

Student accommodation

A residence built around the student day

Explore a phased student residence on Remainder 224, combining secure accommodation, good study space and dependable campus transport. We welcome experienced developers and operators who can shape a first phase around a proven local student market.

Why this could work

Sedibeng TVET's Sebokeng and Vereeniging campuses are the natural starting points: provisional straight-line measurements place them approximately 6.0 km and 6.4 km from the parcel centre. These are screening estimates, not road distances or evidence of funding eligibility. The opportunity is to build a complete living-and-travel service around selected campuses, then expand as demand is demonstrated.

A phased footprint allows an operator to match construction to verified campus demand and letting performance.

GPF offers potential junior development finance alongside senior lending and developer equity, subject to applicant and project approval.

Eligible NSFAS-funded placements could support rental income after accreditation and compliant leasing. This is operating revenue, not a construction subsidy or occupancy guarantee.

Land to explore

Remainder 224

Approximately 17.7 ha mapped, with a historical residential-and-education proposal. Current legal extent, developable footprint and student-accommodation rights require confirmation; no bed yield is approved.

Let's shape the first phase

Bring your target campus, first-phase concept and operating model. We can provide the parcel information and discuss a purchase or appropriately structured development proposal, with a defined feasibility period.

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Evidence & further reading: 1. Sedibeng campus locations · 2. GPF student fund — published criteria, pp. 1–2 · 3. NSFAS accommodation-provider process
Screening opportunity, not an approval or funding offer. Confirm current availability.

What is established

Sedibeng publishes campuses in Sebokeng, Vereeniging and Vanderbijlpark; institutional presence is established, but a local bed shortage is not.

GPF's published student-fund guidance specifies a 5 km radius. NSFAS describes property registration, inspection and accreditation before approved placements.

What to confirm

GPF guidance supplied for this enquiry used 10 km, conflicting with its published 5 km rule. Obtain written site-specific clarification before relying on GPF finance.

Confirm campus demand, payment arrangements, achievable rent and accreditation responsibility; price dependable transport to the actual campus entrances.

Confirm planning, lawful access, ground conditions and services. Cost the first phase and test its debt capacity before fixing a bed count.