskloof)	R2.033	R252	R2.463	R189	R3.210	R292	R4.700	R787
Groenkloof/Brooklyn/most Waterkloofs/Monument- park/Erasmusrand	R2.100	R361	R2.500	R245	R3.340	R261	R5.040	R953
South-eastern suburbs (Elarduspark/Wingate Park/Moreletapark/Pierre van Ryneveld/Waterkloof)	R1.900	R141	R2.400	R173	R3.250	R252	R4.500	R245
Sunnyside	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Arcadia	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Pretoria West	R1.425	R96	R1.725	R104	R2.150	R238	R2.650	R238
Kwaggasrand/West Park	R1.417	R104	R1.767	R76	R2.183	R333	R2.667	R321
Nelspruit average*	R1.619		R1.839		R2.393		R2.857	
Nelinda	R1.150	R212	R1.550	R354	R1.700	N/A	R1.900	N/A
Nelspruit CBD	R1.700	R141	R1.900	R141	R2.550	R495	R2.950	R636
West Acres and extensions	R1.800	R0	R2.050	R71	R2.700	R283	R3.450	R71
Sonheuwel and extensions	R1.833	R208	R2.067	R231	R2.900	R100	R3.833	R289
Nelspruit and extensions	R1.800	R200	R2.000	R200	R2.767	R231	R3.667	R231
Nelsville	R1.550	R354	R1.550	R354	R2.000	R424	R2.000	N/A
Durban average*	R1.722		R2.329		R3.189		R4.558	
Upper highway: Kloof/Hillcrest	R1.800	N/A	R2.500	R0	R3.750	R354	R5.750	R1.768
Pinetown area/Queensburgh	R1.500	N/A	R2.000	N/A	R2.500	N/A	R4.750	R354
Westville area	N/A	N/A	R2.250	N/A	R2.800	N/A	R4.500	N/A
Central City (incl. Lower Berea)	R1.675	R177	R2.450	R354	R3.475	R389	R4.275	R672
Berea/ Morningside/ Glenwood	R1.933	R115	R2.750	R150	R3.600	R173	R4.650	R541
South and North Beach	R1.800	R100	R2.517	R225	R3.500	R354	R4.250	R354
Durban North/La Lu- cia/Umhlanga	N/A	N/A	N/A	N/A	N/A	N/A	R5.500	N/A
North (Dolphin) Coast/ Ballito	N/A	N/A	N/A	N/A	N/A	N/A	R4.000	N/A
Montclaire/Yellowwood Park	R1.300	N/A	R1.700	N/A	R2.200	N/A	R3.250	N/A
Bluff area/Durban South	R2.100	N/A	R2.300	N/A	R3.600	N/A	R5.000	N/A
Durban South/Amanzim- toti/Warner Beach area	R1.800	N/A	R2.700	N/A	R3.750	N/A	R4.750	N/A

*Geometric mean: see Glossary of terms and abbreviations in Annexure 1 or visit www.rode.co.za.

Table 14.3 (continued)
Flat rentals: upmarket-quality units
Average rands per month as in quarter 2005:3

	Bachelor		1-bedroom		2-bedroom		3-bedroom	
	Mean	SD	Mean	SD	Mean	SD	Mean	SD
Bloemfontein average	R1.142		R1.642		R2.208		R3.291	
Bloemfontein CBD	R1.155	R249	R1.648	R130	R2.038	R350	R3.500	N/A
Westdene	R1.225	R189	R1.668	R177	R2.438	R457	R3.500	N/A
Willows	R1.225	R189	R1.643	R179	R2.250	R477	R3.500	N/A
Navalsig	R1.017	R104	R1.600	R183	R2.100	R361	R3.000	N/A
Arboretum	R1.100	R0	R1.650	R250	R2.233	R306	R3.000	N/A
Port Elizabeth average*	R1.573		R1.888		R2.531		R3.174	
Summerstrand/Humewood/ South End	R2.433	R404	R2.700	R436	R5.250	R354	R6.500	R1.414
Walmer	R1.925	R389	R2.217	R333	R2.900	R854	R3.700	R1.353
Central/North End	R1.350	R50	R1.717	R126	R2.000	R200	R2.467	R58
Newton Park	R1.425	R106	R1.867	R126	R2.333	R289	R2.933	R513
Westering	R1.500	R0	R1.767	R252	R2.400	R173	R3.033	R404
Kabega	R1.500	R0	R1.767	R252	R2.367	R231	R3.000	R436
Algoa Park	R1.175	R106	R1.425	R318	R1.650	R212	R2.050	R71
East London average*	R1.629		R1.629		R1.993		R2.466	
Southernwood/Quigney Beach/ CBD	R1.500	N/A	R1.500	N/A	R1.800	N/A	R2.000	N/A
Berea	R1.800	N/A	R1.800	N/A	R2.200	N/A	R3.000	N/A
Amalinda	R1.600	N/A	R1.600	N/A	R2.000	N/A	R2.500	N/A
Gonubie Park	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Cape Town average*	R2.169		R2.634		R3.502		R5.089	
Camps Bay/Clifton/Bantry Bay	R2.867	R404	R3.967	R1.079	R4.750	R354	R12.000	N/A
Sea Point	R2.650	R495	R3.100	R566	R3.750	R354	R10.000	N/A
Green Point/Three Anchor Bay	R2.650	R495	R3.000	R424	R3.900	R964	R9.000	N/A
City Bowl/Waterfront	R2.750	R354	R3.650	R495	R4.333	R961	R7.250	R1.768
Rondebosch/Rosebank/ Claremont	R2.500	N/A	R3.200	N/A	R5.000	N/A	R6.000	N/A
Kenilworth/Wynberg/ Plumstead	R2.500	N/A	R3.000	N/A	R3.600	R566	R4.800	N/A
Muizenberg/Kalk Bay/Fish Hoek	R2.400	N/A	R2.700	R283	R4.200	R424	R5.200	R1.131
Hout Bay	R2.350	R212	R3.300	R0	R4.350	R212	R6.000	R707
Milnerton/Sanddrift	R2.600	N/A	R3.000	N/A	R3.800	N/A	R4.500	N/A
Tableview/Parklands	R2.500	N/A	R2.950	N/A	R3.150	R212	R4.700	R1.131
Blouberg/Melkbos	N/A	N/A	N/A	N/A	R4.000	N/A	N/A	N/A
Athlone	R1.900	N/A	R2.200	N/A	R2.900	N/A	R3.500	N/A
Mitchell's Plain	R1.200	N/A	R1.500	N/A	R1.900	N/A	R2.300	N/A
Pinelands	R2.200	R0	R2.550	R71	R4.100	R141	R5.500	N/A
Brooklyn/Rugby/Maitland	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Monte Vista/Goodwood/ Parow/Bellville Central	R1.500	N/A	R2.100	N/A	R2.800	N/A	R3.400	N/A
Tyger Valley area/Durbanville	R2.000	N/A	R2.800	N/A	R3.400	R141	R5.000	R707
Brackenfell/Kuils River	R1.800	N/A	R1.950	N/A	R2.900	N/A	R3.500	N/A
Somerset West	R1.800	N/A	R2.000	N/A	R3.000	N/A	R4.250	R354
Strand	R2.200	N/A	R2.500	N/A	R2.900	R141	R4.000	N/A
Gordon's Bay	R1.800	N/A	R2.000	N/A	R3.000	N/A	R4.000	N/A

*Geometric mean: see Glossary of terms and abbreviations in Annexure 1 or visit www.rode.co.za.

Table 14.4
Parking rentals: standard-quality blocks of flats
Average rands per month as in quarter 2005:3

	Lock-up garages	Covered parking	Broker contributors to flat rental survey
Johannesburg average*	R131	R70	
City (incl. Joubert Park/Braamfontein/ Hillbrow/Berea/Parktown)	R134	R153	RW, ZZ
Yeoville/Bellevue/Highlands	R150	R150	ZZ
Jeppestown/Fordsburg/Malvern/Kensington/ Lorentzville	N/A	N/A	
North-Eastern Suburbs (incl. Kew/Cyrildene/ Fairmount/Waverley/Lyndhurst/Bramley/ Savoy)	N/A	N/A	ZZ
Maraisburg/Crosby/Brixton	R100	N/A	ZZ
Meldene (Melville, Westdene, Auckland Park)	N/A	N/A	RW, ZZ
Rosebank/Killarney/Illovo	N/A	N/A	ZZ
Greenside/Victory Park/Emmarentia/Linden/ Parkview/Parkhurst	R150	R50	IC, RW, ZZ
Randburg: Ferndale/Fontainebleau	R100	R50	RF, RW, ZZ
Randburg & Suburbs	R100	R50	RF, ZZ
Windsor: East/West	R150	R40	IC, RW, ZZ
Craighall/Craighall Park	N/A	N/A	RW, ZZ
Sandton: North & Far North (incl. Bryanston/ Fourways/Lonehill/Douglasdale)	R200	R100	ZZ
Sandton: South to Central (incl. Sandown/ Rivonia/Morningside/Sunninghill/Kyalami)	N/A	R50	IC, ZZ
Bedfordview	N/A	N/A	ZZ
Old South (incl. Rosettenville/Turffontein/ Kenilworth)	R130	N/A	ZZ
New South (incl. Southdale/Mondeor/ Glenvista/Linmeyer)	N/A	N/A	ZZ
Germiston average*	R106	R60	
Primrose	R115	R72	BA, MK, PH
Germiston C & S	R100	R60	BA, MK, PH
Germiston South — suburbs	R105	R50	BA, MK, PH
Elsburg	N/A	N/A	MK

*Geometric mean: see Glossary of terms and abbreviations in Annexure 1 or visit www.rode.co.za.

Table 14.4 (continued)
Parking rentals: standard-quality blocks of flats
Average rands per month as in quarter 2005:3

	Lock-up garages	Covered park- ing	Broker contributors to flat rental survey
Pretoria average*	R125	R87	
Akasia	R140	R95	ZZ
Pretoria North/Dorandia/Florauna	R140	R95	ZZ
Annlin/Wonderboom/Sinoville/Montana	R138	R87	ME, ZZ
Die Moot/Queenswood	R123	R87	ME, ZZ
Eastlynne/Eersterust	R87	R70	ME, ZZ
Silverton/Meyerspark/La Montagne	R107	R80	ME, ZZ
Eastern suburbs (Menlo Park/Ashlea Gardens/all Lynnwoods/Die Wilgers/Faerie Glen/Garsfontein/Pretoriuspark/Constantia/Waterkloof Glen/Erasmuskloof)	R140	R97	ME, ZZ
Groenkloof/Brooklyn/most Waterkloof/Monumentpark/Erasmusrand	R140	R97	ME, ZZ
South-eastern suburbs (Elarduspark/Wingate Park/Moreletapark/Pierre van Ryneveld/Waterkloof)	R135	R85	ME, ZZ
Sunnyside	R143	R113	ME, ZZ
Arcadia	R155	R100	ME, ZZ
Pretoria Central	R138	R100	ME, ZZ
Pretoria West	R100	R80	ME, ZZ
Kwaggasrand/West Park	R100	R67	ME, ZZ
Elandspoort/Danville	R117	R73	ZZ
Atteridgeville/Laudium	R125	R85	ZZ
Nelspruit average*	N/A	N/A	
Nelinda	N/A	N/A	ZZ
Nelspruit CBD	N/A	N/A	KL, ZZ
West Acres and extensions	N/A	N/A	KL, ZZ
Sonheuwel and extensions	N/A	N/A	KL, ZZ
Nelspruit and extensions	N/A	N/A	KL, ZZ
Nelsville	N/A	N/A	ZZ
Bloemfontein average	R100	R100	
Bloemfontein CBD	R100	R100	ED, MI, NR, ZZ
Westdene	R100	R100	ED, MI, NR, ZZ
Willows	R100	R100	ED, MI, NR, ZZ
Navalsig	R100	R100	ED, MI, NR, ZZ
Arboretum	R100	R100	ED, MI, NR
Durban average*	R139	R98	
Upper highway: Kloof/Hillcrest	N/A	N/A	WK, ZZ
Pinetown area/Queensburgh	R50	R50	WK, ZZ
Westville area	N/A	N/A	WK
Central City (incl. Lower Berea)	R163	R108	WK, ZZ
Berea / Morningside / Glenwood	R200	R188	WK, ZZ
South and North Beach	R200	R175	WK, ZZ
Durban North/La Lucia/Umhlanga	N/A	N/A	ZZ
North (Dolphin) Coast/Ballito	N/A	N/A	ZZ
Montclair/Yellowwood Park	R200	R100	WK, ZZ
Bluff area/Durban South	R220	N/A	WK, ZZ
Durban South/Amanzimtoti/Warner Beach area	R70	R50	WK

*Geometric mean: see Glossary of terms and abbreviations in Annexure 1 or visit www.rode.co.za.

Table 14.4 (continued)
Parking rentals: standard-quality blocks of flats
Average rands per month as in quarter 2005:3

	Lock-up garages	Covered parking	Broker contributors to flat rental survey
Port Elizabeth average*	N/A	R144	
Summerstrand/Humewood/South End	N/A	R200	CD, DY, ZZ
Walmer	N/A	R150	CD, DY, ZZ
Central/North End	R150	R100	CD, DY, ZZ
Newton Park	N/A	N/A	CD, DY, ZZ
Westering	N/A	N/A	CD, ZZ
Kabega	N/A	N/A	CD, DP, ZZ
Algoa Park	N/A	N/A	CD, ZZ
East London average*	N/A	N/A	
Southernwood/Quigney Beach/CBD	N/A	N/A	EL, ZZ
Berea	N/A	N/A	EL, ZZ
Amalinda	N/A	N/A	EL, ZZ
Gonubie Park	N/A	N/A	
Cape Town average*	R239	R136	
Camps Bay/Clifton/Bantry Bay	R350	N/A	CP, TR
Sea Point	R288	R150	CP, TR, ZZ
Green Point/Three Anchor Bay	R288	R133	CP, JR, TR, ZZ
City Bowl/Waterfront	R325	R220	CP, ZZ
Rondebosch/Rosebank/Claremont	R250	R170	CP, ZZ
Kenilworth/Wynberg/Plumstead	R250	R170	CP, ZZ
Muizenberg/ Kalk Bay/ Fish Hoek	R285	R165	ZZ
Hout Bay	R500	R200	ZZ
Milnerton/Sanddrift	R267	R133	CP, ZZ
Tableview/Parklands	R250	R150	AC, ZZ
Blouberg/Melkbos	N/A	N/A	ZZ
Athlone	R180	R120	ZZ
Mitchell's Plain	R120	R100	ZZ
Pinelands	R220	R160	ZZ
Brooklyn/Rugby/Maitland	R200	R100	JR, ZZ
Monte Vista/Goodwood/Parow/Bellville Central	R240	R140	AC, JR, ST, ZZ
Tyger Valley area/Durbanville	R250	R150	AC, ST, ZZ
Brackenfell/Kuils River	R213	R100	AC, ST, ZZ
Somerset West	R200	R100	ZZ
Strand	R200	R100	ZZ
Gordon's Bay	R200	R100	ZZ

*Geometric mean: see Glossary of terms and abbreviations in Annexure 1 or visit www.rode.co.za.

Table 14.5
Parking rentals: upmarket-quality blocks of flats
Average rands per month as in quarter 2005:3

	Lock-up garages	Covered parking	Broker contributors to flat rental survey
Johannesburg average*	R150	R100	
North-Eastern Suburbs (incl. Kew/Cyrildene/Fairmount/Waverley/Lyndhurst/Bramley/Savoy)	N/A	N/A	RW, ZZ
Maraisburg/Crosby/Brixton	R150	N/A	ZZ
Meldene (Melville, Westdene, Auckland Park)	N/A	N/A	ZZ
Rosebank/Killarney/Ilovo	N/A	N/A	ZZ
Greenside/Victory Park/Emmarentia/Linden/Parkview/Parkhurst	R150	R100	IC, RW, ZZ
Randburg: Ferndale/Fontainebleau	N/A	N/A	RW, ZZ
Randburg & Suburbs	N/A	N/A	ZZ
Windsor: East/West	N/A	N/A	IC, ZZ
Craighall/Craighall Park	N/A	N/A	ZZ
Sandton: North & Far North (incl. Bryanston/Fourways/Lonehill/Douglasdale)	N/A	N/A	ZZ
Sandton: South to Central (incl. Sandown/Rivonia/Morningside/Sunninghill/Kyalami)	N/A	N/A	ZZ
Bedfordview	N/A	N/A	ZZ
Old South (incl. Rosettenville/Turffontein/Kenilworth)	R150	R100	ZZ
New South (incl. Southdale/Mondeor/Glenvista/Linmeyer)	N/A	N/A	ZZ
Germiston average*	R118	R91	
Primrose	R130	R100	MK, PH
Germiston C & S	R135	R93	MK, PH
Germiston South - suburbs	R110	N/A	MK, PH
Elsburg	R100	R80	MK, PH
Pretoria average*	R138	R81	
Akasia	R150	R125	ZZ
Pretoria North/Dorandia/Florauna	R150	R125	ZZ
Annlin/Wonderboom/Sinoville/Montana	R140	R103	ME, ZZ
Die Moot/Queenswood	R140	R42	ME, ZZ
Silverton/Meyerspark/La Montagne	R123	R87	ME, ZZ
Eastern suburbs (Menlo Park/Ashlea Gardens/all Lynnwoods/Die Wilgers/Faerie)			
Glen/Garsfontein/Pretoriuspark/Constantia/Waterkloof Glen/Erasmuskloof)	R157	R113	ME, ZZ
Groenkloof/Brooklyn/most Waterkloof/Monumentpark/Erasmusrand	R157	R113	ME, ZZ
South-eastern suburbs (Elarduspark/Wingate Park/Moreletapark/Pierre van Ryneveld/Waterkloof)	R135	R85	ME, ZZ
Sunnyside	N/A	N/A	
Arcadia	N/A	N/A	
Pretoria West	R117	R73	ME, ZZ
Kwaggasrand/West Park	R117	R25	ME, ZZ

*Geometric mean: see Glossary of terms and abbreviations in Annexure 1 or visit www.rode.co.za.

Table 14.5 (continued)
Parking rentals: upmarket-quality blocks of flats
Average rands per month as in quarter 2005:3

	Lock-up garages	Covered parking	Broker contributors to flat rental survey
Nelspruit average*	N/A	N/A	
Nelinda	N/A	N/A	ZZ
Nelspruit CBD	N/A	N/A	KL, ZZ
West Acres and extensions	N/A	N/A	KL, ZZ
Sonheuwel and extensions	N/A	N/A	KL, ZZ
Nelspruit and extensions	N/A	N/A	KL, ZZ
Nelsville	N/A	N/A	KL, ZZ
Bloemfontein average	R200	R200	
Bloemfontein CBD	R200	R200	ED, MI, NR, ZZ
Westdene	R200	R200	ED, MI, NR, ZZ
Willows	R200	R200	ED, MI, NR, ZZ
Navalsig	R200	R200	ED, MI, NR, ZZ
Arboretum	R200	R200	ED, MI, NR
Durban average*	R198	R126	
Upper highway: Kloof/Hillcrest	N/A	N/A	WK, ZZ
Pinetown area/Queensburgh	R200	R100	WK, ZZ
Westville area	N/A	N/A	WK
Central City (incl. Lower Berea)	R200	R200	WK, ZZ
Berea / Morningside / Glenwood	R275	R200	WK, ZZ
South and North Beach	R250	R200	WK, ZZ
Durban North/La Lucia/Umhlanga	N/A	N/A	ZZ
North (Dolphin) Coast/Ballito	N/A	N/A	ZZ
Montclair/Yellowwood Park	R200	R100	WK
Bluff area/Durban South	R220	N/A	WK
Durban South/Amanzimtoti/Warner Beach area	R100	R50	WK
Port Elizabeth average*	N/A	R250	
Summerstrand/Humewood/South End	N/A	R250	CD, ZZ
Walmer	N/A	N/A	CD, ZZ
Central/North End	N/A	N/A	CD, ZZ
Newton Park	N/A	N/A	CD, ZZ
Westering	N/A	N/A	CD, ZZ
Kabega	N/A	N/A	CD, ZZ
Algoa Park	N/A	N/A	CD, ZZ
East London average*	N/A	N/A	
Southernwood/Quigney Beach/CBD	N/A	N/A	ZZ
Berea	N/A	N/A	ZZ
Amalinda	N/A	N/A	ZZ
Gonubie Park	N/A	N/A	

*Geometric mean: see Glossary of terms and abbreviations in Annexure 1 or visit www.rode.co.za.

Table 14.5 (continued)
Parking rentals: upmarket-quality blocks of flats
Average rands per month as in quarter 2005:3

	Lock-up garages	Covered parking	Broker contributors to flat rental survey
Cape Town average*	R348	R192	
Camps Bay/Clifton/Bantry Bay	R700	N/A	CP, TR, ZZ
Sea Point	R313	R150	CP, TR, ZZ
Green Point/Three Anchor Bay	R333	R150	CP, TR, ZZ
City Bowl/Waterfront	R433	R300	CP, JR, ZZ
Rondebosch/Rosebank/Claremont	R350	R280	ZZ
Kenilworth/Wynberg/Plumstead	R350	R280	CP, ZZ
Muizenberg/ Kalk Bay/ Fish Hoek	R350	R200	ZZ
Hout Bay	R500	R200	ZZ
Milnerton/Sanddrift	R525	R200	CP, ZZ
Tableview/Parklands	R250	R150	ZZ
Blouberg/Melkbos	N/A	N/A	
Athlone	R250	R190	ZZ
Mitchell's Plain	R160	R120	ZZ
Pinelands	R250	N/A	ZZ
Brooklyn/Rugby/Maitland	N/A	N/A	
Monte Vista/Goodwood/Parow/Bellville Central	N/A	N/A	ZZ
Tyger Valley area/Durbanville	R250	R150	AC, ST, ZZ
Brackenfell / Kuils River	R400	N/A	ZZ
Somerset West	R400	R200	AC, ZZ
Strand	R400	R200	AC, ZZ
Gordon's Bay	R400	R200	ZZ

*Geometric mean: see Glossary of terms and abbreviations in Annexure 1 or visit www.rode.co.za.