



UNIVERSITY *of the*
WESTERN CAPE

Student Accommodation

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New perspective





Residences- Unibell precinct



Unibell 1

Unibell 2

Unibell 4

Unibell 5

Unibell 3

FLISP
Housing

Hector
Pieterse

Future sport
and Residence

Belhar Sports
Science

Ex UWC site swapped
out for Future Sport
and residences



Student Accommodation- I have questions

- 1) When did it become public universities' responsibility to supply student accommodation?
- 2) Is the Council and Executive aligned with the student accommodation strategy?
- 3) Do we have a solid benchmark of development cost per bed?
- 4) Which Executive portfolio is responsible for student accommodation?
- 5) Is the indirect cost included in the negotiations?
- 6) Is the NSFAS cap the new standard of cost of construction?
- 7) Can you include all the other requirements such as laundry, communal spaces, study spaces, hang out spaces, gathering spaces, etc.
- 8) Which model of obtaining new beds do you prefer?



Student Accommodation UWC

Year	Number of beds Owned on main campus	Number of beds Owned off campus	Number of beds Leased on campus	Number of beds Leased off campus	Number of beds Total	Number of beds Total Cumulative
2000	2,206	305	-	211	2,722	2,722
2006	-	-	-	496	496	3,218
2013	-	-	1,100	-	1,100	4,318
2017	-	96	-	-	96	4,414
2021	-	-	-	377	377	4,791
2022	-	-	-	300	300	5,091
2023	-	2,720	-	(296)	2,424	7,515
2024	-	-	-	100	100	7,615
2025	-	-	-	98	98	7,713
2026	-	-	-	2,177	2,177	9,890
	2,206	3,121	1,100	3,463	9,890	9,890
2027	624	-	300	-	924	10,814
2028	132	-	596	-	728	728
2029	-	800	-	-	800	11,614
	756	800	896	-	2,452	2,452
	2,962	3,921	1,996	3,463	12,342	12,342





Student Accommodation UWC





Analysis

Owned on and off main campus

- Annual fee average R35 000 pa.
- Deficit R11m (2025)

Leased on main campus

- Annual fee average R60 000pa.
- No accrual to UWC

Leased off main campus

- Annual fee average R52 000pa.
- Deficit R17m (2025)





Challenges- Owned

- 1) Standard Operating Procedures for new acquisitions
- 2) Monthly Cash flow commitment- loan repayments
- 3) Back log maintenance and repairs
- 4) Safety and security when roaming outside of campus
- 5) Free laundry
- 6) Free everything
- 7) Transport demands eg. to malls
- 8) Temporary accommodation
- 9) Cleaning



Challenges- Leases

- 1) Standard Operating Procedures
- 2) Monthly cash flow commitment
- 3) Responsibility for repairs and maintenance is misunderstood.
- 4) Safety and security
- 5) Transport
- 6) Student conduct in a body corporate setting
- 7) Under recoveries (eg. vacancies, top up of water and electricity)
- 8) Temporary accommodation
- 9) Free laundry
- 10) Free everything
- 11) Cleaning
- 12) Private Accommodation Providers (PAPS)- Universities fulling banking role





Some planned
Build Operate
Transfer models
(BOT)





Student Accommodation UWC-BOT



FIGURE 2. ABSA BUILDING 32 VOORTREKKER ROAD, BELLVILLE - ERF21693



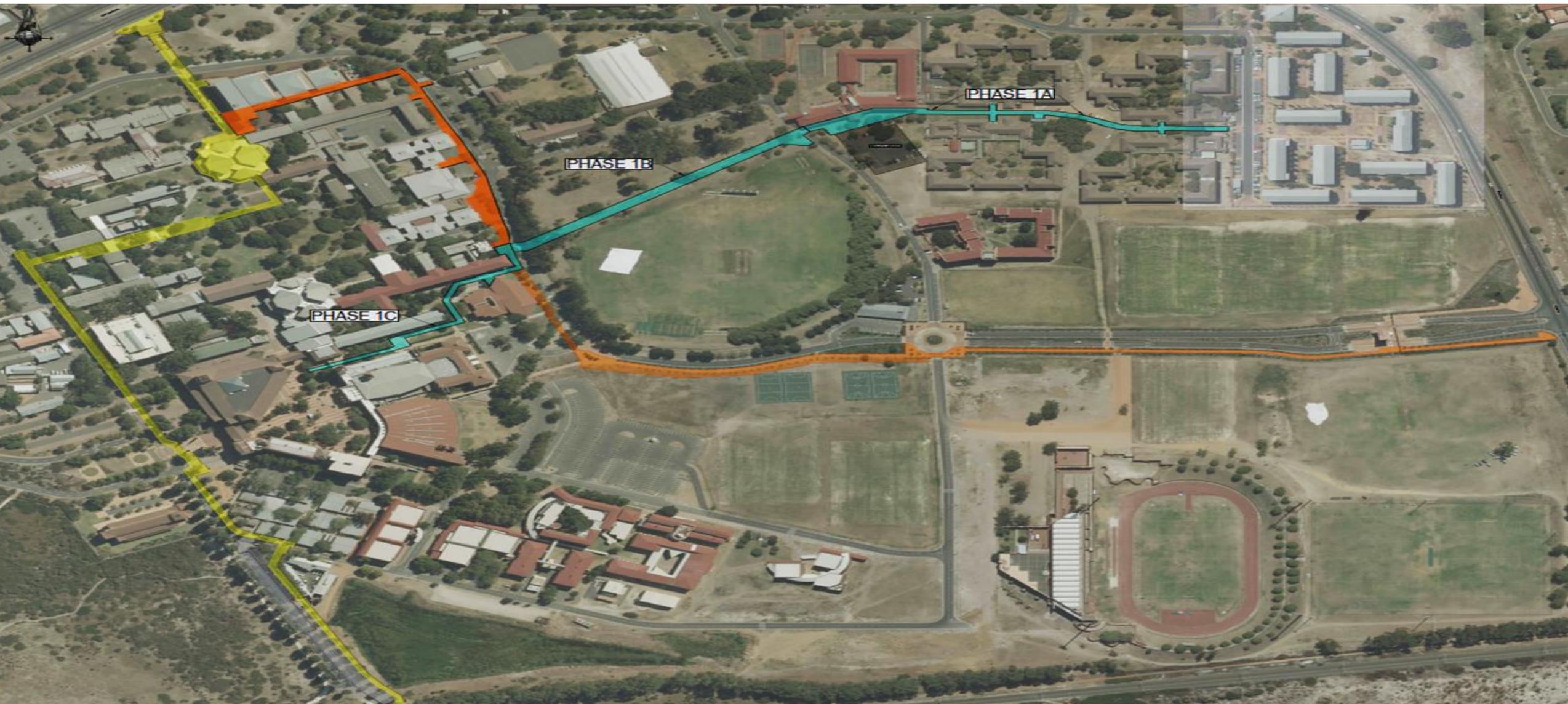
FIGURE 3. CHARL MALAN STREET ERFS 11125, 11126, 11127, 11128, AND 11132





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Safe walks





Unibell
4

Unibell
5



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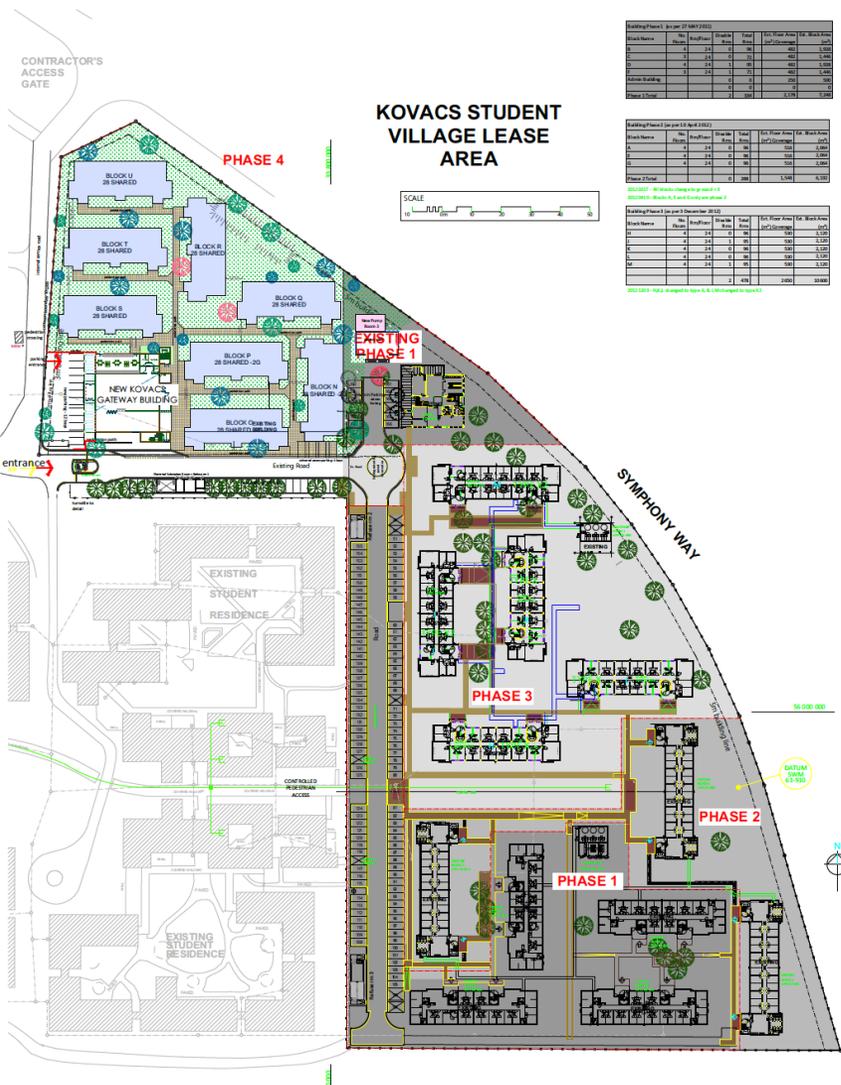
Unibell 4 and 5





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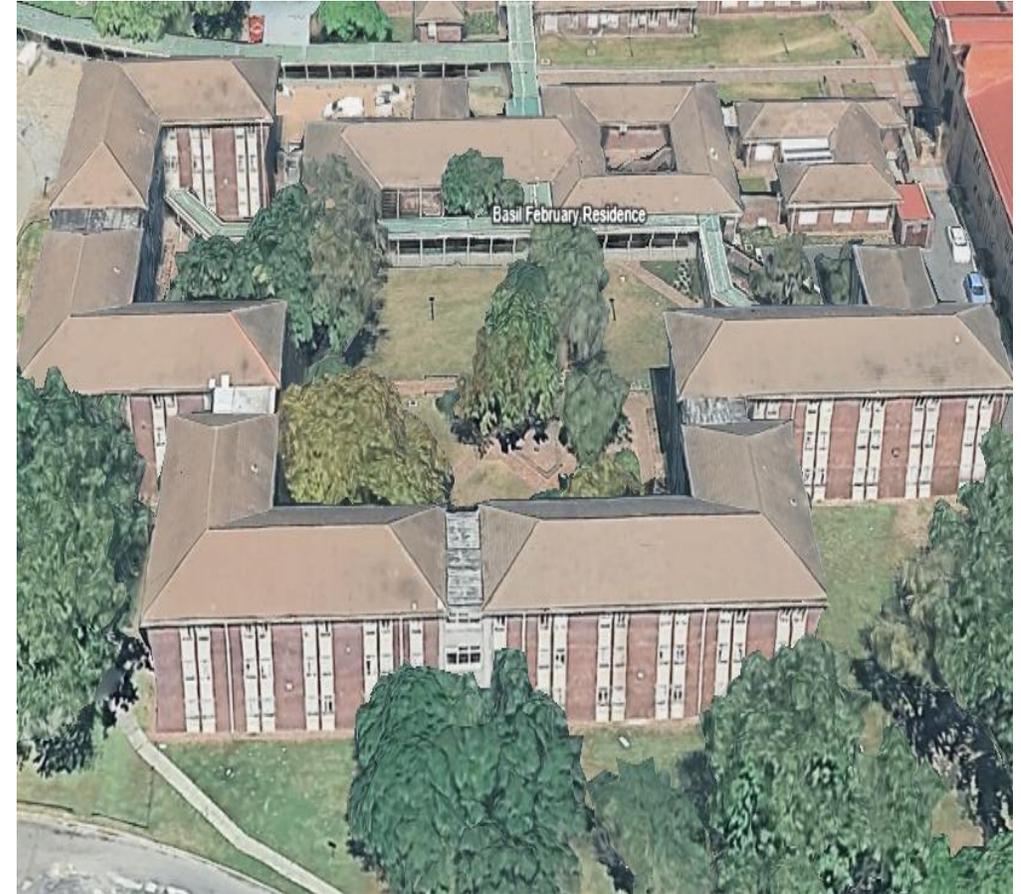






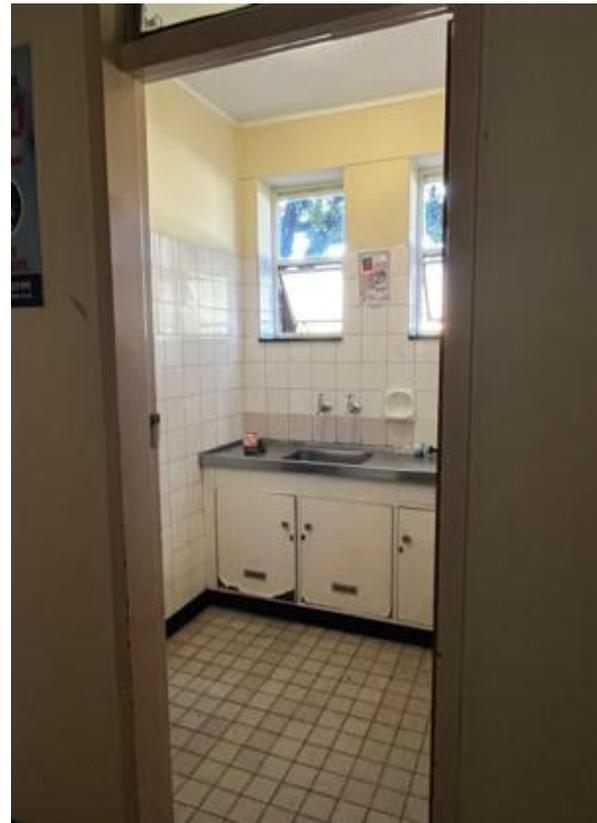
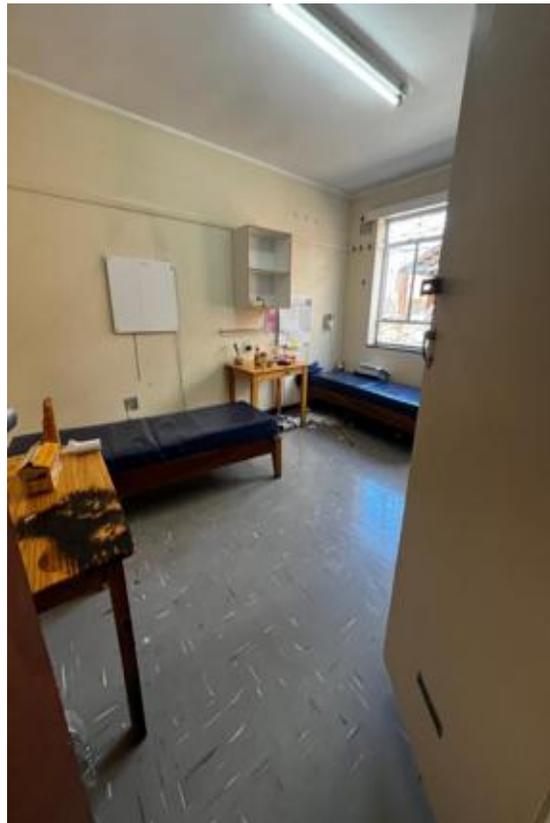
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Liberty and Basil February





Backlog Maintenance





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Backlog Maintenance





Backlog Maintenance





Draft Renewal Programme

Renewal Programme											
Building	Beds	Total Cost Estimate	2027	2028	2029	2030	2031	2032	2033	2034	2035
		Rounded to nearest million									
HECTOR PIETERSON	305	R147m	R147m								
CECIL ESAU	363	R109m		R109m							
CHRIS HANI	204	R109m			R109m						
BASIL FEBRUARIE	299	R95m				R95m					
COLINE WILLIAMS	296	R91m					R91m				
EDUARDO DOS SANTOS	299	R91m						R91m			
RUTH FIRST	299	R85m							R85m		
LIBERTY	191	R54m								R54m	
THEOLOGY	38	R12m									R12m
TOTAL		R792m	R147m	R109m	R109m	R95m	R91m	R91m	R85m	R54m	R12m



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Thank you

