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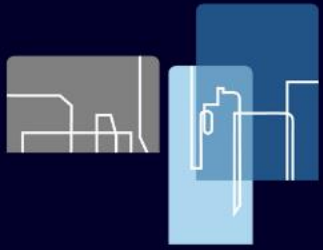
11TH ANNUAL CONFERENCE • 8 & 9 MAY 2024

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WCPDF

WESTERN CAPE PROPERTY
DEVELOPMENT FORUM

IGNITING *growth* & innovation

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ERWIN RODE

Rode method of compiling property stats

**Presentation at the
Western Cape Property Developers Forum
(WCPDF)
conference at CTICC**

Erwin Rode

9 May 2024



Rode

PROPERTY CONSULTANTS & VALUERS

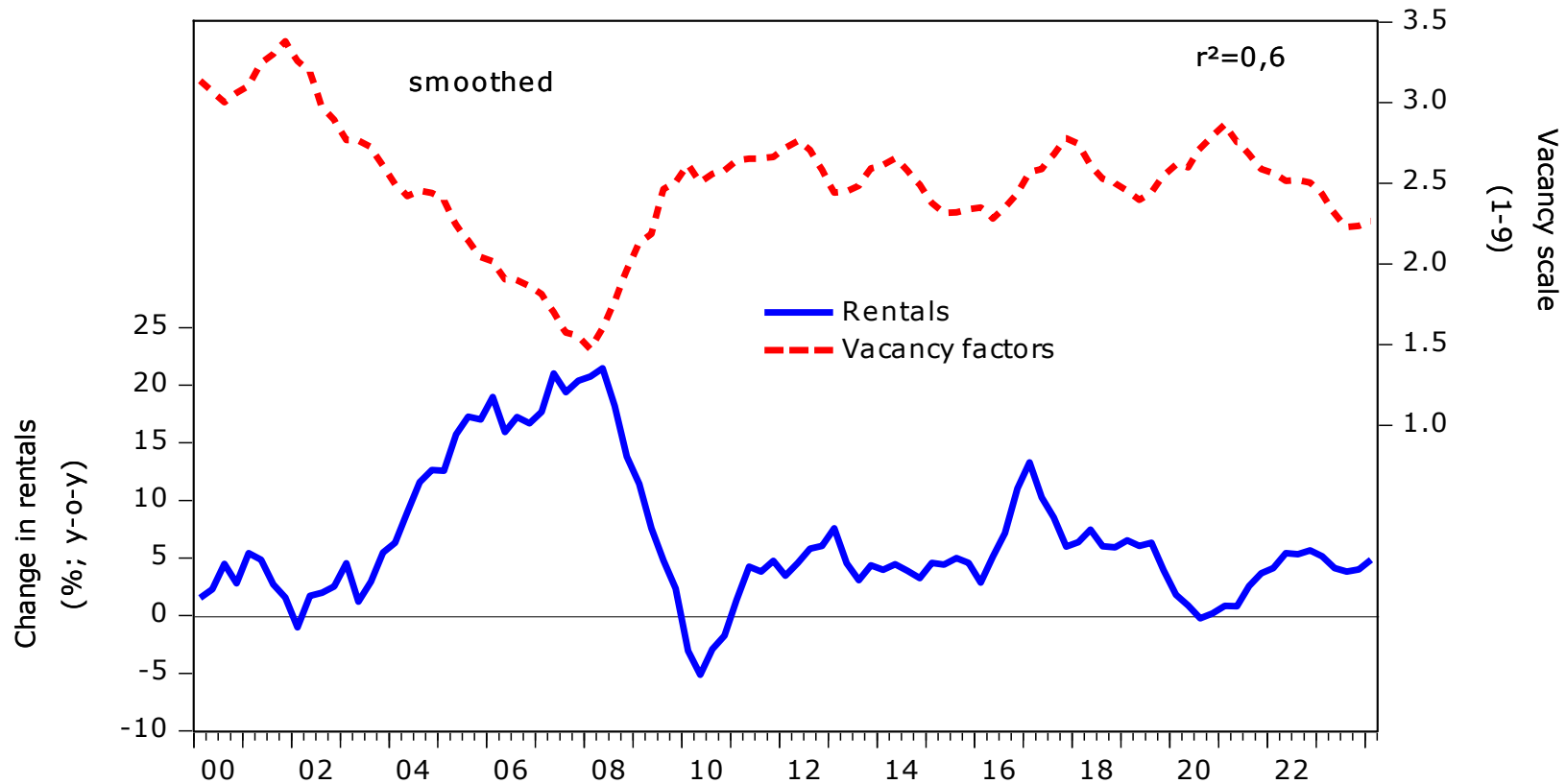
Crucial variables for developers and landlords

- Market rents by property type, grade and location
- Market value of serviced industrially zoned erven
- Capitalization rates by type, grade and location
- Operating costs per m² by type
- Vacancies by type and location
- Forecasts of all the above using econometric models

- Building-construction costs (including forecasts of these for long projects)
- Rode does survey all the above, barring building-construction costs, although we do forecast the latter.
- Our quarterly historical data (about 5 000 time series) go back more than three decades.

These can be subscribed to.

**Change in prime industrial rentals
vs
Industrial property vacancies
National**



Source of data: Rode's Time Series

Table 7.2 (continued)

Mean prime industrial market rentals as in quarter 2024:1

(R/m² p.m.; gross lease; excl. VAT)

	Area size leased in m ²						Vacancy	a	b	r ²
	250	500	1.000	2.500	5.000	10.000				
Danskraal	25,00	20,00	15,00	10,00	8,00	6,00	7,0	5,405	-0,392	0,99821
Nambiti	25,00	20,00	15,00	10,00	8,00	6,00	7,0	5,405	-0,392	0,99821
Colenso	-	-	-	-	-	-	-	-	-	-
Ladysmith	25,00	20,00	15,00	10,00	8,00	6,00	7,0			
Cape Town										
Viking Place	70,00	60,00	50,00	45,00	45,00	-	-	-	-	-
Glosderry	100,00	-	-	-	-	-	-	-	-	-
Paarden Eiland/Metro	82,50	77,29	75,00	67,00	66,33	66,00	1,7	4,755	-0,065	0,93
Montague Gardens	73,89	73,30	71,50	71,30	70,71	70,83	2,2	4,365	-0,012	0,86
Marconi Beam	73,38	70,43	68,14	65,67	65,40	66,67	2,0	4,431	-0,028	0,78
Killarney Gardens	60,60	58,40	57,80	56,60	55,50	-	4,2	-	-	-
Richmond Park	-	-	110,00	110,00	-	95,00	1,5	-	-	-
Racing Park	50,00	47,50	47,50	45,00	45,00	45,00	1,0	4,052	-0,028	0,86
Atlantis	55,00	55,00	55,00	55,00	55,00	55,00	1,0	4,007	0,000	-
Woodstock/Salt River/ Observatory	75,00	68,33	63,33	62,50	-	-	1,5	-	-	-
Athlone 1 & 2	-	-	-	-	-	-	-	-	-	-
Lansdowne Nerissa	-	-	-	-	-	-	-	-	-	-
Sand Industria	-	-	-	-	-	-	-	-	-	-
Ottery Hillstar	-	-	-	-	-	-	-	-	-	-
Ottery Sunset	-	-	-	-	-	-	-	-	-	-
Diep River	94,00	-	-	-	-	-	-	-	-	-
Elfindale	85,00	-	-	-	-	-	-	-	-	-
Monwood/Philippi	-	-	-	-	-	-	2,0	-	-	-
Retreat/Steenberg	75,00	-	-	-	-	-	-	-	-	-
Capricorn Park	80,00	76,00	75,00	70,00	-	-	-	-	-	-

Rode survey method

- Longitudinal vs cross-sectional
- Opinion surveys vs the follow-up of actual transactions. The former is superior
- Frequency: quarterly
- Panel method (same questions over time to the same experts)
- = Consistency! (comparing like with like over time)
- That's why the banks love the Rode statistics and valuations based on these Δ

