



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
- PREFERRED 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

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

INFRASTRUCTURE

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

INFRASTRUCTURE

SECURITY – LANDLORD RESPONSIBILITY

- PHYSICAL GUARDING (minimum of 2 guards per shift)
- PERIMETER FENCING
- SECURITY SYSTEMS
 - ✓ CCTV
 - ✓ BIOMETRICS ACCESS CONTROL
 - ✓ ALARM & ARMED RESPONSE
- MAINTENANCE & REPAIRS

INFRASTRUCTURE

PARKING

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

BROADBAND & IT INFRASTRUCTURE

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

SPACE PLANNING

- FIT-OUTS & INSTALLATIONS
- FLOOR PLANS/CAD DRAWINGS

MASTS/AERIAL ANTENNAS



INFRASTRUCTURE

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
- 1ST 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

