

INFORMATION PACK

FOR

4 STUDIO APARTMENTS

DUNCAN COURT

HATFIELD / UNIVERSITY OF PRETORIA

DUNCAN COURT, 1226 PARK STREET, HATFIELD, PRETORIA



ON SITE AUCTION – Thursday, 2 November @ 11h00
Pieter Nel 084 8800 165 | pieter@bideasy.co.za

Property Information

Title Deed Information –

SS DUNCAN COURT (233/2016), HATFIELD, GAUTENG - JR

4 UNITS:

Unit No	Sectional Title Number	Unit Size (m2)
303	ST14166/2019	30,00
304	ST14167/2019	30,00
401	ST42565/2016	30,00
402	ST49418/2016	30,00

Local Authority:

CITY OF TSHWANE METROPOLITAN MUNICIPALITY

Registration Division:

JR

Province:

GAUTENG

VAT Status:

The seller IS registered for VAT

Zoning:

RESIDENTIAL



Area Summary

Hatfield is a suburb in Pretoria with a high density of students as well as student accommodation due to its close proximity to the University of Pretoria's main campus.

In tranquil, residential Hatfield, there are a number of foreign embassies in grand residences, amid African and global eateries, low-key bars, and student housing for the nearby University of Pretoria.

Hatfield also offers easy access to the N1 and N4, for commuters traveling by car to either Pretoria, Midrand, Kempton Park, Johannesburg, Krugersdorp, OR Tambo International Airport as well as Lanseria Airport.

Shopping Centers in the immediate vicinity include the large Hatfield Plaza Shopping Centre and Loftus Park Shopping Mall. The area also has several smaller shopping centers with the usual cafes and convenience stores.

Hatfield is central to several schools including Pretoria High School for Girls, St. Mary's DSG, Arcadia Primary School, Brooklyn Primary School, and Laerskool Pretoria-Oos. There are also many Nursery Schools and crèches in the suburb.

Duncan Court

Duncan Court has affordable apartments that are perfect for young professionals and families. Duncan Court consists of 11 storeys of 480 apartments. There are a variety of plans on offer in the apartment building ranging in size, bedrooms, and bathrooms.

The complex has 24-hour security, CCTV cameras, access control and is 300m from the Gautrain Station.

These units are an ideal student accommodation and/or an Airbnb opportunity due to the central location of the apartments and easy access to Pretoria and Johannesburg.

List of Units with Rental Income:

Unit	Unit / Door No.	Unit Size (m2)	Beds (Studio Layout)	Bath	Lease Expiry Date	Rental Income	Levies	Rates and Taxes
303	A808	30	1	1	31 Dec 2023	R6 400,00	R858.40	R377.66
304	A809	30	1	1	31 Dec 2023	R6 400,00	R858.40	R377.66
401	A1008	30	1	1	31 Dec 2023	R6 400,00	R858.40	R377.66
402	A1009	30	1	1	31 Dec 2023	R6 400,00	R858.48	R377.66

The current rental income and the lease end date are indicated in the list of units. The leases are in the process of being renewed for 2024 with a 6% escalation.

Opportunity

We are offering a residential investment portfolio of 4 residential studio units in Duncan Court. The apartments will be offered individually or collectively.

The units are 30 sqm in size with a balcony of ± 2 sqm. Each unit has 1 undercover parking.

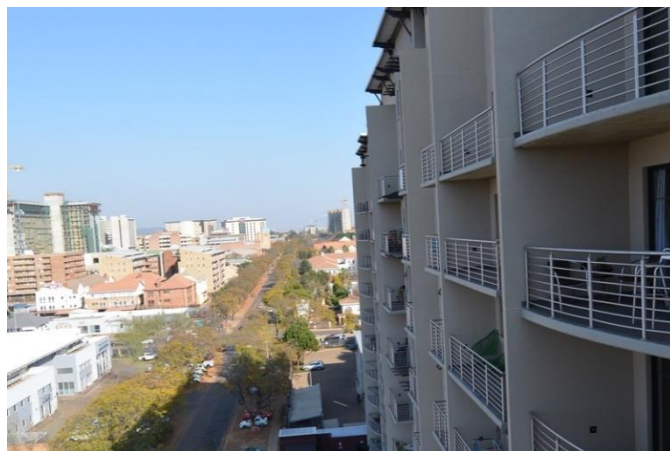


Artist Impression of Studio Units



Photos – Studio Unit





AREA SCHEDULE

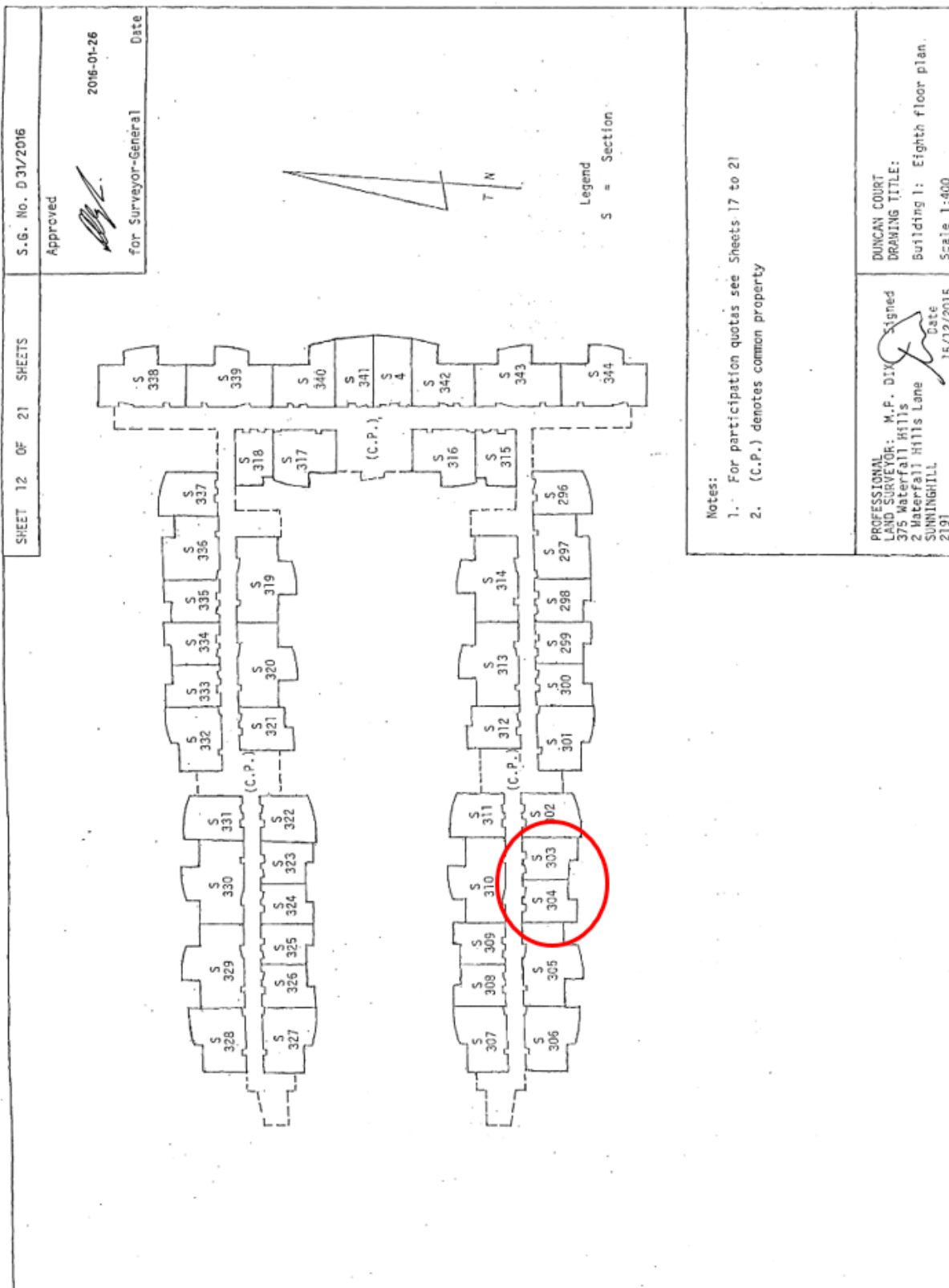
BACHELOR UNIT


UNIT AREA	26
COVERED BALCONY	6.95
TOTAL	32.95

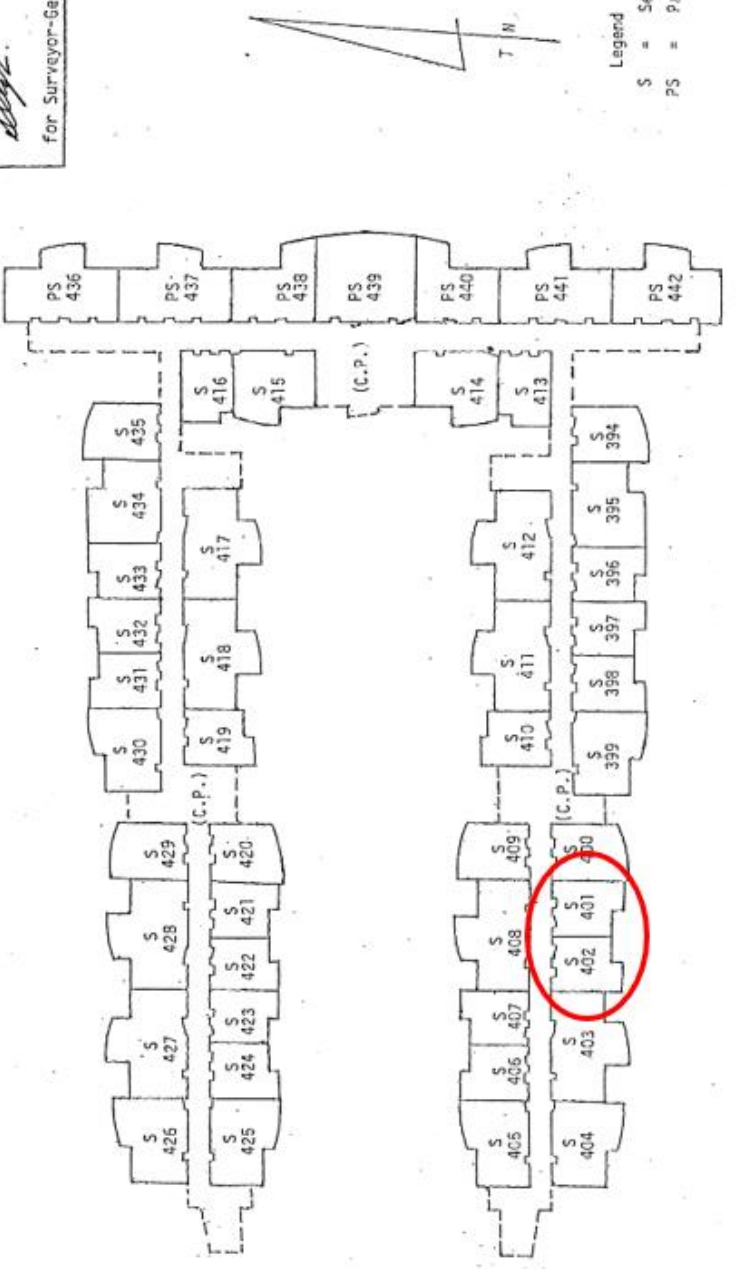
dc
duncan court
TRENDY LIVING

STUDIO UNIT

SG Diagrams




SHEET 14 OF 21 SHEETS	S.G. No. D 31/2016	
Approved  For Surveyor-General		2016-01-26 Date



Legend
 S = Section
 PS = Part of Section

Notes:

1. For participation quotas see Sheets 17 to 21
2. (C.P.) denotes common property
3. For other parts of Sections 436 to 442 see Sheet 15

PROFESSIONAL LAND SURVEYOR: M.P. DIX 375 Waterfall Hills 2 Waterfall Hills Lane SUNNINGHILL 2191	Signed  Date 15/12/2015
DUNCAN COURT DRAWING TITLE: Building 1: Tenth floor plan Scale 1:400	

SECTION NO.	FLOOR AREA (square metres)	PARTICIPATION QUOTA PERCENTAGE	SECTION NO.	FLOOR AREA (square metres)	PARTICIPATION QUOTA PERCENTAGE	SHEET 20 OF 21 SHEETS	S.G. No.D 31/2016
295	57	0,2698	331	32	0,1515	Approved <i>[Signature]</i> 2016-01-26 for Surveyor-General Date	
296	32	0,1515	332	43	0,2036		
297	45	0,2130	333	30	0,1420	SECTION NO.	FLOOR AREA (square metres)
298	30	0,1420	334	30	0,1420		
299	30	0,1420	335	30	0,1420	PARTICIPATION QUOTA PERCENTAGE	
300	30	0,1420	336	45	0,2130		
301	43	0,2036	337	32	0,1515	367	31
302	32	0,1515	338	57	0,2698	368	57
303	30	0,1420	339	57	0,2698	369	57
304	30	0,1420	340	46	0,2178	370	30
305	57	0,2698	341	36	0,1704	371	32
306	43	0,2036	342	46	0,2178	372	30
307	43	0,2036	343	57	0,2698	373	30
308	30	0,1420	344	57	0,2698	374	30
309	30	0,1420	345	32	0,1515	375	30
310	57	0,2698	346	45	0,2130	376	43
311	32	0,1515	347	30	0,1420	377	43
312	30	0,1420	348	30	0,1420	378	57
313	57	0,2698	349	30	0,1420	379	57
314	57	0,2698	350	43	0,2036	380	32
315	31	0,1469	351	32	0,1515	381	43
316	43	0,2036	352	30	0,1420	382	30
317	43	0,2036	353	30	0,1420	383	30
318	31	0,1469	354	57	0,2698	384	30
319	57	0,2698	355	43	0,2036	385	45
320	57	0,2698	356	43	0,2036	386	32
321	30	0,1420	357	30	0,1420	387	57
322	32	0,1515	358	30	0,1420	388	57
323	30	0,1420	359	57	0,2698	389	45
324	30	0,1420	360	32	0,1515	390	36
325	30	0,1420	361	30	0,1420	391	46
326	30	0,1420	362	57	0,2698		
327	43	0,2036	363	57	0,2698		
328	43	0,2036	364	31	0,1469		
329	57	0,2698	365	43	0,2036		
330	57	0,2698	366	43	0,2036		

Note:

1. For other Participation Quotas see sheets 17, 18, 19 and 21

PROFESSIONAL
LAND SURVEYOR: M.P. DIX
375 Waterfall Hills
2 Waterfall Hills Lane
SUNNINGHILL
2191
Date 15/12/2015
DUNCAN COURT
DRAWING TITLE:
Participation quota
schedule

SECTION NO.	FLOOR AREA (square metres)	PARTICIPATION QUOTA PERCENTAGE	SECTION NO.	FLOOR AREA (square metres)	PARTICIPATION QUOTA PERCENTAGE	SHEET 21 OF 21 SHEETS	S.G. No.D 31/2016
392	57	0,2698	428	57	0,2698	Approved <i>[Signature]</i> 2016-01-26 for Surveyor-General Date	
393	57	0,2698	429	32	0,1515		
394	32	0,1515	430	43	0,2036	SECTION NO.	FLOOR AREA (square metres)
395	45	0,2130	431	30	0,1420		
396	30	0,1420	432	30	0,1420	PARTICIPATION QUOTA PERCENTAGE	
397	30	0,1420	433	30	0,1420		
398	30	0,1420	434	45	0,2130	464	39
399	43	0,2036	435	32	0,1515	465	41
400	32	0,1515	436	96	0,4545	466	39
401	30	0,1420	437	96	0,4545	467	39
402	30	0,1420	438	74	0,3504	468	39
403	57	0,2698	439	115	0,5444	469	39
404	43	0,2036	440	74	0,3504	470	59
405	43	0,2036	441	96	0,4545	471	59
406	30	0,1420	442	96	0,4545	472	75
407	30	0,1420	443	41	0,1941	473	75
408	57	0,2698	444	61	0,2889	474	41
409	32	0,1515	445	39	0,1846	475	59
410	30	0,1420	446	39	0,1846	476	39
411	57	0,2698	447	39	0,1846	477	39
412	57	0,2698	448	59	0,2793	478	39
413	31	0,1469	449	41	0,1941	479	61
414	43	0,2036	450	39	0,1846	480	41
415	43	0,2036	451	39	0,1846	481	46
416	31	0,1469	452	75	0,3551	482	37
417	57	0,2698	453	59	0,2793	483	322
418	57	0,2698	454	59	0,2793	484	522
419	30	0,1420	455	39	0,1846	TOTAL	21124
420	32	0,1515	456	39	0,1846		100,0000
421	30	0,1420	457	75	0,3551		
422	30	0,1420	458	41	0,1941		
423	30	0,1420	459	39	0,1846		
424	30	0,1420	460	75	0,3551		
425	43	0,2036	461	75	0,3551		
426	43	0,2036	462	75	0,3551		
427	57	0,2698	463	75	0,3551		

Note:

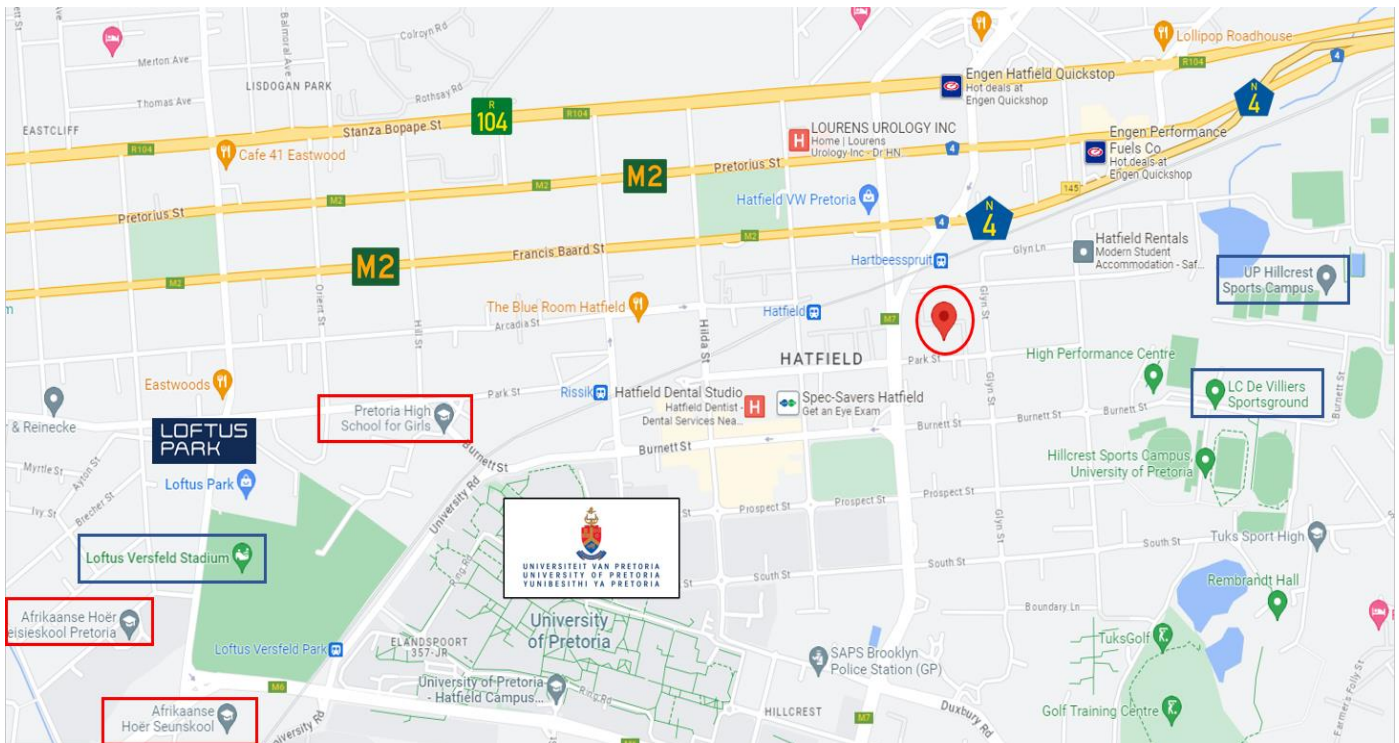
1. For other Participation Quotas see sheets 17, 18, 19 and 20

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LAND SURVEYOR: M.P. DIX
375 Waterfall Hills
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Map



GPS Co-Ordinates 25°44'53.8"S 28°14'28.4"E
-25.748283, 28.241216





SITEMAP

GROUND FLOOR

PARK STREET

Terms & Conditions

Registration (and viewing) opens one hour prior to the commencement of the Auction. 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 / pieter@bideasy.co.za

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