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PASSENGER RAIL AGENCY
OF SOUTH AFRICA

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REQUEST FOR PROPOSAL: PART B

**REQUEST FOR PROPOSAL FOR THE LEASE AND DEVELOPMENT OF
THE BROWN BUILDING AT BRAMFONTEIN STATION,**

(SMIT STR) BRAAMFONTEIN, GAUTENG

PROPERTY DESCRIPTIONS: REM OF ERF 2365, REM OF ERF 2367, ERVEN
2368,2369,2370,2371,2373,2374 AND 2375 JOHANNESBURG – IR, GAUTENG

REFERENCE NUMBER: SGR-2023-01



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1. INTRODUCTION

1.1 PRASA STRATEGIC PROPERTIES PROGRAMME

The Passenger Rail Agency of South Africa (PRASA), through its Property Division, PRASA Corporate Real Estate Solutions (PRASA CRES) is embarking on a Request for Proposal process for leasing, upgrading/development of identified properties at various train station nationally. In delivering on its mandate, PRASA CRES aims to provide (on behalf of PRASA) property management services, project development and facilities management services through its five regional offices in South Africa – namely, Gauteng North, Gauteng South, Kwa-Zulu Natal, Eastern Cape and the Western Cape.

As part of PRASA's secondary mandate, PRASA CRES continues to optimize and commercialise the property portfolio and to generate revenue in order to bridge the gap between the government subsidy and the ever growing surplus. Using the Build, Operate and Transfer (BOT) model, the division has advertised a number of sites across the vast rail network and will award long-term leases to successful bidders to unlock value and package these opportunities for various uses, such as mixed-use development, residential, retail, industrial etc.

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

PRASA is therefore calling for the private sector to give recommendations in a form of proposal on the highest and best utilization of PRASA owned properties. A briefing session will be held with the aim of articulating the envisaged process and programme timelines. This will be communicated timeously in select media platforms in the coming weeks.

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

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 properties: Rem of Erf 2365, Rem of Erf 2367, Erven 2368,2369,2370, 2371, 2373, 2374 and 2375 Johannesburg – IR, GAUTENG, City of Johannesburg Metropolitan Municipality, Gauteng. as depicted in figure 1 below.

3. LOCATION

The properties are located at Braamfontein Station, Smit Street, Braamfontein, Johannesburg, Gauteng.



Figure 1: Rem of Erf 2365, Rem of Erf 2367, Erven 2368,2369,2370, 2371, 2373, 2374 and 2375 Johannesburg – IR, Braamfontein Station sites available for leasing and development.

Property Description	X Coordinates	Y Coordinates
Rem of Erf 2365 Johannesburg - IR	28.023472	-26.197449
Rem of Erf 2367 Johannesburg - IR	28.023153	-26.19738
Erf 2368 Johannesburg - IR	28.022996	-26.197402
Erf 2369 Johannesburg - IR	28.022841	-26.19742
Erf 2370 Johannesburg - IR	28.022685	-26.197437

Erf 2371 Johannesburg - IR	28.022528	-26.197456
Erf 2373 Johannesburg - IR	28.022216	-26.197492
Erf 2374 Johannesburg - IR	28.022059	-26.19751
Erf 2375 Johannesburg - IR	28.021904	-26.197528

4. LEGAL STATUS AND OWNERSHIP

The properties are Rem of Erf 2365, Rem of Erf 2367, Erven 2368,2369,2370, 2371, 2373, 2374 and 2375 Johannesburg – IR, City of Johannesburg Metropolitan Municipality, Gauteng. The properties are registered in favor of SOUTH AFRICAN RAIL COMMUTER CORPORATION LIMITED (now known as 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.

6. LOCAL AUTHORITY

City of Johannesburg Metropolitan Municipality.

7. TYPE OF PROPERTY AND SIZE

The proposed area for development measures approximately 8 201m² of improved and vacant land.

8. LAND SG DIAGRAM AND DEED NUMBER

PROPERTY DESCRIPTION	TITLE DEED	SG DIAGRAM
Rem of Erf 2365 Johannesburg - IR	T48719/1989	A3003/1912
Rem of Erf 2367 Johannesburg - IR	T7103/1960	A404/1943
Erf 2368 Johannesburg – IR	T7103/1960	A4046/1911 GP
Rem of Erf 2369 Johannesburg - IR	T7103/1960	A4046/1911 GP
Rem of Erf 2370 Johannesburg - IR	T7103/1960	A4046/1911 GP
Erf 2371 Johannesburg – IR	T7103/1960	A4046/1911 GP
Erf 2373 Johannesburg – IR	T8869/1935	A4046/1911 GP
Erf 2374 Johannesburg – IR	T37541/1981	A4046/1911 GP
Erf 2375 Johannesburg – IR	T37541/1981	A4046/1911 GP

9. CURRENT AND POTENTIAL USAGE

Current Use: Improved Land.

Potential Use: Mixed - use development with retail, residential, commercial, station building and any other usage that aligns to the market demand and City's plans. This will complement the current planned retail development to increase the GLA (PMU project).

Proposals must ensure the operational use by Metrorail of the rail reserve which traverse a portion of the property. PRASA will ensure vacant handover of the houses/site for demolition.

10. AMENITIES AND SURROUNDING

The properties are situated on Smit Street, a few stone throws away from a newly constructed upscale residential building on Enoch Sontonga Street. It boasts a convenient proximity to both the University of Johannesburg and Wits, making it an ideal choice for students' accommodation. Additionally, the area is easily accessible via various modes of public transportation, catering to both long-distance and local travel needs. The esteemed Garden City Private Hospital is conveniently located nearby, ensuring quality healthcare facilities are within reach. Furthermore, its advantageous proximity to private colleges in Braamfontein adds to its appeal. For further connectivity, the renowned Johannesburg Park Station and Gautrain are just a few kilometres away, facilitating convenient transportation options.

11. ENQUIRIES

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