

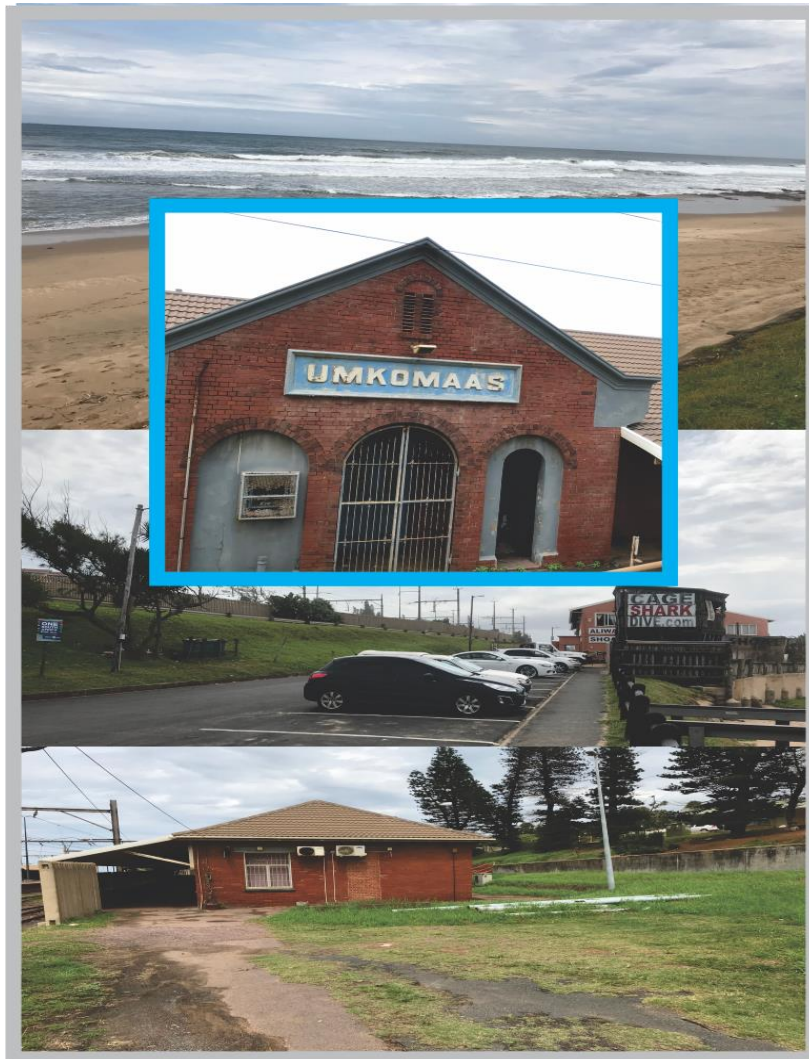


REQUEST FOR PROPOSAL: PART B

REQUEST FOR PROPOSAL: FOR LEASE AND DEVELOPMENT OF EXISTING STRUCTURES LOCATED AT UMKOMAAS FOR COMMERCIAL PURPOSES

Property Description: Ptn of Rem of Erf 81, Umkomaas – ET

Reference Number: KZN-2024-05



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.

1.1 IMPORTANT DOCUMENTS AND RFP COMPLETION GUIDELINES

This is **Part B** of the documents required to prepare and submit the potential tenants request for proposal bids. This should be read in conjunction with Part A 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 Erf 81, Umkomaas – ET.

3. LOCATION

The land is located on Patterson Rd.





4. LEGAL STATUS AND OWNERSHIP

The property is on the following erven: Ptn of Rem of Erf 81, Umkomaas – ET – IR 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 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

eThekweni Metropolitan Municipality.

7. TYPE OF PROPERTY AND SIZE

Property comprises mainly of several houses, measuring approximately 10 000m² in total.

8. LAND SG DIAGRAM AND DEED NUMBER

SV807F24	T3417/1931
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9. CURRENT AND POTENTIAL USAGE

Several houses. Property ideal for Mixed Use Development with emphasis on Flats/ Hospitality/ Amusement.

10. AMENITIES AND SURROUNDING

Located in the South Coast with the advantage of sea view. Next to Spar and other retail facilities. There is a golf course in the vicinity. This area is a well-known for shark-cage diving, etc.

11. ENQUIRIES

For all enquiries, please contact Prasa.Properties@prasa.com