



REQUEST FOR PROPOSAL: PART B



REQUEST FOR PROPOSAL FOR THE LEASE AND DEVELOPMENT OF (ERVEN NO: 1073,1074,1075,1076 & PTN OF PORTION 7 OF FARM NO 803 ADM DIST, SOMERSET WEST, CITY OF CAPE TOWN METROPOLITAN MUNICIPALITY

DATE OF BRIEFING SESSION/CLOSING DATE AND VENUE	
Non-Compulsory Briefing Session Date:	Tuesday 23rd September 2025 at 14:00
Briefing Venue:	Microsoft Teams
Closing Date for RFP Submission:	Friday 5th December 2025
Closing Time for RFP Submission:	No later than 12:00 (noon)
Submission Venue:	PRASA / INTERSITE H/O Umjantshi House, 30 Wolmarans St Street, Braamfontein, Johannesburg PRASA / INTERSITE - WC REGION Entrance from the Main Station Concourse, First Floor, Tower Block, Cape Town Station, Cape Town

REQUEST FOR PROPOSAL: FOR LEASE AND UPGRADE OF MONUMENT STATION:

Property Descriptions: Erven 1073, 1074, 1075, 1076 Somerset West and ptn of Portion 7 of Farm No 803 Adm District, City of Cape Town Metropolitan Municipality, Western Cape Province

Reference Number: WCR-2025/SOM

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1. INTRODUCTION

1.1 PRASA STRATEGIC PROPERTIES PROGRAMME

The Passenger Rail Agency of South Africa (PRASA), through its investment arm, Intersite Asset Investments is tasked with the implementation of PRASA's secondary mandate through Real Estate Asset Management and Commercialisation to generate much needed revenue to support the business and fulfil socio-economic objectives. Intersite delivers on its mandate by providing property management, project development services through five regional offices in South Africa – Gauteng Region, Kwa-Zulu Natal, Eastern Cape and the Western Cape Region.

Using the Build, Operate and Transfer (BOT) model to lease, upgrade and commercialise its buildings and land, Intersite is calling on private sector developers and investors to express interest in packaging these assets to unlock value and generate revenue. Intersite will in turn award leases to suitable developers that demonstrate the capability to finance and deliver on time and on agreed terms.

1.2 IMPORTANT DOCUMENTS AND RFP COMPLETION GUIDELINES

This document (**PART B**) 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 A:

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

2. RFP INVITATION

Intersite hereby invites interested persons to submit proposals to lease and upgrade the following properties: Erven 1073, 1074, 1075, 1076 Somerset West and ptn of Portion 7 of Farm No 803 Adm District, Stellenbosch Municipality, Western Cape Province.

7. TYPE OF PROPERTY AND SIZE

The proposed area for development measures approximately ±26 043m² of land.

Land SG Diagram and Deed number	PROPERTY DESCRIPTION	TITLE DEED	SG DIAGRAM
Erf 1073 Somerset West		T5954/1940	6099/1939
Erf 1074 Somerset West		T5954/1940	6098/1939
Erf 1075 Somerset West		T3652/1938	5861/1937
Erf 1076 Somerset West		T5954/1940	6097/1939
Ptn of Portion 7 of Farm No 803 Adm Dist Stellenbosch		T8030/900	1872/1900

8. CURRENT AND POTENTIAL USAGE

Current Use: Vacant land and Commercial.

Potential Use: Mixed-use development – Residential, Retail, Commercial.

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

9. AMENITIES AND SURROUNDING

Strategically located in the suburb of Somerset West. It is surrounded by middle to high residential area, and a golf course Southwest of the subject land.

10. ENQUIRIES

For all enquiries, please submit to Prasa.Properties@prasa.com