



SEFAKO MAKGATHO  
HEALTH SCIENCES UNIVERSITY

## Office of the Chief Operating Officer

To : SMU Community  
From : Mr PM Sibanyoni – Office of the Chief Operating Officer  
Date : 10 February 2023  
Subject : Student Accommodation arrangements at SMU

---

### Student Accommodation arrangements at SMU

SMU has in its radar a total of **5101** beds for the year 2023, this excludes (Res 1C: 66; Res 2B: 294; and Greenhouse: 8). The number of beds lost due to the renovations of the above residences has been catered for through the increase in the number of beds from our leased properties. The university therefore accommodates 84% of its students in the residences – highest number compared to any other public university in South Africa. DHET recommends that universities must at least accommodate 40% of their enrolled number of students and further indicates on their norms and standards that all universities must develop strategies for increasing the percentage of residence places available for new first year students (FTENs) to at least 30% of the total residence capacity within ten years. In our case, we have 70% of our FTENs residing in our residences for the year 2023.

Ideally, the university would want all their students accommodated in university acquired accommodation spaces but this is not a requirement due to financial constraints.

The university is aware that the provision of affordable and suitable student accommodation for use by students intending to or who are currently studying at any of the public higher education institutions remains a key challenge. The high demand and short supply of student accommodation, which is exacerbated by high rental cost, is but one of the contributing factors. In addition, the challenges of students who may need to survive on limited financial capacity creates an increased demand for affordable and suitable student accommodation in the commercial and private sector, given the limited student accommodation.

With this challenge in mind, the university has engaged a number of accommodation service providers as a practical and viable alternative to the residence system. This entails a provision of a list of student accommodation service providers that can be approached by the students who may require accommodation. These service providers have been vetted by the university and comply with the DHET norms and standards. Importantly, this list of providers will provide

Molotlegi Street, Ga-Rankuwa  
Pretoria, Gauteng  
PO Box 201, Medunsa, 0204

[www.smu.ac.za](http://www.smu.ac.za)

Telephone: +27 12 521 4221

Email: [mfanfikile.sibanyoni@smu.ac.za](mailto:mfanfikile.sibanyoni@smu.ac.za)

students without SMU provided accommodation an opportunity to review choices that are suited to their needs and affordability level.

Below is the list of the service providers:

Name of Provider	Contact details	Address
Maderia	Blessing Cell: 071 889 5363	262 Klitsgras Street, Danville
Arebeng	Thabo Cell: 082 453 9213	566 Pretoria East, Arcadia
The Heights	Karen Cell: 083 320 5736	99 Jan Heukelmann Ave, Philip Nel Park, Pretoria

\*These properties are within the university shuttle route which is convenient for commuting to and back from campus.

### **Advocacy service**

SMU will provide an advocacy service to potential landlords and students who made their own accommodation arrangements in respect of the following:

- Affordability
- Area/ Location
- Lease agreements
- General enquiries

### **Disclaimer**

- I. Any contract entered into is between the user (student) and the listed service provider chosen by the student, accordingly SMU is not part of such a contract.

SMU will not be involved in disputes between users and accommodation service providers. Users and accommodation service providers are encouraged to familiarize themselves with the Consumer Protection Act 68 of 2008 (CPA) and the Rental Housing Act No. 50 of 1999.

Regards



Mr MP Sibanyoni  
Chief Operating Officer

**“Knowledge for quality health services”**