

INDEPENDENT COMMUNICATIONS AUTHORITY OF SOUTH AFRICA

# MPUMALANGA REGIONAL OFFICE BRIEFING SESSION

17 APRIL 2023

## **OFFICE REQUIREMENTS AND OCCUPATIONAL DATES**

- PERIOD: NINE(9) YEARS AND ELEVEN (11) MONTHS
- GREEN READY/ CERTIFIED BUILDING
- OFFICE SPACE: 200-250 sqm
- PARKING BAYS: 10 (inclusive with 2 for persons with disabilities
- PREMISES STANDARD: GRADE B OR ABOVE
- PREFERED LOCATION: MBOMBELA CBD/METROPOLITAN
- BENEFICIAL OCCUPATION DATE: 01 SEPTEMBER 2023
- LEASE COMMENCEMENT DATE: 01 DECEMBER 2023



# **PROPOSED PREMISES DOCUMENTATIONS**

- PROPERTY INFORMATION
- BUILDING/LAYOUT DRAWINGS
- PROPERTY INSURANCE
- ZONING CERTIFICATES
- BUILDING ELECTRICAL APPROVALS
- CERTIFICATES OF OCCUPATION

## COMPLIANCE

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- NATIONAL BUILDING REGULATIONS
- CIDB REGULATIONS
- OCCUPATIONAL HEALTH & SAFETY
- FIRE REGULATIONS
- SANS & SABS CODES
- ENERGY EFFICIENCY/GREEN ENVIRONMENT
- CERTIFICATE OF COMPLIANCE (COC)

#### **BUILDING MAINTENANCE – LANDLORD RESPONSIBILITY**

- AIRCONS MAINTENANCE & REPAIRS
- PLUMBING MAINTENANCE & REPAIRS
- ELECTRICAL & LIGHTING MAINTENANCE & REPAIRS
- MOTION SENSOR LIGHTING
- FIRE EXTINGUISHERS & FIRE DETECTION SYSTEMS
  MAINTENANCE & REPAIRS
- LIGHTNING SURGE PROTECTION
- GENERATOR MAINTENANCE & REPAIRS

### **SECURITY – LANDLORD RESPONSIBILITY**

- PHSYICAL GUARDING (minimum of 2 guards per shift)
- PERIMETER FENCING
- SECURITY SYSTEMS

✓CCTV

✓ BIOMETRICS ACCESS CONTROL ✓ ALARM & ARMED RESPONSE

• MAINTENANCE & REPAIRS

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#### PARKING

- HEIGHT RESTRICTION 2.4M ACCESS
- LOCKABLE/SECURE
- SHADED

#### **BROADBAND & IT INFRASTRUCTURE**

- EXISITNG HIGH SPEED BROADBAND (OPTIC FIBRE)
- WIFI-ACCESS
- SECURE SERVER ROOM

#### **SPACE PLANNING**

- FIT-OUTS & INSTALLATIONS
- FLOOR PLANS/CAD DRAWINGS
- **MASTS/AERIAL ANTENNAS**

#### **ABLUTION FACILITIES**

- SHARED/NOT SHARED
- MAINTENANCE RESPONSIBILITIES
- HOT & COLD WATER
- DISABLED

ELECTRICAL SUPPLY:

- GENERATOR/ INVERTER/ SOLAR SYSTEM WATER SUPPLY
- WATER TANKS/ALTERNATIVE

#### LIFTS/ESCALATORS

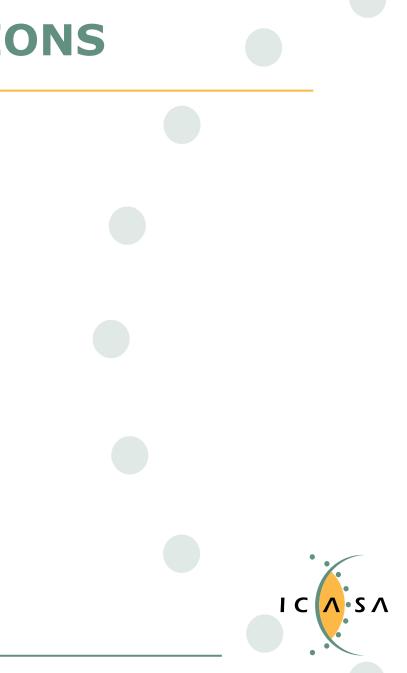
- DISABLED
- 1<sup>ST</sup> FLOOR & ABOVE
- MAINTENANCE



# FITS OUT AND INSTALLATIONS

#### SCOPE OF WORK

- PARTITIONING
- OFFICES/BOARDROOMS
- STOREROOM; FILING ROOM
- SERVER ROOM
- PAUSE AREA
- PAINTING; CARPETING/VINYL FLOORING
- TENANT INSTALLATION ALLOWANCE



# Thank You

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