

STUDENT HOUSING



Figure 1



JULY 2021

1.1 Project Description

The Minister of Education appointed a ministerial committee to investigate student accommodation after he took up office in 2009 and visited several universities. The visits confirmed there were serious challenges in the provision of both on- and off-campus accommodation.

The report does indeed confirm that there are major backlogs in the provision of student accommodation, and that in some instances students are living in appalling conditions. Many of our institutions have not been able to make enough investments in maintaining their infrastructure, and far too few students are accommodated. Massive investments are required to address the backlog that currently exists. This was this year also one of the highlights in the President's speech.

We know this is primarily the responsibility of the state and, where feasible the universities themselves. We believe that private providers could play an important role in filling the gap that exists in the provision of affordable student accommodation by;

- Creating an on-campus Fraternity experience that is uniquely South African, uniquely Clemson and responds to student demand.
- Provide an opportunity for all Fraternities to be a part of the on-campus experience with a unified organizational presence.
- Allow for indoor and outdoor community gathering space to accommodate the Fraternity and their respective activities and create a sense of place.
- Create a financially viable plan that is feasible today and flexible for the future.

We believe that for several years, universities in Nigeria have been looking for the right concept to offer a new, innovative housing concept for their students and our company endeavours to develop and accommodate in a homely environment.

Project comprises of 13 Blocks with 18 - 2-bedroom units and 4 students per unit. The total development houses 934 students in 72 units. The development of the project will be done in a turnkey basis

1.2 The Site

The portion of the site earmarked for the housing development is approx. 3.8 ha. The site will be subdivided, and ownership will vest in the new owner / developer

1.2 The Zoning

The site is zoned as business 2.

1.3 The Company

MEI 2020/174161/07 has 3 directors

1.4 The Professional Team

- Project Manager/QS - Seome Quantity Surveyors
- Architect - WOA Architects
- Quantity Surveyors - Seome Quantity Surveyors
- Consulting Engineers - Mosomo Consulting Engineers
- Electrical Engineers - EOH Dihlase Engineers

1.5 The Design

The support comprises of 13 three storey Blocks with 6 – 2 Bedroom units per floor. Each bedroom can house 2 students.

Each unit consist of:

- 2 Bedrooms with 2 beds each
- 1 Bathroom with toilet, shower & basin.
- Kitchen nook with basin, 2 plate snappy chef stove, fridge, kettle
- Dining nook with 4 chairs
- Sitting area and patio
- Wi-fi

The SDP has been approved by the Municipality and the project can now proceed

1.6 Costing

The costings were done based on the concept drawings and reflect market conditions: