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PASSENGER RAIL AGENCY
OF SOUTH AFRICA

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REQUEST FOR PROPOSAL: PART A

REQUEST FOR PROPOSAL: FOR THE LEASE AND DEVELOPMENT OF VACANT LAND AT SAULSVILLE (ERF 6287)

Property Description: Erf 6287 Saulsville Township

Reference Number: NGR-2019-01



Saulsville

CONTENTS

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

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 station 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 place 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 is **Part A** of the documents required to prepare and submit the potential tenants request for proposal bids. 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 persons to submit proposals to lease and develop the following erven: Erf 6287 Saulsville Township.

3. LOCATION

The land is located adjacent Saulsville railway Station, at Marivate Street.





4. LEGAL STATUS AND OWNERSHIP

The property is on the following erven: Erf 6287 Saulsville Township and the property is owned by PRASA.

5. ZONING STATUS

Zoning Classification: Transportation.

PRASA properties are generally located in rail precincts and previously not subjected to Municipal Zoning schemes and thereby 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.

6. LOCAL AUTHORITY

City of Tshwane Metropolitan Municipality

7. TYPE OF PROPERTY AND SIZE

Land area is approximately 0.6578m² .

8. LAND SG DIAGRAM AND DEED NUMBER

A6212/1986	T34583/1996
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9. CURRENT AND POTENTIAL USAGE

Current use: Vacant Land

Potential use: Mixed-Use Development (Retail/Mini Industrial)

10. AMENITIES AND SURROUNDING

The property is situated next to the Saulsville Station and adjacent to the recently completed Saulsville Retail and intermodal Centre anchored by OBC Supermarket and SASSA administration offices with smaller retail shops. The property is surrounded by the Sausville, Atteridgeville and Kalafong residential suburbs as well as the Kalafong Hospital. It is also in close proximity to the Lotus Gardens suburb. The property is adjacent to the Saulsridge Secondary and High School and a Taxi Facility.

11. ENQUIRIES

For all enquiries, please contact Ms. Charlotte Sello at
e-mail: Charlotte.Sello@prasa.com