**National Assembly**

**Question Number: 2459**

**Ms N Nolutshungu (EFF) to ask the Minister of Transport:**

What is the (a) name of each investing company that has invested on land owned by (i) his department and (ii) each entity reporting to him and (b)(i) nature, (ii) value and (iii) length of each investment?

**NW2711E**

**REPLY:**

**Department**

(a)(i)The Department of Transport has not invested in any land.

(b)(i)(ii)(ii) Not applicable

**Cross-Border Road Transport Agencies**

1. (ii) No investing company has invested on land owned by the entity as the Cross-Border Road Transport Agency itself does not own any land.
2. (i), (ii) and (iii) - Not applicable

**Road Accident Fund**

1. (ii) No investing company has invested on land owned by the entity as the Road Accident Fund itself does not own any land.
2. (i), (ii) and (iii) - Not applicable

**Road Traffic Management Corporation**

1. (ii) No investing company has invested on land owned by the entity as the Road Traffic Management Corporation itself does not own any land.
2. (i), (ii) and (iii) - Not applicable

**Road Traffic Infringement Agency**

1. (ii) No investing company has invested on land owned by the entity as the Road Traffic Infringement Agency itself does not own any land.
2. (i), (ii) and (iii) - Not applicable

**South African National Road Agency Limited**

A table is provided below showing the developments that have taken place on land we have leased to various organisations

| **SANRAL** | | | | | |
| --- | --- | --- | --- | --- | --- |
| 1. **Name of Investor** | **b(i) Nature of Investment (all leases of land)** | **b(ii) Monthly/Annual Rental** | **b(ii) Estimated Value of Improvements** | **b(iii) Commencement Date** | **b(iii) Termination Date** |
| Taylor Burke Projects Pty (Ltd) | Service Station | R46 301.43 PM | R18 Mil | 1/08/2015 | 31/07/2049 |
| Marburg Interchange Development CC | Service Station/Truck Stop | R12 714.05 PM | R12 Mil | 01/07/1994 | 31/03/2024 |
| BKZ Investments | Warehousing | R6 848.47 PM | R5 Mil | 01/09/2014 | 31/08/2031 |
| Engen Petroleum Ltd | Service Station | R373 248.00 PM | R18 Mil | 01/10/2015 | 30/09/2018 |
| Toll Road Concessionaire Pty LTD | Service Station N&S Bound | R17 690.67 PA | R25 Mil | 01/01/2004 | 31/12/2019 |
| LIZALOR Investment CC | Service Station N&S Bound | 0.5% of gross turnover generated by sales of Petroleum Products & 1% of gross turnover generated by all other businesses | R25 Mil | 27/03/2013 | 26/02/2053 |
| Petroleum and Retail Properties Midrand Pty LTD (New Road Filling Station) | Service Station and Restaurant | 0.5% of gross turnover generated by sales of Petroleum Products & 1% of gross turnover generated by all other businesses | Proposed New Improvements R100 Mil | 01/11/1997 | 01/10/2017 (Option to renew for a further 30 years) |
| BP Southern Africa Pty LTD (BP Oasis) | Service Station and Restaurant N&S Bound | 0.5% of gross turnover generated by sales of Petroleum Products & 1% of gross turnover generated by all other businesses | R25 Mil | 29/07/1998 | 28/07/2018 (Option to renew for a further 30 years) |
| Vodacom (Pty) Ltd | Cellular infrastructure | R3 161.94 PM | R300 000.00 Minimal Infrastructure | 01/06/2014 | 31/05/2019 |
| Mobile Telephone Networks (Pty) Ltd | Cellular infrastructure | R10 709.89PM | R300 000.00 Minimal Infrastructure | 01/03/2018 | 28/02/2021 |
| Vodacom (Pty) Ltd | Cellular infrastructure | R5 000.00 PM | R300 000.00 Minimal Infrastructure | 01/03/2018 | 28/02/2021 |
| ATC South Africa Wireless | Cellular infrastructure | R10 975.00 PM | R300 000.00 Minimal Infrastructure | 01/03/2018 | 28/02/2021 |
| ATC South Africa Wireless | Cellular infrastructure | R13 157.83 PM | R300 000.00 Minimal Infrastructure | 01/03/2018 | 28/02/2021 |
| Vodacom (Pty) Ltd | Cellular infrastructure | R6 273.37 PM | R300 000.00 Minimal Infrastructure | 01/05/2014 | 30/04/2019 |
| Mobile Telephone Networks (Pty) Ltd | Cellular infrastructure | R11 230.00 PM | R300 000.00 Minimal Infrastructure | 01/11/2015 | 31/10/2020 |
| Cell C (Pty) Ltd | Cellular infrastructure | R8 350.00 PM | R300 000.00 Minimal Infrastructure | 01/12/2015 | 30/11/2020 |
| ATC South Africa Wireless | Cellular infrastructure | R13 789.41 PM | R300 000.00 Minimal Infrastructure | 01/03/2018 | 28/02/2021 |
| Vodacom (Pty) Ltd | Cellular infrastructure | R10 304.10 PM | R300 000.00 Minimal Infrastructure | 01/12/2017 | 30/11/2022 |
| Vodacom (Pty) Ltd | Cellular infrastructure | R35 650.78 PA | R300 000.00 Minimal Infrastructure | 01/12/2017 | 30/11/2020 |
| ATC South Africa Wireless | Cellular infrastructure | R10 136.46 PM | R300 000.00 Minimal Infrastructure | 01/03/2018 | 28/02/2021 |
| ATC South Africa Wireless | Cellular infrastructure | R12 683.25 PM | R300 000.00 Minimal Infrastructure | 01/03/2018 | 28/02/2021 |
| ATC South Africa Wireless | Cellular infrastructure | R12 683.25 PM | R300 000.00 Minimal Infrastructure | 01/03/2018 | 28/02/2021 |
| ATC South Africa Wireless | Cellular infrastructure | R17 251.39 PM | R300 000.00 Minimal Infrastructure | 01/03/2018 | 28/02/2021 |
| ATC South Africa Wireless | Cellular infrastructure | R9 966.45 PM | R300 000.00 Minimal Infrastructure | 01/03/2018 | 28/02/2021 |
| Mobile Telephone Networks (Pty) Ltd | Cellular infrastructure | R10 109.25 PM | R300 000.00 Minimal Infrastructure | 01/08/2017 | 31/07/2020 |
| Mobile Telephone Networks (Pty) Ltd | Cellular infrastructure | R13 367.23PM | R300 000.00 Minimal Infrastructure | 01/03/2018 | 28/02/2021 |
| Vodacom (Pty) Ltd | Cellular infrastructure | R1 712.93 PM | R250 000.00 Infrastructure on roof of existing building | 01/02/2016 | 31/01/2019 |
| Mobile Telephone Networks (Pty) Ltd | Cellular infrastructure | R2 383.00 PM | R300 000.00 Minimal Infrastructure | 01/01/2018 | 31/12/2020 |

**Railway Safety Regulator (RSR)**

1. (ii) None.
2. (i) – (iii) Not applicable

**Passenger Rail Agency of South Africa (PRASA)**

Development lease: Un-serviced or excess land or space made available to developer or investor to develop the property on a long terms lease basis where after the property will revert to PRASA. Rental is based on land value. The value reflects the total Market Value.

| (a)  Investor / Tenant Name | (b)(ii)  Value Rand | (b)(i)  Nature | | (b)(iii)  Length | |
| --- | --- | --- | --- | --- | --- |
| Metropolitan Life | R70,500,000 | Retail development on Denneboom station development lease in Gauteng | | 50 years | |
| Burnfields | R63,800,000 | Office development at Rissik street Station development lease in Gauteng | | 50 years | |
| Jonny Prop (Pty) Ltd | R19,800,000 | Offices and filling station Rissik Station development lease in Gauteng | | 45 years | |
| Erf 620 Hatfield (Pty) Ltd | R6,700,000 | Offices at Rissik Station development lease in Gauteng | | 50 years | |
| LYTTLETON COMMERCIAL PARK CC | R10,480,000 | Industrial Park Centurion Station development lease in Gauteng | | 50 years | |
| Redefine Properties (Pty) Ltd | R52,300,000 | Shopping Centre- Acornhoek station development lease in Gauteng | | 40 years | |
| Raeco | R12,200,000 | Shop Fitting and Woodwork Related Business development lease in Western Cape | 40 years | |
| Nu-way Housing Development (Pty) Ltd | R31,700,000 | Shopping Centre development lease in Western Cape | 45 years | |
| The Bells Trust | R27,300,000 | Industrial / Retail development lease in Western Cape | 90 years | |
| Momentum Group Limited (Fairvest) / Nyanga Juction (002063) | R15,000,000 | Retail Shopping Centre development lease in Western Cape | 50 years | |
| Observatory Business Park (Pty) Ltd | R387,500,000 | Office Park and Parking development lease in Western Cape | 45 years | |
| Campwell Property Holdings CC | R15,100,000 | Retail / Office development lease in Western Cape | 45 years | |
| Strand Junction Retail (Proprietary) Limited | R6,000,000 | Convenience Shopping Centre development lease in Western Cape | 45 years | |
| Conlands Properties (PTY) Ltd (Namakwari Trust) | R5,000,000 | Industrial development lease in Western Cape | 39 years | |
| The Haven Property Trust | R19,000,000 | Warehouse/Factory with Office development lease in KZN | 50 years | |
| 20 Intersite Avenue Pty Ltd | R10,100,000 | Warehouse/Factory with Office development lease in KZN | 50 years | |
| BIDVEST Properties (Pty) Ltd | R16,400,000 | Warehouse/Factory with Office development lease in KZN | 50 years | |
| Christopher Lee Investments CC | R8,350,000 | Offices and Warehouse development lease in KZN | 50 years | |
| Corpclo 486 CC LTD/Lot 422 Umgeni Park CC | R10,000,000 | Offices and Warehouse development lease in KZN | 50 years | |
| Dawn Projects & Properties c.c | R10,180,000 | Offices and Warehouse development lease in KZN | 50 years | |
| GEOSURE - PROP AF was ceded to GEOSURE | R8,860,000 | Warehouse development lease in KZN | 50 years | |
| Glenridge Station Trust | R15,270,000 | Church/conference centre development lease in KZN | 23 years | |
| Gold Lemon Investments CC | R6,000,000 | Offices development lease in KZN | 50 years | |
| Haloworx Investments (Pty) Ltd | R33,800,000 | Warehouse/Factory with Office development lease in KZN | 50 years | |
| Henque 2129 CC-ceded to 126 Intersite Avenue | R12,100,000 | Entertainment Hall development lease in KZN | 50 years | |
| Hirt & Carter Property Trust | R98,300,000 | Warehouse/Factory with Office development lease in KZN | 50 years | |
| Imperilog Holdings (Pty) Ltd | R7,030,000 | Warehouse/Factory with Office development lease in KZN | 50 years | |
| Iraco Family Trust | R4,370,000 | Showroom and Workshop development lease in KZN | 50 years | |
| Iraco Family Trust | R4,900,000 | Warehouse/Factory with Office development lease in KZN | 50 years | |
| Iraco Family Trust | R7,820,000 | Warehouse/Factory with Office development lease in KZN | 50 years | |
| Iraco Family Trust | R9,160,000 | Warehouse/Factory with Office development lease in KZN | 50 years | |
| Keenland Investment125 (Pty) Ltd | R17,300,000 | Warehouse/Factory with Office development lease in KZN | 50 years | |
| KwaMnyandu Shopping Centre | R280,000,000 | Retail development lease in KZN | 17 years | |
| MEGAPHASE ceded from SRITU FAMILY TRUST | R8,230,000 | Offices and Warehouse development lease in KZN | 50 years | |
| MJ & JL Investments (Pty) Ltd | R4,600,000 | Warehouse/Factory with Office development lease in KZN | 50 years | |
| New-Spot Investments (Pty) Ltd( Remainder of Erf 251 Springfield) | R37,020,000 | Offices and factory development lease in KZN | 50 years | |
| Noriprop 2 (Pty) Ltd. (Erven 412, 413, 414, 415, and 416) | R48,700,000 | mini storage facility development lease in KZN | 50 years | |
| Quick Leap Investments 346 (Pty) Ltd | R46,900,000 | Offices/Retail development lease in KZN | 30 years | |
| Rosetree Investments (Pty) Ltd | R11,400,000 | Mini – Factory development lease in KZN | 50 years | |
| SA Corporate Real Estate Fund | R18,820,000 | Warehouse/Factory with Office development lease in KZN | 50 years | |
| Shaik Iqbal Mustapha Essop | R9.090.000 | Offices and Warehouse development lease in KZN | 50 years | |
| Shave Paint Centre (Pty) Ltd | R8.700.000 | Offices and Warehouse development lease in KZN | 50 years | |
| Sipan 1 (Pty) Ltd | R32,300,000 | Warehouse/Factory with Office development lease in KZN | 50 years | |
| The A & M Hirsch Family Trust | R27,400000 | Showroom/Workshop/Offices development lease in KZN | 48 years | |
| The Emira Property Fund | R11,200,000 | Offices and Warehouse development lease in KZN | 50 years | |
| The Emira Property Fund | R13,500,000 | Warehouse development lease in KZN | 50 years | |
| The Emira Property Fund | R6,190,000 | Mini – Factory development lease in KZN | 50 years | |
| The Emira Property Fund | R40,300,000 | Warehouse/Factory with Office development lease in KZN | 50 years | |
| The Haven Property Trust | R19,000,000 | Warehouse/Factory with Office development lease in KZN | 50 years | |
| The Vallabh Property Trust | R590,000 | Offices development lease in KZN | 50 years | |
| Townston Properties (Pty) Ltd | R11,500,000 | Offices and Filling station development lease in KZN | 25 years | |
| UMGENI JUNCTION 2 (PTY) LTD | R14,200,000 | Retail development lease in KZN | 50 years | |
| Whirlprops 25 (Pty) Ltd | R118,000,000 | Warehouse/Factory with Office development lease in KZN | 50 years | |
| Arnold Properties (Pty) Ltd. | R237,600,000 | Retail development lease in KZN | 50 years | |
| Kwazulu FInance & Investment | R76,100,000 | Mini - Factory Complex development lease in KZN | 50 years | |
| Mergence Africa Property Investment Trust | R22,600,000 | Retail development lease in KZN | 50 years | |
| UMGENI JUNCTION 1 (PTY) LTD | R69,900,000 | Retail development lease in KZN | 50 years | |
| Hotel Formula 1 (Pty) Ltd | R530,000 | Hotel development lease in KZN | 50 years | |
| The Acorn Trust | R5,600,000 | Retail/Service Station development lease in KZN | 50 years | |
| Lenz Station Mall cc | R21,100000 | Mall development at Lenazia station development lease in Gauteng | 35 years | |
| Rasbora Investments cc. | R 6 500 000 | Retail & workshops development lease in Gauteng | 50 years | |
| Mergance Africa Property Investment Trust ceded from Taxi prop Development (Pty) Ltd | R60,300,000 | Randfontein Mall development lease in Gauteng | 50 years | |
| Discus House (Pty) Ltd | R104,400,000 | Retail at Kempton Park station development lease in Gauteng | 40 years | |
| Vidual Investments (Pty) Ltd | R7,000,000 | Hotel Formula 1 development lease in Gauteng | 50 years | |
| Kwamyandu shopping centre Pty Ltd | R250,000,000 | 22 000m2 of Retail development in KZN. Currently Trading | 25 years with 10 year option to renew | |
| Nuway Holdings Pty (Ltd) | R55,000,000 | Long term lease: 4 500m2 of retail development at Langa Junction in Western Cape. Currently Trading | 45 years | |
| Eris-Accessio JV | R1,5 billion for both phases over a period of 5 years | Long term lease - Development consisting of two phases of approximately 67 000m2 retail and light industrial warehouse units at Umgeni Business Park (KZN) in Construction | 40 years with an option to renew for a further 10 years | |
| Mandulo Property Partners | R180,000,000 | Long term lease - Retail development of approximately 11 100m2 at Umlazi KZN in Pre-construction | 25 years with an option to renew for a further 10 years | |

**South African Maritime Safety Authority (SAMSA)**

(a)(i) (ii) Does not invest to any land

1. (i) – (iii) Not applicable

**South African Civil Aviation Authority (SACAA)**

Not Applicable to SACAA as it does not own any land.

(b) (i) – (iii) Not applicable

**Air Traffic Navigation Services (ATNS)**

(a) Not Applicable to SACAA as it does not own any land.

(b) (i) – (iii) Not applicable

**Airports Company South Africa (ACSA)**

**For ACSA’s portfolio under land leases with third party investors, the following developments refer:**

**OR Tambo International Airport**

1. RMB Properties (Pty) Ltd
2. (i) land lease

(b)(ii) Upfront lease premium of R21m; from 14th to 25th anniversary, 15% of Adjusted Net Operating Income; and from 25th anniversary to Termination date, 20% of Adjusted Net Operating Income

(b)(iii) Commenced in 2006 for 40 years

**Cape Town International Airport**

1. DHL
2. (i) land lease

(b)(ii) Upfront lease premium of R6,3m, turnover rental 15% of gross rentals after 12 years (Currently R169,000 pm)

(b) (iii) Commenced in June 2005 for 40 years

1. Massmart
2. (i) land lease

(b)(ii) Upfront lease premium of R7,8m, turnover rental 25% of net rentals after 13 years of sub-lease

(b)(iii) Commenced in June 2008 for 40 years

(a) City Lodge

(b) (i) land lease

(b)(ii) The greater of the monthly rental of R13,000 (Currently R54,000 pm) escalating with 10% annually or turnover rental equal to 3% of annual sales when occupancy is less than 85% / 5% when occupancy is more than 85%

(b)(iii) Commenced in March 2002 for 20 years with a 10-year renewal option

**Ports Regulator of South Africa (PRSA)**

1. (ii) The Ports Regulator does not own any land, nor has it owned any land in the past. There are no plans either to acquire any land in the future.
2. (b) (i) – (iii) Not applicable