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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 GRASMERE, CNR 5TH AVENUE & BROAD ROAD, GRASMERE, JOHANNESBURG, GAUTENG

PROPERTY DESCRIPTION: REM OF ERF 1063, ENNERDALE SOUTH - IQ,
JOHANNESBURG, GAUTENG

REFERENCE NUMBER: SGR-2023-04



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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 property: Rem of Erf 1063 Ennerdale South - IQ, Grasmere Station, City of Johannesburg Metropolitan Municipality, Gauteng. as depicted in figure 1 below.

3. LOCATION

The property is located at Grasmere Station, Cnr 5th Avenue & Broad Road, Grasmere, Johannesburg, Gauteng.



Figure 1: Rem of Erf 1063 Ennerdale South - IQ, Grasmere Station site available for leasing and development.

Property Description	X Coordinates	Y Coordinates
Rem of Erf 1063 Ennerdale South - IQ	27.867961	-26.439832

4. LEGAL STATUS AND OWNERSHIP

The property is Rem of Erf 1063 Ennerdale South - IQ, Grasmere Station, City of Johannesburg Metropolitan Municipality, Gauteng. The property is 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 29 800m² of land.

8. LAND SG DIAGRAM AND DEED NUMBER

PROPERTY DESCRIPTION	TITLE DEED	SG DIAGRAM
Rem of Erf 1063 Ennerdale South - IQ	T1086/1919	A2587/1906

9. CURRENT AND POTENTIAL USAGE

Current Use: Vacant land.

Potential Use: Retail (shopping mall) 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.

10. AMENITIES AND SURROUNDING

Strategically located close to the N1 Road, a school and a multi-purpose Hall. Grasmere is in a prime location that offers convenience and ample opportunities.

11. ENQUIRIES

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