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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 of Erf 11049 Tembisa Ext 26**

Property Description: Ptn of Erf 11049 Tembisa Ext 26

Reference Number: SGR-2021-17

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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.

1.2 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: Ptn of Erf 11049 Tembisa Ext 26.

3. LOCATION

The land is located at Tembisa Station.



4. LEGAL STATUS AND OWNERSHIP

The property is situated on Ptn of Erf 11049 Tembisa Ext 26. The above land portion is registered in favour of South African Rail Commuter Corp 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.

Zoning Classification: To be confirmed

6. LOCAL AUTHORITY

Greater East Rand Metro.

7. TYPE OF PROPERTY AND SIZE

The proposed area for development is approximately 6.7589 ha.

8. LAND SG DIAGRAM AND DEED NUMBER

Property Description	Title Deed	SG Diagram No
Erf 11049 Tembisa Ext 26	T50067/2005	4194/2004GP

9. CURRENT AND POTENTIAL USAGE

Current Use: Vacant

Potential Use: Medical suites, Retail, Housing

PRASA 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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