

University of Khartoum
Investment Administration

Pre-Feasibility Study
For

Residential Complex

AT SOBA

May 2010

1. Introduction: The University of Khartoum

The University of Khartoum (U of K) is significant as to its rise since early last century and its development history. The precursor of the present U of K had been Gordon Memorial College that was established in November 8, 1902 representing the early years of the U of K.

The U of K embraces 19 faculties, 12 institutes, research and training centers, a printing and publishing house in addition to Soba University Hospital, other hospitals, a National History Museum, a farm for research and training and a center for medical and health services.

The U of K has graduated generations of different specializations in medicine, health, engineering, agriculture, veterinary science, humanities, education and others. U of K graduates have been distinct as to their academic performance, which qualifies them to occupy leading and pioneering positions in the Sudanese society. The university also has its contribution in advancing scientific research and in provision of distinct post-graduate programs (i.e., higher diplomas, master and Ph.D. degrees) to serve the Sudanese society and neighboring communities as well.

The U of K is one of the richest institutions in Sudan in terms of land holdings in prime locations both in Khartoum State as well as in other states within Sudan. The U O K has recently embarked on an ambitious scheme to capitalize on those valuable resources in order to generate revenues that are badly needed to develop and upgrade the university. The present pre-feasibility study is one of several projects that the U of K intends to launch.

2. Project Description

2.1. Location and Site Description

The Project is located in Soba, about 15 kilometers to the south of the city center of Khartoum. The recent developments that the area has enjoyed add to its attractiveness. Many residential complexes and projects have been developed in the area and its vicinity (Fig 1). The proposed project falls within the strategic plan of the University of Khartoum (U. of K.) to invest in its own properties in the area. The present project is introduced to provide accommodation for the university staff as a substitute for the current residential units located in Burri where the land values are much higher.



Figure 1: Recent Residential Developments in Soba

The proposed complex is designed in harmony with the overall land uses proposed in the Khartoum State Structure Plan and the proposed development plan for the university of Khartoum land at Soba west of the railway line. The maximum height in the project is 5 floors. The inclusion of common areas, outdoor playgrounds, and social gathering areas will add to the attractiveness of the project.

Figure (2): Proposed Development Plan for U. of K. Land at Soba

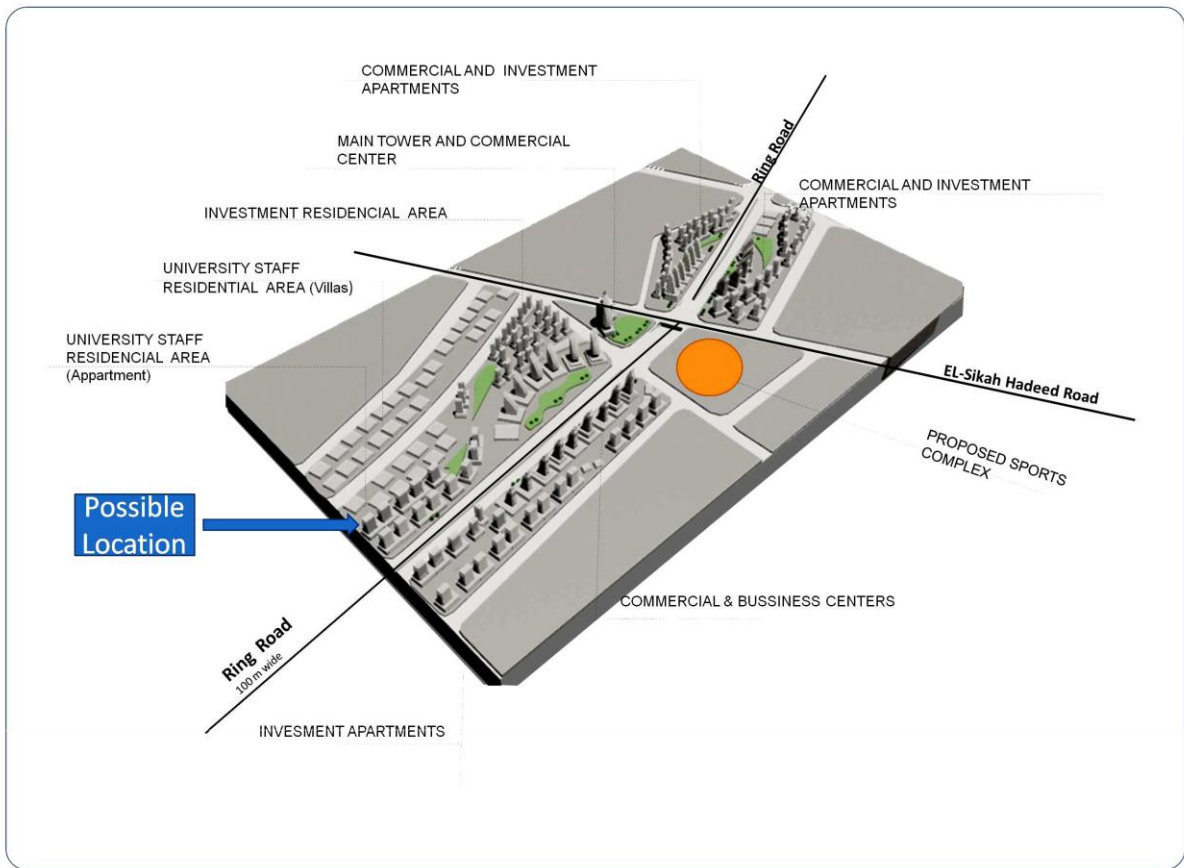
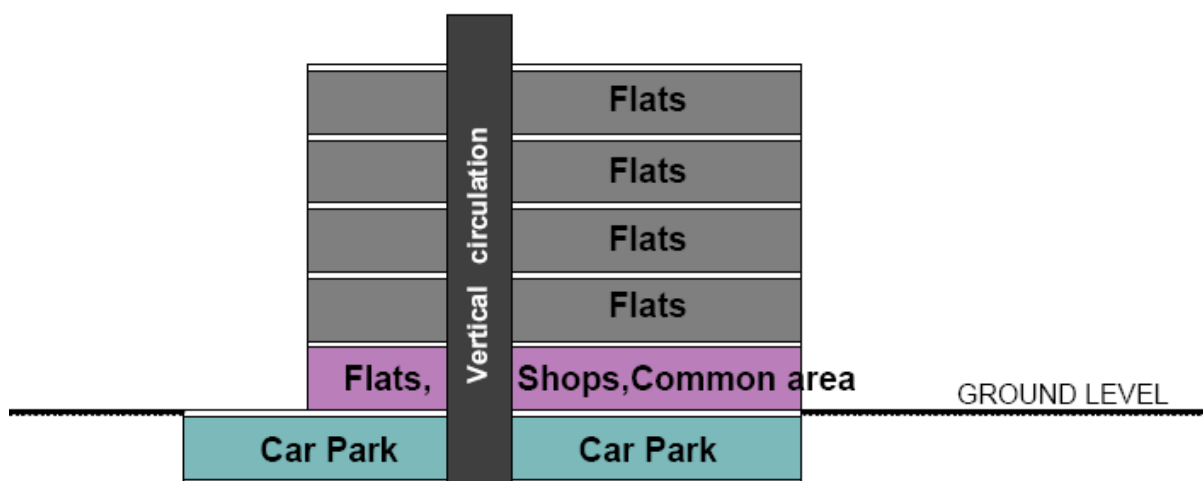


Figure (3): Typical Cross Section of Soba Residential Blocks



2.2. Functions and Spaces

The proposed project is designed to serve as an apartment complex for U. of K. staff. It is composed of a basement, ground floor and four typical floors. The gross built area per floor is 485 m². The basement is intended to accommodate car parking, service plants, stores, etc. The ground floor could accommodate two shops, a multi-purpose hall, a laundry, and one flat of the large size; each typical floor contains three flat, i.e. a total of 13 flats in the whole building (Figure 3). The apartments should satisfy the demand for different sizes of residential units. Tables (1) and (2) show the project components and areas for different types of flats. Table (3) shows the estimates for construction cost for a single building. The same estimates might be applied for typical buildings in the same area.

Table (1): Composition of Flats

Flat Type	Space					
	Hall	Saloon	Bed Rooms	Kitchen	B.R	Balcony
Flat (1)	1	-	2	1	2	1
Flat (2)	1	1	2	1	2	2
Flat (3)	1	1	3	1	3	2

Table (2): Typical Floor Components

Item	Description	Area (m ²)	%
Flats	Flat (1)	120	24.7%
	Flat (2)	150	30.9%
	Flat (3)	180	37.1%
Flats Total Area/ Floor		450	92.8%
Circulation		8	1.82%
		12	2.73%
		15	3.41%
Total Floor Area		485	100.0%

Table (3): Total Cost Estimate

Item	Description	Area m ²	Rate (US\$)	Total
1	Land	750	250	187,500
2	Basement	485	400	194,000
3	Ground Floor	485	650	315,280
4	Typical Floors 1st-4th	1940	650	1,261,000
4	Services Supply			100,000
5	Total Construction Cost Including Land			2,057,750
6	Total Construction Cost Excluding Land			1,870,250

Table (4): Finance Components

Total Cost Estimate	2,057,750
Cost of Land	187,500
Land Cost To Construction Cost Ratio	0.1
Equity to Loan Ratio	0.1
Required Finance	1,870,250
Annual Interest Rate (r_y)	5.5%

Since this project will be owned by the U. of K. and will not be sold or rented out at market prices, no calculations of feasibility are done. The University could proceed with the project by preparing detailed drawings and seeking finance for it.