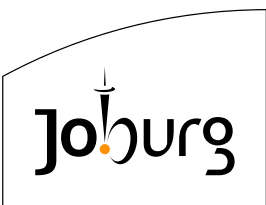


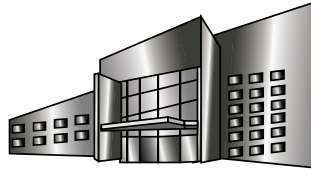
# | Market Rentals and Building *Cost Rates*



a world class African city



# Research



## Office Developments

	Rate per m <sup>2</sup>
Low-rise office park development with standard specifications	R 4 000 – R 4 800
Low-rise prestigious office park development	R 5 300 – R 8 000
High-rise tower block with standard specification	R 6 100 – R 8 000
High-rise prestigious tower block	R 8 000 – R10 000

N:B the foregoing rates include tenant installation which incorporates wallpaper, carpets, louver drapes, partitions, lighting, air-conditioning and electrical reticulation

R2 500 – R3 500

## Retail Developments

	Rate per m <sup>2</sup>
Value centre type retail	R3 500 – R 4 500
Convenience strip shopping centre	R4 000 – R 6 000
Regional shopping centres and enclosed malls	R6 000 – R 7 500

## Parking

	Rate per m <sup>2</sup>
Unstructured - above ground	R 260 – R 340
Structured - above ground	R2 100 – R 3 000
Semi basement	R2 000 – R 3 200
Basement	R2 300 – R 3 500

N:B The approximate building cost rates for parking apply for both retail and office development.



## Industrial Developments

	Rate per m <sup>2</sup>
Industrial Warehouse including small office area and change facilities within structure.	
Steel frame, corrugated steel cladding and roof sheeting	R2 000 – R 3 000
Steel frame, brickwork to sill height, Corrugated steel cladding above and roof sheeting	R2 400 – R 3 600
Steel frame, brickwork to the ceiling height, Corrugated steel, cladding above and roof sheeting	R2 600 – R 3 800
Administration office block (standard finishes)	R3 800 – R 4 800
Ablution and change room	R4 100 – R 5 000



## Residential Developments

Site to low housing stand (250 – 350m <sup>2</sup> )	Rate per No (Excl VAT) R19 500 – R26 000
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	Rate per m <sup>2</sup> (Excl VAT)
Low cost housing	R1 600 – R 2 500
Simple low rise apartment block	R3 700 – R 4 800
Duplex houses / apartments (economic specifications)	R3 700 – R 4 800
Prestige / luxury (cluster) houses	R4 900 – R 8 000

# Research

## Residential Developments

Site to low housing stand (250 – 350m<sup>2</sup>)

**Rate per No (Excl VAT)**

R 19 500 – R 26 000

Low cost housing  
Simple low rise apartment block  
Duplex houses / apartments (economic specifications)  
Prestige / luxury (cluster) houses

**Rate per m<sup>2</sup> (Excl VAT)**

R 1 600 – R 2 500  
R 3 700 – R 4 800  
R 3 700 – R 4 800  
R 4 900 – R 8 000

## Private Dwelling houses

- Economic  
- Standard  
- Middle income  
- Luxury  
- Super luxury  
- Ultra luxury

R 2 500  
R 3 600  
R 4 000  
R 5 800  
R 8 000  
R 13 000 – R 26 000

External works and landscaped environment per m<sup>2</sup>

R 1 600 – R 2 500

**Rate per size (Excl VAT)**

Carport (shaded)  
Carport (covered)

R 2 200 – R 4 000  
R 3 300 – R 6 000

Swimming Pool  
- 50 kl – 100 kl

R 43 000 – R 76 000

Tennis Court  
- Standard (including floodlit)

R100 000 – R120 000

## Clinics



Clinic – approximately 150-bed, 5-theatre  
(Excluding Doctors' accommodation)

R270 000 – R435 000 / bed

## Leisure Developments (Hotels)



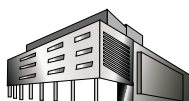
Limited service  
Resort style  
Luxury hotels per room

**Rate per No (Excl VAT)**

R 310 000 – R 455 000 /key  
R1 135 000 – R1 300 000 /key  
R1 300 000 – R2 000 000 /key

N:B The rate stated above for luxury hotels is based on hotel having a ratio of +/- 35m<sup>2</sup> of back-of-house and public areas such as conference rooms, entrance foyers, lounges and restaurants per room. The ratio can vary with different types of hotels, e.g. limited service and resort hotels, CBD business hotels or casino complexes.

## Conference Centres



Conference Centre to International Standards

**Rate per m<sup>2</sup> (Excl VAT)**

R13 000 – R16 500

## Specialised Centres



Retirement Centres

**Rate per m<sup>2</sup> (Excl VAT)**

R4 800 – R5 600

N:B The above rates include community centre, dining hall, carports, security, siteworks and landscaping but exclude frail care facilities.

# Research



## Stadiums

### Rate per No (Excl VAT)

Stadium to PSL standards including partial roofing and seating to main stand and VIP areas concrete stands, change rooms, field preparation, irrigation, drainage, access control, PA system and floodlighting

R 9 000 – R 11 000 per seat

Stadium to FIFA standards including roofed public seating, private suites, bar facilities, toilets, change rooms, press and VIP areas, field preparation, irrigation, drainage, access control, PA system, video displays, floodlighting and CCTV

R 21 000 – R 26 000 per seat



## Schools

### Rate per m<sup>2</sup> (Excl VAT)

Primary  
Secondary

R 3 500 – R 4 400  
R 3 800 – R 4 900

## Building Services (Mechanical and Electrical)

### Electrical Installation

### Rate per m<sup>2</sup> (Excl VAT)

Office buildings - standard installation  
Office buildings - sophisticated installation  
Residential  
Shopping centres  
Hotels

R 210 – R 300  
R 310 – R 430  
R 250 – R 350  
R 280 – R 380  
R 470 – R 600

### Electronic Installation (Office buildings)

Access Control  
Fire Detection  
CCTV  
Data installation

R 50 – R 120  
R 40 – R 80  
R 90 – R 130  
R 210 – R 550

### Air Conditioning Installation

### Rate per No (Excl. VAT)

Console units  
Split units  
Central plant  
Hospital-operating theatre

R 9 500 – R 13 500  
R 20 000 – R 27 000  
R 35 000 – R 46 000  
R 120 000 – R 450 000

## NB: Regional Variation

Generally all the rates are based on the Gauteng region and costs will vary between provinces, Western Cape and KZN upper class residential are approximately 30% higher.

## Value Added Tax (VAT)

Majority of developers are registered vendors in the property industry, any VAT paid on developments is fully recovered, and therefore VAT has not been allowed for in the above rates.

## Escalation Forecasting

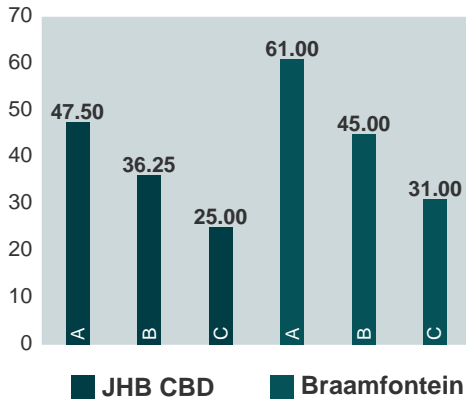
### Pre – Contract p.m

### During Construction p.m

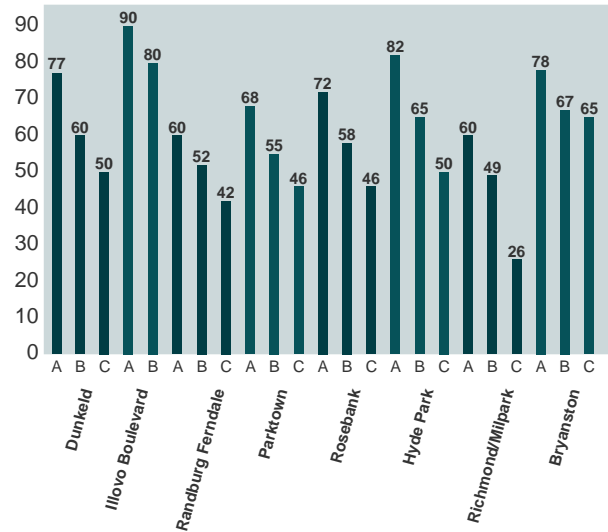
Third Quarter 2006	1.22%	0.39%
Fourth Quarter 2006	0.58%	0.47%
First Quarter 2007	0.51%	0.54%
Second Quarter 2007	0.30%	0.41%

# Johannesburg Rentals Survey On Office Blocks

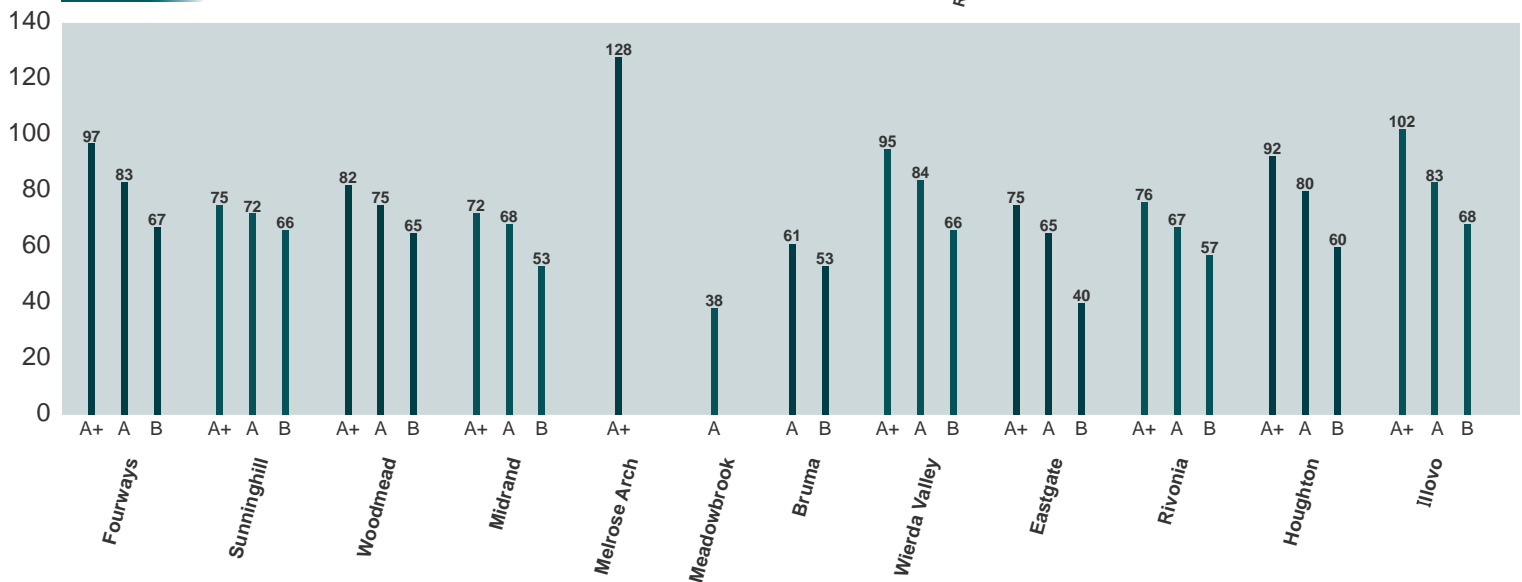
## Region F



## Region B



## Region E



Note: Insufficient stock for C grade property to make proper comparison.

## Market Rentals - Per m² (Industrial)

### Region A

#### Market Rentals - Per m² (Industrial)

Name of Suburb	Area Size Leased in m²				
	250m²	500m²	1000m²	2500m²	500m²
Barbeque Downs	30	30	28	26	22

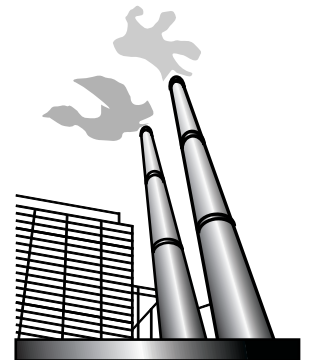
### Region F

#### Market Rentals - Per m² (Industrial)

Name of Suburb	Area Size Leased in m²	
	250m²- 500m²	501m²- 2500m²
Selby	13 - 21	11 - 20
Denver	11 - 17	7 - 16
Kyalami Business Park	35 - 37	35 - 31
Reuven	16	16 - 13
City Deep	22 - 28	22 - 16
Crown Mines	25 - 24	24 - 21
Booyens	17 - 15	15 - 12
City Deep	28 - 22	22 - 16
Village Main / Village Deep	18 - 17	17 - 12
Benrose	15	15 - 13
Steeledale / Electron / Tulisa	18 - 13	15 - 12
Aeroton	18	16
Commercia	15	15 - 12
Kramerville / Eastgate	30	30 - 26
Linbro Park	39 - 38	38 - 34
Wesco Park / Eastgate	32	32 - 28
Cleveland / Heriotdale	16 - 15	15 - 12
Devland / Nancefield	0	0 - 7
Cambridge Park	30 - 35	35 - 32

**Region E****Market Rentals - Per m<sup>2</sup> (Industrial)**

Name of Suburb	Area Size Leased in m <sup>2</sup>				
	250m <sup>2</sup>	500m <sup>2</sup>	1000m <sup>2</sup>	2500m <sup>2</sup>	500m <sup>2</sup>
Kew / Wynberg East	15	14	13	13	12
Bramley View / Lombardy West	13	12	11	10	10
Marlboro South (Alexandra)	9	8	6	6	5
Halfway House: hi tech strip	32	30	28	29	27
Halfway House: Richards Drive	30	29	27	27	26
Wynberg proper	18	16	15	15	14
Olifantsfontein	14	11	13	13	11
Chlookop	16	15	14	13	11
Marlboro North (new)	32	32	30	28	26

**Region B****Gross Asking Rentals - Per m<sup>2</sup> (Industrial)**

Name of Suburb	Area Size Leased in m <sup>2</sup>				
	250m <sup>2</sup>	500m <sup>2</sup>	1000m <sup>2</sup>	2500m <sup>2</sup>	500m <sup>2</sup>
Strijdom Park	29	28	27	25	24
Kya Sands	27	26	26	24	23
Industria	16	14	12	11	10
Newlands / Martindale	0	0	0	0	0
North Riding	31	29	25	27	25
Amalgam	22	18	16	15	16

**Gross Asking Rentals - Rand per Apartment (Residential)****Region E**

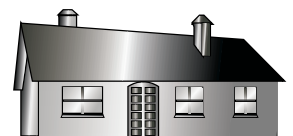
Name of Suburb	Bachelor	1-Bedroom	2-Bedroom	3-Bedroom
Bedfordview	1 800 - 2 500	2 800 - 3 500	3 800 - 4 500	4 800 - 5 500
Bruma	750 - 1 000	1 600 - 1 800	3 000 - 4 500	5 000 - 7 000
Constantia Kloof	2 000 - 2 200	2 150 - 2 400	2 600 - 3 100	3 000 - 3 600
Fourways	-	3 200 - 400	4 500 - 6 000	6 000 - 10 000
Houghton / Killarney	2 600 - 3 500	3 250 - 3 500	5 000 - 6 000	8 000 - 12 000
Illovo	2 600 - 3 500	3 250 - 3 500	4 250 - 4 800	5 750 - 6 750
Melrose / Waverley	2 500 - 3 200	3 200 - 3 500	4 500 - 500	6 000 - 8 000
Midrand	1 800 - 2 500	2 800 - 3 500	3 800 - 4 500	5 000 - 8 000
Milpark	1 040 - 1 141	1 696 - 2 000	3 500 - 5 000	5 000 - 7 000
Morningside	2 000 - 2 500	2 900 - 3 100	4 000 - 5 000	5 500 - 6 000
Randburg	2 000 - 2 200	2 150 - 2 400	3 000 - 4 500	4 800 - 700
Rivonia	2 000 - 2 500	2 900 - 3 100	4 000 - 5 000	5 500 - 6 000
Sandton & Environs	-	3 200 - 4 000	4 800 - 6 800	6 500 - 10 000
Sunninghill	2 000 - 2 500	2 900 - 3 100	4 500 - 6 000	6 000 - 8 500

**Region B****Gross Asking Rentals - Rand per Apartment (Residential)**

Name of Suburb	Bachelor	1-Bedroom	2-Bedroom	3-Bedroom
Auckland Park	1 875 - 2 052	2 200 - 2 600	2 500 - 3 500	4 500 - 6 500
Bryanston	-	3 200 - 400	4 500 - 600	6 000 - 8 000
Hyde Park / Dunkeld	2 000 - 2 200	2 150 - 2 400	3 000 - 4 500	5 000 - 6 000
Parktown	1 040 - 1 141	1 304 - 1 500	3 800 - 5 000	4 800 - 6 800
Rosebank	2 600 - 3 500	3 250 - 3 700	4 500 - 5 500	6 000 - 10 000

**Region F****Gross Asking Rentals - Rand per Apartment (Residential)**

Name of Suburb	Bachelor	1-Bedroom	2-Bedroom	3-Bedroom
Braamfontein	1 040 - 1 141	1 304 - 1 500	1 696 - 2 000	2 367 - 3 000
Johannesburg CBD	1 040 - 1 141	1 304 - 1 500	1 696 - 2 000	2 367 - 3 000



**Market Rentals and Building Cost Rates**  
**2<sup>nd</sup> Half (June – December 2007)**  
**(Overall rates per m<sup>2</sup> excl.VAT)**

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**Reference:**  
 SAMCO REPORT 2006/2007