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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 124 (Ptn of Ptn 70) Klipspruit No 298 -
IQ**

Property Description: Ptn 124 (Ptn of Ptn 70) Klipspruit No 298 - IQ

Reference Number: SGR-2021-16

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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

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 Ptn 124 (Ptn of Ptn 70) Klipspruit No 298 - IQ.

2. LOCATION

The land is located at Ikwezi Station.



3. LEGAL STATUS AND OWNERSHIP

The property is situated on Ptn 124 (Ptn of Ptn 70) Klipspruit No 298 - IQ. The above land portion is registered in favour of SUID-AFRIKAANSE SPOORPENDELKORPORASIE LTD. (PRASA)

4. 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: To be confirmed

5. LOCAL AUTHORITY

City of Johannesburg Metropolitan Municipality.

6. TYPE OF PROPERTY AND SIZE

The proposed area for development is approximately 1,4 ha ha of vacant land.

7. LAND SG DIAGRAM AND DEED NUMBER

Property Description	Title Deed	SG Diagram No
Ptn 124 (Ptn of Ptn 70)	T5934/1966	A2474/1961
		8392/2001

8. CURRENT AND POTENTIAL USAGE

Current Use: Vacant Land

Potential Use: Retail (This is for one side of the station, but can be extended to the opposite side across the rail line with overhead bridge to connect both sides, which development can be done in phases)

PRASA intends achieving a mixed basket of rights.

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

9. AMENITIES AND SURROUNDING

Engine & Shell Petrol Station, connecting metropolitan Roads M77 & M72, Schools are nearby, Supermarkets, Pubs and restaurants in the surrounding.

10. ENQUIRIES

For all enquiries, please contact Ms. Ivy Modiselle at

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