

INFORMATION PACK
FOR
NSFAS ACCREDITED
268 BEDS
STUDENT ACCOMMODATION

HIGHLANDS URBAN, 9 HUNTER ST, BERTRAMS, JHB



AUCTION DATE – Wednesday, 3 July 2024 @ 11h00
AUCTION VENUE: Capital Hotel, On The Park, 101 Katherine St,
Sandown, Sandton
Pieter 084 8800 165 | pieter@bideasy.co.za
www.bideasy.co.za



Highlands Lofts Urban Living, nestled in the vibrant city of Johannesburg, offers a modern and dynamic student accommodation experience. Boasting a total of 268 beds, this contemporary living space is designed to cater to the diverse needs of today's students.



Onsite Caretaker



Parking



24-Hour Security



Biometric access
control



Laundry



Property Information

Title Deed Information –

ERF 64 HIGHLANDS, JOHANNESBURG, IR

Known As: 9 HUNTER STREET, BERTRAMS, JOHANNESBURG

Title Deed: T38256/2012

Extent: 5948m²

Local Authority: CITY OF JOHANNESBURG

Registration Division: IR

Province: GAUTENG

VAT Status: The seller is registered for VAT

Zoning:

Property Information

This commercial property is accredited with **UJ and NSFAS** as a student accommodation provider. It is conveniently located in the Doornfontein precinct, within walking distance of **University of Johannesburg** Doornfontein campus, Ellis Park and is close to various other institutions.

There are 268 Beds and communal areas, including a lounge, kitchen, laundry. There is ample parking on the property. Security is a main feature of the property with Biometric Access Security, safe parking on the property and 24-Hour CCTV monitoring. This modern facility offers Wi-Fi coverage.

A full-time building manager resides in one of the units. The additional 3 staff members, for maintenance and cleaning, reside on the property in the staff quarters.

The property has a functioning borehole that provides all the water.

Features

268 Bedrooms

Secure Parking

Laundry

Biometric Access Control

24 Hour CCTV

Onsite Caretaker

WiFi throughout the building

Shuttles service

Borehole

Development Details

Stand size: 5984m²
Building 1 – 3048.5m²
Building 2 – 3282.6m²
2 Tripple storey buildings
135 units

123 x Bachelor units of 30m²
12 x 1Bed units of 34m²
Every Unit has a Kitchen and a Bathroom

There are a total of 135 units of which the building manager occupies 1 unit. Therefore 134 units are available for student accommodation. All units have 2 beds per unit.

Current Occupation

208 Students currently

Financial Income

NFSAS pays R5 000.00 per student over a 10-month cycle.

The income is R50 000.00 per student per annum.

At the current occupancy of 208 students, the Gross Annual Income is R10.4 million per annum.

At full occupancy of 268 students, the Gross Annual Income is R13.4 million per annum

Rates & Taxes: ± R28 937.04 pm

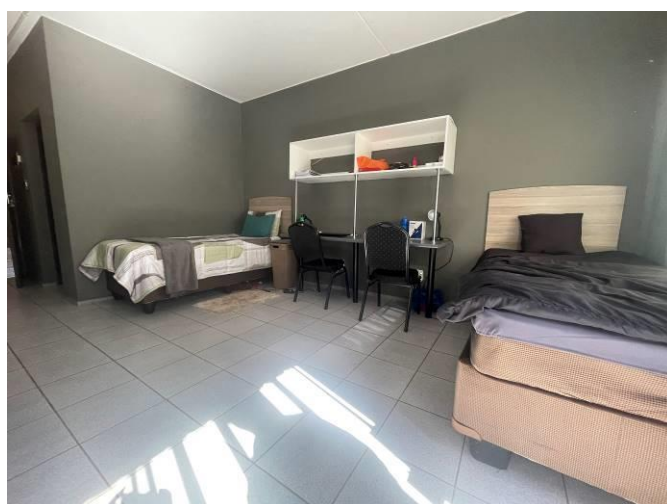
Additional information is available on request, including Plans, Full Zoning, Title Deed, etc.

Photos





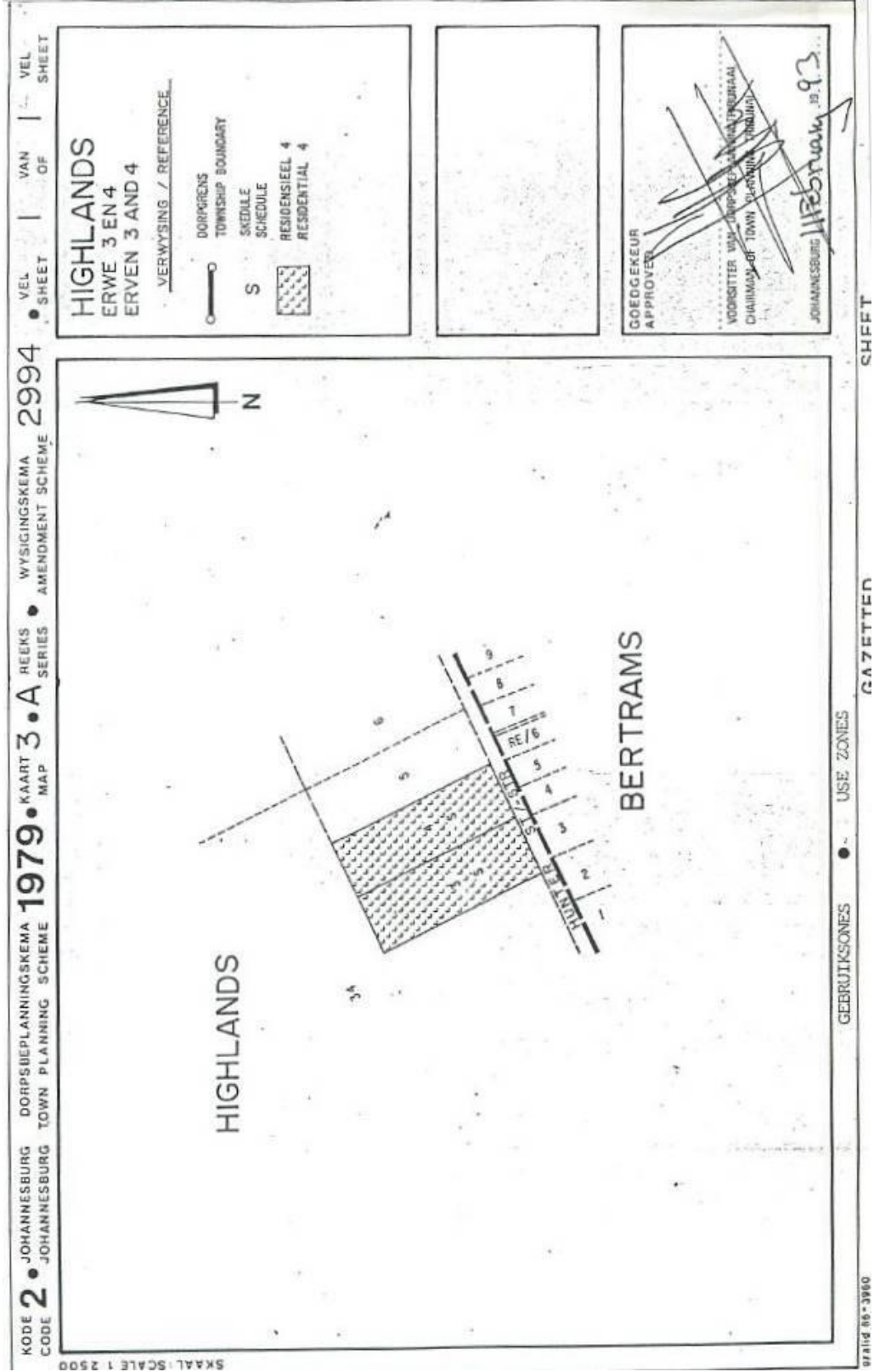









SG Diagram



Zoning Certificate

	<h3>ZONING INFORMATION NOTE PAD</h3>
REQUESTED BY:	
LAND USE SCHEME:	CITY OF JOHANNESBURG LAND USE SCHEME , 2018
NAME OF APPLICANT:	
ERF / HOLDING / FARM PORTION: ERF 64 (5 948 m ²) PREVIOUS ERVEN 3 AND 4	
TOWNSHIP NAME / HOLDING NAME / FARM NAME: HIGHLANDS	
STREET NAME AND NUMBER: NO: 9 HUNTER STREET	
ZONING INFORMATION	
USE ZONE: RESIDENTIAL 4	
HEIGHT ZONE: A (H:0) ASS PER ATTACHED TABLE 4	
FLOOR AREA RATIO:	AS PER ATTACHED TABLE 6
COVERAGE:	AS PER ATTACHED TABLE 5
DENSITY: 1 dwelling per 1500 m ²	
BUILDING LINE: REFER TO TABLE 7	
PARKING: REFER TO TABLE 8	
AMENDMENT SCHEME APPLICABLE: 2994	
SERVED BY: LLOYD	DATE:17/09/2021

The Town Planning Scheme is open for inspection at the 8th floor, 158 Civic boulevards (previously 158 Loveday Street) between 8:00 and 15:30 weekdays. The applicant must verify the information contained herein by inspection of the Town Planning Scheme. Whilst the utmost is done to ensure accuracy, the City of Johannesburg does not accept responsibility for any incorrect information given on this form.

The applicant's attention is drawn to the general provisions of the Town Planning Scheme.

It should be noted that the provisions of the Town Planning Scheme do not override any restrictive conditions that may be contained in the Title Deeds.

PLEASE NOTE:

No information will be given telephonically due to the technical and interpretive complications.

Certificate of Occupancy

Joburg

CITY OF JOHANNESBURG

REGISTRATION NO . F 0026/16

DEVELOPMENT PLANNING DEPARTMENT

Building Development Management

The Owner/

CERTIFICATE OF OCCUPANCY
(New Building 5598.8 M/2 & 0 M/2 = 137 Units Only)

STAND : 64

TOWNSHIP : HIGHLANDS


The building on the abovementioned stand has been inspected and in the opinion of this department has been erected in accordance with the building **Plan Approved** on the **2013/02/25 & 2015/04/23 Approval No/s 2012/11/0405 & 2014/01/0056** compliance with the provisions of the National Building Regulations and Building Standards Act 103 of 1977.

**RECOMMENDED BY BUILDING
CONTROL OFFICER**

(for Building Control Officer)


District Inspector

2016/02/11
Date


for Building Control Officer
COLIN OATES (Chief Building Inspector)

2016/02/11
Date

Tel :011- 376-8660

Fax :011-376-8673 or Fax to E-Mail 086 771 9747

Cell : 082 559 3705

Geo-Informatics

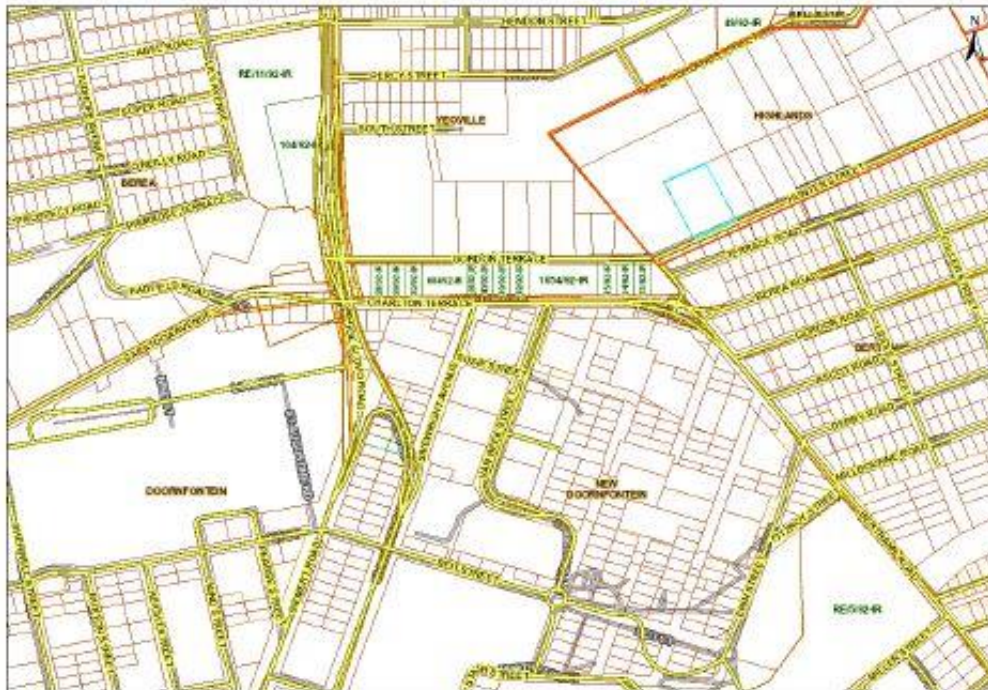
CITY OF JOHANNESBURG: Corporate Geo-Informatics

Property Report

Reports generated from the website can be used for the purpose of zoning information. Zoning information must be read in conjunction with the applicable Town Planning Scheme clauses and Amendment Scheme relevant to the erf. More information can be obtained from the Information desk on the 5th floor, Metro Building, Braamfontein.

Stand SG Code	T01R030700000000640000000
Stand Number	64
Area (m2)	5948
Town Name	HIGHLANDS
TS_ONLY_NAME	HIGHLANDS
TS_EXT	0
Status Code	REGISTERED
Land Type	Erven
Property Id	2061196
Market Value	R Null
Owner	HIGHLANDS URBAN LIVING PTY LTD
Zoning	Residential 4
Street No	9
Street Name	HUNTER
Street Type Name	STREET
Ward Name	64
Region Name	Region F
Street Address	9 HUNTER STREET
Location Plus Code	R357 X4 JHB
Plus Code Long	5G5CR357 X4

Map of the location



Fri May 31 2024

[Amendment Scheme 1](#)

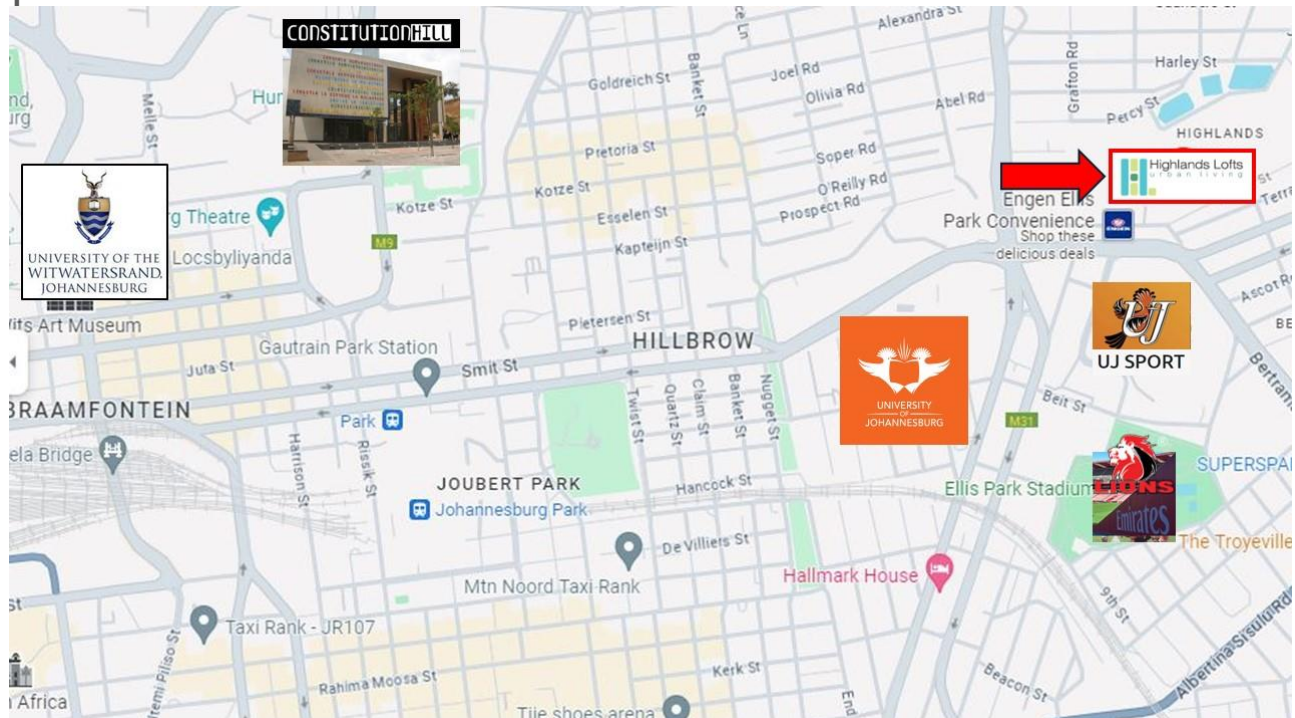
CSG



CSG Aerial



Map



GPS Co-Ordinates 26°11'26.0"S 28°03'45.9"E
-26.190549, 28.062747

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

Disclaimer

Whilst all reasonable care has been taken to provide accurate information, neither BidEasy Auctions, nor the Seller/s guarantee the correctness of the information, provided herein and neither will be held liable for any direct or indirect damages or loss, of whatsoever nature, suffered by any person as a result of errors or omissions in the information provided, whether due to the negligence or otherwise of BidEasy Auctions or the Sellers or any other person. The Consumer Protection Regulations as well as the Rules of Auction and Conditions of Sale can be viewed at www.bideasy.co.za or at 105 Dely Rd, Ashlea Gardens, Pretoria, 0081.

The Rules of Auction and Conditions of Sale/ Deed of Sale contain the registration requirements if you intend to bid on behalf of another person or an entity. The above lots are all subject to a reserve price and the sale by auction is subject to a right to bid by or on behalf of the owner or auctioneer. All Terms & Conditions apply. BidEasy reserves right to remove / add assets / lots without notice before or on auction day.