

REQUEST FOR PROPOSAL: PART A

REQUEST FOR PROPOSAL FOR THE LEASE AND DEVELOPMENT OF THE PROPERTY KNOWN AS RESIDENTIAL DWELLINGS IRENE TRAIN STATION, CENTURION PRETORIA

PROPERTY DESCRIPTION: REM OF PTN 10 (PTN OF PTN 1) AND PTN 13
(PTN OF PTN 1) DOORNKLOOF NO 391-JR, TSHWANE METROPOLITAN
MUNICIPALITY, GAUTENG

REFERENCE NUMBER: NGR 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 A**) 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 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 parties to submit proposals to lease and develop the following property: Rem of Ptn 10 (Ptn of Ptn 1) and Ptn 13 (Ptn of Ptn 1), Doornkloof No.391-JR , Centurion, Tshwane Metropolitan Municipality, Gauteng as depicted in figure 1 below.

3. LOCATION

The land is located at Irene Railway Station, Main Toad, Centurion, Pretoria along the Pretoria to Kaalfontein Rail corridor.



Figure 1: Irene station sites available for leasing and development.

4. LEGAL STATUS AND OWNERSHIP

The property is on **Rem of Ptn 10 (Ptn of Ptn 1), Doornkloof No.391-JR , Centurion, Tshwane Metropolitan Municipality, Gauteng**, Tshwane Metropolitan Municipality, Gauteng. The above

land portion is registered in favor of SUID-AFRIKAANSE SPOORPENDELKORPORASIE LTD. (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 Tshwane Metropolitan Municipality.

7. TYPE OF PROPERTY AND SIZE

The proposed area for development is approximately 0,28ha all-encompassing x3 residential units on the west side of the station and 0,47ha all-encompassing x4 residential units on the east side of the station.

8. LAND SG DIAGRAM AND DEED NUMBER

ERF NUMBER	TITLE DEED	S G DIAGRAM
REM OF PTN 10 (PTN OF PTN 1)	T1680/1908	A1442/1906
PTN 13 (PTN OF PTN 1)	T16224/1940-11-01	A2458/1938

9. CURRENT AND POTENTIAL USAGE

Current Use: Railway Houses used for residential purposes, Passenger train station

Potential Use: Retail, commercial, residential, mixed-use or other usage that aligns to the market demand and City's plans. Proposals must ensure the operational use by Metrorail of the rail reserve which traverse a portion of the property is not interrupted.

10. AMENITIES AND SURROUNDING

Emersed from South African heritage in history and tradition, the suburb of Irene offers a synergy of tradition infused with urban living. Homes are upmarket and range from vintage to ultra-modern, with extensive, well-established gardens rich in trees and birdlife. Irene train station is strategically located in the heart of the suburb offering accessibility, to major freeways, Pretoria CBD and other major cities. Nestled in this suburb are several small convenience shops, cafes and restraunts.

11. ENQUIRIES

For all enquiries, please contact Ms. Charlotte Sello at: e-mail: Charlotte.Sello@prasa.com