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PASSENGER RAIL AGENCY  
OF SOUTH AFRICA

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# REQUEST FOR PROPOSAL: PART A



## REQUEST FOR PROPOSAL:

**TO LEASE AND DEVELOP PTN 55 (PTN OF PTN 15) WITFONTEIN  
NO 15 – IR AND REM OF PTN 6 WITFONTEIN NO 15 - IR**

**Property Description: Ptn 55 (Ptn of Ptn 15) Witfontein No 15 – IR and Rem of Ptn 6  
Witfontein No 15 - IR**

**Reference Number: SGR-2021-13**

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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 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.

## 1.2 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 properties: Ptn 55 (ptn of Ptn 15) Witfontein No 15 – IR and Rem of Ptn 6, Witfontein No 15 – IR.

### 3. LOCATION

The land is located at Kaalfontein Station traversed by Link Road towards R25.



Figure 1

### 4. LEGAL STATUS AND OWNERSHIP

The properties are situated on Ptn 55 (ptn of Ptn 15) Witfontein No 15 – IR and Rem of Ptn 6 Witfontein No 15 – IR at Kaalfontein Station. The above land portions are registered in favour of SUID-AFRIKAANSE SPOORPENDELKORPORASIE LTD AND SOUTH AFRICAN RAIL COMMUTER CORP LTD respectively (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.

**Zoning Classification:** Transportation

### 6. LOCAL AUTHORITY

City of Ekurhuleni Metropolitan Municipality.

## 7. TYPE OF PROPERTY AND SIZE

The proposed area for development is approximately 2 ha of improved and vacant land.

## 8. LAND SG DIAGRAM AND DEED NUMBER

Property Description	Title Deed	SG Diagram No
Ptn 55 (ptn of Ptn 15)	T105266/1992	A2784/1992
Rem of Ptn 6	T7992/1921	A1781/1919

## 9. CURRENT AND POTENTIAL USAGE

**Current Use:** Existing houses and surrounding vacant Land.

**Potential Use:** Medium to High Density Residential. PRASA further intends achieving a mixed basket of rights.

Proposals must ensure the operational use by Metrorail of the rail reserve which traverse a portion of the property.

## 10. ENQUIRIES

For all enquiries, please contact Ms. Ivy Modiselle at

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