



**prasa**

PASSENGER RAIL AGENCY  
OF SOUTH AFRICA

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# REQUEST FOR PROPOSAL: PART A

## REQUEST FOR PROPOSAL: FOR LEASE AND DEVELOP OF VACANT LAND LOCATED AT IRENE:

**Property Description:** Ptn of Rem of Ptn 10 (ptn of Ptn 1), Doornkloof No 391 - JR

**Reference Number:** NGR-2019-05



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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 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 erf: Ptn of Rem of Ptn 10 (ptn of Ptn 1) Doornkloof No 391 – JR.

## 3. LOCATION

The land is located at Irene, Corner Jan Smuts Ave and Nellmapius Drive.





#### 4. LEGAL STATUS AND OWNERSHIP

The property is on the following erven: Rem of Ptn 10 (ptn of Ptn 1), Doornkloof No 391 – JR  
The above land 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 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

Vacant Land measuring approximately 16,000m2.

## 8. LAND SG DIAGRAM AND DEED NUMBER

A466/1992	T61525/1992
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## 9. CURRENT AND POTENTIAL USAGE

**Current use:** Vacant Land

**Potential use:** storage, mini-industrial activities.

## 10. AMENITIES AND SURROUNDING

The property is situated within close proximity to the Irene and Cornwall residential and estates as well as the N1 and R21 national highways.

## 11. ENQUIRIES

For all enquiries, please contact Mr Charlotte Sello at

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