

# INFORMATION PACK

FOR

# PARK CORNER

## *STUDENT ACCOMMODATION*

1105 PARK STREET, HATFIELD, PRETORIA



**AUCTION VENUE:** Sheraton Hotel, c/o Stanza Bopape & Wessels  
Streets, Arcadia, Pretoria

**AUCTION DATE & TIME:** Thursday, 15 July 2021 @ 11h00

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## Property Information

Title Deed Information –

**SS PARK CORNER (550/2014), UNITS 1 – 31, HATFIELD, GAUTENG – JR  
PTN 2 OF ERF 161, HATFIELD, GAUTENG – JR**

**Known As: 1105 PARK STREET, HATFIELD, PRETORIA**

**Title Deed: ST550-1/2014 – ST550-31/2014**

**Extent: 38.000SQM**

**Local Authority: CITY OF TSHWANE METROPOLITAN MUNICIPALITY**

**Registration Division: JR**

**Province: GAUTENG**

**Registered Owner: FIRMIN TRADING SA PTY LTD**

**VAT Status: The seller IS registered for VAT**

**Zoning: MIXED USE (COMMERCIAL & RESIDENTIAL)**

## INVEST IN STUDENT ACCOMMODATION

With the National Development Plan enrolment target for Higher Education aiming for 1.6mil enrolments by 2030, the student accommodation market needs to grow, and is behind the curve in terms of supply versus demand compared to developed countries. This is good news for investors wanting to get into what is deemed to be a highly profitable property sector.

<https://www.thesouthafrican.com/lifestyle/property/investing-in-student-accommodation/>

<https://www.nuwireinvestor.com/17-benefits-of-investing-in-student-housing/>

<http://informalcity.co.za/national-development>

<http://pmg-assets.s3-website-eu-west-1.amazonaws.com/151104Funding.ppt>

## National Student Financial Aid Scheme (NSFAS)

Should the purchaser wish to apply for accreditation for the NSFAS Scheme, as a private student accommodation provider, meets the minimum standards with regards to the structural requirements as set out in the Ministerial guidelines on The Minimum Norms and Standards for Student Housing at Public Universities.

Copy of Ministerial Guideline

<https://www.gov.za/documents/higher-education-act-policy-minimum-norms-and-standards-student-housing-public>

*“Student rentals, in summary, are a significant investment. Depending on the area you choose, you will indeed have the best returns, especially when it’s near a university, coffee shops, restaurants, and workplaces.” – NuWire Investor*

### **Property Information**

Rare investment opportunity to own 30 units in the well sought-after Hatfield Square.

This apartment block is perfectly situated walking distance from the University of Pretoria, next to The Fields Center, Lishof and Virgin Active Hatfield. Minutes from the Gautrain Station, HPC and many more amenities.

The property has been sectioned into the SS Park Corner (550/2014) scheme which offers 30 units, a restaurant/café and basement parking.

Spacious one-bedroom and two-bedroom apartments with undercover basement parking.

**Rental Income of ± R5150.00 – R6100.00 per month per unit**

### **Property Details:**

25 x 1 Bedroom Units (8 Units with balconies)

5 x 2 Bedroom Units

Fully furnished Units (Bed, Microwave, Fridge and Washing Machine)

Rates & Taxes: ±R311.47 p/m per flat

Unit 31 (Commercial) – Rates & Taxes: R6613.33 p/m

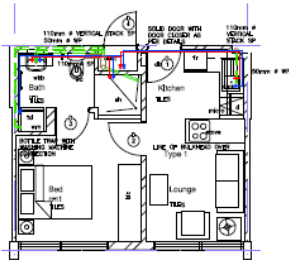
FLOOR	DESCRIPTION	DOOR NR	PARKING NR	SQM	SQM BALCONY
1	1 Bedroom	101	4	38	
	1 Bedroom + Balcony	102	5	38	30
	1 Bedroom + Balcony	103	12	31	26
	1 Bedroom + Balcony	104	7	31	26
	1 Bedroom + Balcony	105	8	36	30
	2 Bedroom	106	9 & 10	52	
2	1 Bedroom	201	11	35	
	1 Bedroom + Balcony	202	6	32	10
	1 Bedroom + Balcony	203	13	31	9
	1 Bedroom + Balcony	204	14	31	9
	1 Bedroom + Balcony	205	15	32	10
	2 Bedroom	206	16 & 17	48	
3	1 Bedroom	301	18	35	
	1 Bedroom	302	19	32	
	1 Bedroom	303	20	31	
	1 Bedroom	304	21	31	
	1 Bedroom	305	22	32	
	2 Bedroom	306	23 & 24	49	
4	1 Bedroom	401	25	35	
	1 Bedroom	402	26	32	
	1 Bedroom	403	27	31	
	1 Bedroom	404	28	31	
	1 Bedroom	405	29	32	
	2 Bedroom	406	30 & 31	49	
5	1 Bedroom	501	32	39	
	1 Bedroom	502	33	32	
	1 Bedroom	503	34	31	
	1 Bedroom	504	35	31	
	1 Bedroom	505	36	32	
	2 Bedroom	506	37 & 38	54	



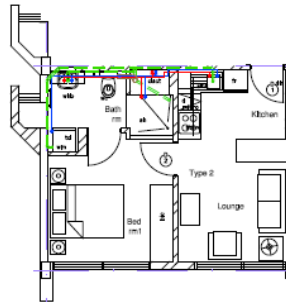
## Aerial



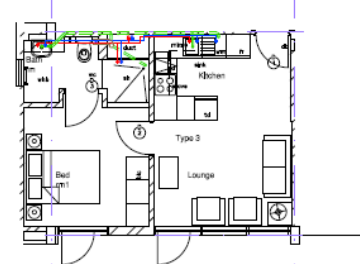
## PARK CORNER PLANS



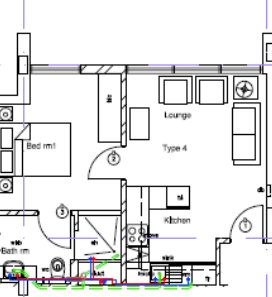
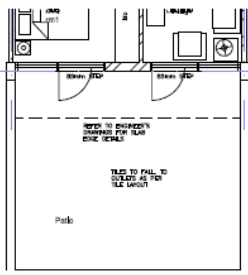
UNIT TYPE 1 scale 1:50



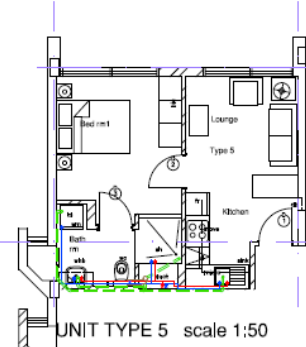
UNIT TYPE 2 scale 1:50



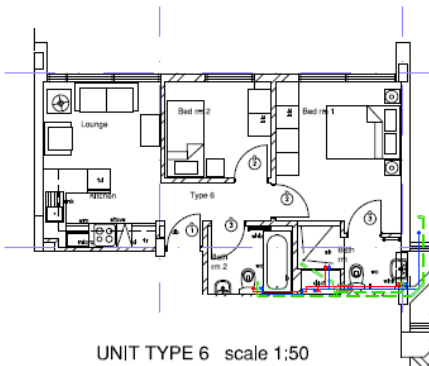
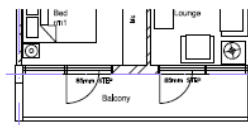
UNIT TYPE 3 scale 1:50



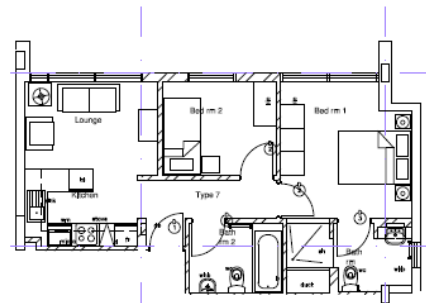
UNIT TYPE 4 scale 1:50



UNIT TYPE 5 scale 1:50



UNIT TYPE 6 scale 1:50



UNIT TYPE 7 scale 1:50



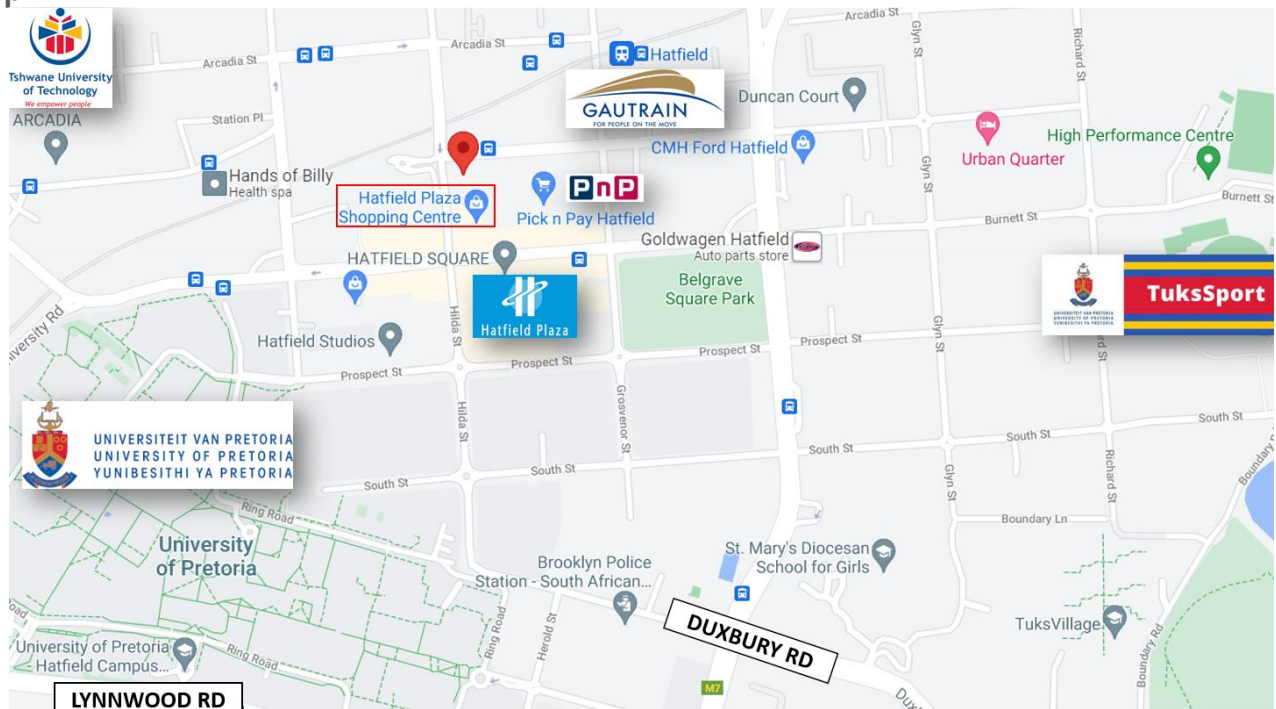


## Photos





## Map



GPS Co-Ordinates 25°44'57.6"S 28°14'07.4"E  
-25.749329, 28.235376

## Aerial





### Terms & Conditions

Bidders need to FICA when registering to bid with Copy of ID and Proof of Residence.

5% Deposit payable on the fall of the hammer.

10% Commission, + VAT on Commission, payable on the fall of the hammer.

45 Days for Guarantees.

7 Days Confirmation Period.

**For more information, or to pre-register for the auction, please contact:**

**Pieter Nel**

**084 8800 165**

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