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OF SOUTH AFRICA

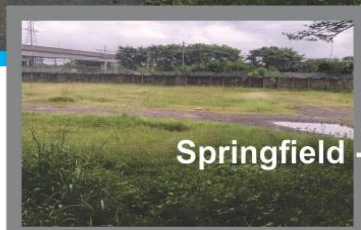
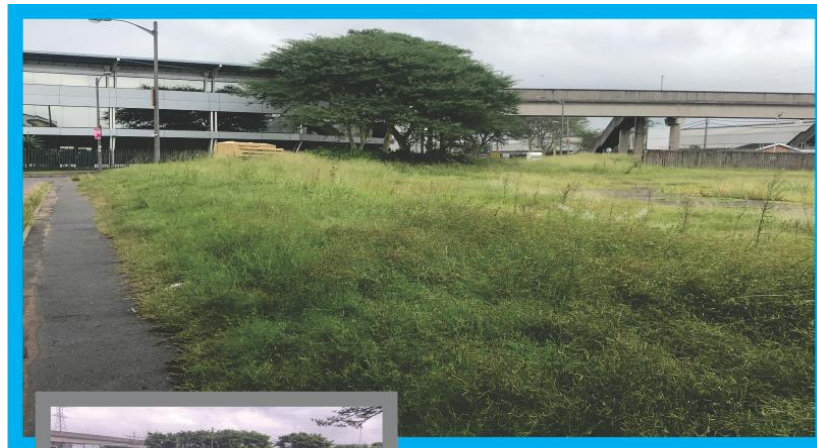
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REQUEST FOR PROPOSAL: PART A

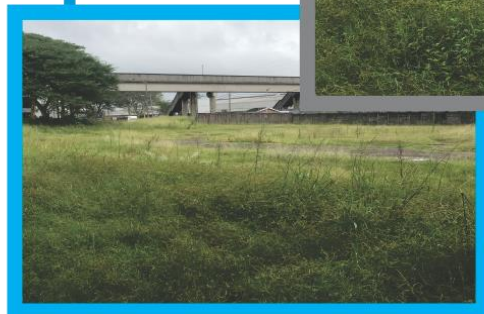
REQUEST FOR PROPOSAL: FOR LEASE AND DEVELOP VACANT LAND LOCATED AT SPRINGFIELD:

Property Description: Erf 455, and Erf 456, Springfield – FT

Reference Number: KZN-2019-24



Springfield - Vacat Land



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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.

1.1 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:

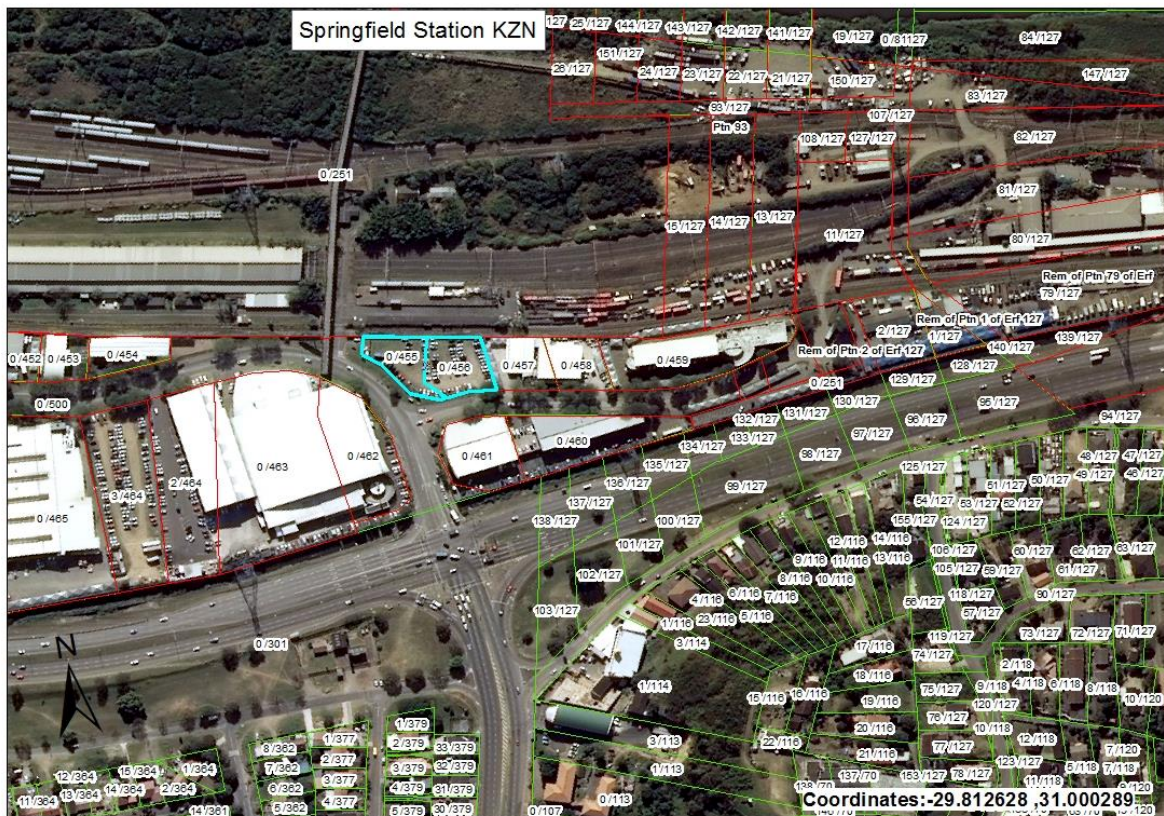
- Details of applicant
- Proposal declaration
- Application forms
- Joint venture agreement
- Guidelines for submitting
- Evaluation Criteria

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 properties: Erven 455, and 456 Springfield - FT.

3. LOCATION

The land is located at corner Intersite and Kosi Avenues.





4. LEGAL STATUS AND OWNERSHIP

Erven 455 and 456 Springfield - FT and are both registered in favour of 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

Vacant land parcels measuring approximately 0.2715m².

8. LAND SG DIAGRAM AND DEED NUMBER

3349/1996	
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9. CURRENT AND POTENTIAL USAGE

Current use: Vacant Land

Potential use: Mixed-Use Development with emphasis on convenience retail/industrial/warehouse.

10. AMENITIES AND SURROUNDING

The property enjoys access to a metropolitan road, next to Makro, on the same street with Umgeni business park and there other retail and industrial arrangements within close proximity.

11. ENQUIRIES

For all enquiries, please contact Ms Jacque Letsatsi at

e-mail: Jacqueline.letsatsi@prasa.com or Babalwa.Mpumlwana@prasa.com