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PASSENGER RAIL AGENCY
OF SOUTH AFRICA

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REQUEST FOR PROPOSAL: PART A



**REQUEST FOR PROPOSAL:
TO LEASE AND DEVELOP PTN OF PORTION 163 (PTN OF PTN 143)
HARTEBEESTHOEK NO 303 - JR.**

Property Description: Portion 163 (ptn of Ptn 143) Hartebeesthoek No 303 - JR.
Reference Number: NGR-2021-02

CONTENTS

1. INTRODUCTION.....	3
2. RFP INVITATION.....	4
3. LOCATION.....	4
4. LEGAL STATUS AND OWNERSHIP.....	4
5. ZONING STATUS.....	4
6. LOCAL AUTHORITY	5
7. TYPE OF PROPERTY AND SIZE.....	5
8. LAND SG DIAGRAM AND DEED NUMBER.....	5
9. CURRENT AND POTENTIAL USAGE.....	5
10. AMENITIES AND SURROUNDING	5
11. ENQUIRIES	5

1. INTRODUCTION

1.1 LEASE AND DEVELOPMENT OF PRASA OWNED PROPERTIES

The Passenger Rail Agency of South Africa (PRASA), through its Property Division, PRASA Corporate Real Estate Solutions (PRASA CRES) invites members of the private sector to submit proposals for leasing, upgrading or development of identified properties at various train stations across the country.

PRASA CRES provides property management and facilities management services on behalf of PRASA in five regional offices across South Africa, namely, Gauteng North, Gauteng South, Kwa-Zulu Natal, Eastern Cape and Western Cape.

PRASA CRES has placed on the market land parcels and/or buildings to either be developed, upgraded or refurbished for commercial, residential or industrial use. PRASA is therefore calling for the private sector to give recommendations for the highest and best use of the attached list of PRASA owned properties with a view of generating sustainable revenue.

Some of the operational intent of the initiative include securing unused land, reducing the high holding cost such as maintenance as well as rates and taxes. This initiative will also ensure that there is socio-economic value and impact on communities where our properties are located.

1.2 IMPORTANT DOCUMENTS AND RFP COMPLETION GUIDELINES

This document (**PART A**) contains property information necessary for potential tenants to understand the site context in order to respond accordingly. This should be read in conjunction with Part B which includes the following information:

PART B:

- Details of applicant
- Proposal declaration
- Application forms
- Joint venture agreement
- Guidelines for submitting
- Evaluation Criteria

2. RFP INVITATION

PRASA CRES, a division of PRASA (The Passenger Rail Agency of South Africa) hereby invites interested parties to submit proposals to lease and develop the following property: Portion 163 (ptn of Ptn 143) Hartebeesthoek No 303 - JR.

3. LOCATION



The land is located at Hartebeesthoek, Lynross , Pretoria North.

4. LEGAL STATUS AND OWNERSHIP

The property is on ptn of Portion 163 (ptn of Ptn 143) Hartebeesthoek No 303 - JR. at Lynross.

The above land portion is registered in favour of SUID-AFRIKAANSE SPOORPENDELKORPORASIE LTD. (PRASA)

5. ZONING STATUS

PRASA properties are generally located in rail precincts and previously not subjected to Municipal Zoning schemes and classified under South African Railway (SAR). The zoning status above is specific to this site; however, bidders are required to verify this status with local municipal offices in order to evaluate and match the proposed usage with the local authority by-laws.

Zoning Classification: No Zonning

6. LOCAL AUTHORITY

City of Tshwane Metropolitan Municipality.

7. TYPE OF PROPERTY AND SIZE

The proposed area for development is approximately 6,55 hectares

8. LAND SG DIAGRAM AND DEED NUMBER

Property Description	Title Deed	SG Diagram No
ptn of Portion 163 Hartebeesthoek No 303 - JR	T56601/1981	A3558/1980

9. CURRENT AND POTENTIAL USAGE

Current Use: Vacant

Potential Use: Residential/Industrial (incl demolishing of existing houses)

Proposals must ensure the operational use by Metrorail of the rail reserve which traverse a portion of the property.

10. AMENITIES AND SURROUNDING

Located Hartebeesthoek; a suburb in Pretoria North. Lynross is strategically located in close proximity to an industrialized and commercial growing hub of Rosslyn. One hand it offers a vast opportunity for growing business firms, whilst on the other traditional farming in surrounding areas such as Orchards which allow opportunities for Residential developments. Pretoria North lies north of the Magaliesberg range of mountains. Access to quality education, hospital and shopping centre are some of the offering on the table in Lynross

11. ENQUIRIES

For all enquiries, please contact Ms. Charlotte Sello at :

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