

**SECOND REPORT TO THE SUBCOMMITTEE
ON PREPARATION FOR THE
IMPLEMENTATION OF THE
TEC AND IEC
4 OCTOBER 1993**

1. HOUSING OF THE TEC AND IEC

1.1 SCHEDULE

On the basis of the approved guidelines and the decisions of the Planning Committee on 29 September, a number of buildings were identified, inspected and evaluated as possible accommodation for the TEC and/or the IEC, IMC and IBA.

The search is continuing, but the progress report below, is urgently submitted since a decision on the buildings will have to be taken as early as possible during this week, but not later than Thursday 7 October.

In order to secure two buildings the following steps will have to be gone through before the fitting out can even start:

4 October 1993

- Subcommittee considers the progress report

5 October 1993

- Planning Committee considers the progress report
- Additional information may become available and will be submitted to Subcommittee should it be required
- Subcommittee should visit probable buildings

6 October 1993

- Subcommittee may visit other buildings
- Subcommittee reports to Planning Committee

- Planning Committee decides on buildings or requests Subcommittee to visit more buildings

7 October 1993

Planning Committee decides on buildings.

8 October 1993

- Departments of Public Works and Constitutional Development negotiate contracts with the owners.

It must be emphasized that the longer it takes to begin negotiations, the fewer the options become and the more difficult it becomes to negotiate a reasonable price.

1.2 PROGRESS REPORT

A team of two persons each from CDS and Public Works visited most of the buildings below but some were visited by officials of Public Works only.

A three tier priority classification is used:

- A: High probability : Subcommittee should visit it
- B: Medium probability: Subcommittee may visit it
- C: Low probability

1.2.1 Pretoria

1.2.1.1 Tulbagh Office Park: "A"

- Corner of Church and Duncan Streets
- One freestanding building $\pm 6000 \text{ m}^2$
- 80 + 30 Conference room possible
- 240 Parking spaces. Most under cover
- Security acceptable
- A cafeteria/restaurant will have to be provided
- Toilet facilities may have to be expanded
- Entrance is n a very unsightly "alley"

1.2.1.2 Sanlam Plaza (Not visited): "B"

- See brochure attached
- On Schoeman Street between Andries and Van der Walt Streets
- 5000 m²
- According to agent it will be possible to have an 80 + 30 conference room
- Building is virtually in the middle of Pretoria's CBD

1.2.1.3 Sanwood Park: "C"

- Lynwood Road
- Only about 1300 m² available

1.2.1.4 Old Saambou Building (Not visited): "B"

- Andries Street
- Whole Building available
- Parking may be a problem
- In CBD: Pretoria

1.2.2 Verwoerdburg

1.2.2.1 Central Computer Service: "A"/"B"

- Two to three floors available ± 5500 m²
- 80 + 30 conference room possible
- Very High Security
- Building shared with Central Computer Services (CCS)
- Own floors can be isolated from the rest although the same entrance must be used
- Cafeteria and restaurant facilities relatively restricted and will have to be shared with CCS
- On Pietersburg Freeway
- Centurion Lake Hotel ± 3 km away
- Government Building: No rental costs
- Address may create problems

1.2.2.2 Vista Park: "A"/"B"

- Belongs to Sasol Pension Fund
- On Hendrik Verwoerd Avenue ± 3 km from CCS
- 5000 m²

- ± 200 parking bays, 65 under cover
- 80 + 30 conference room possible
- Close to Centurion Lake Hotel
- Close to Pietersburg Freeway
- Security Fence will have to be erected
- Toilet facilities relatively restricted
- Address may create problems

1.2.3 Midrand

In general only small islands of ± 800 - 1000 m² available but the hotel was visited:

1.2.3.1 Midrand Protea Hotel: "C"

- See brochure attached
- 4 Star hotel
- 144 Standard rooms ± 12 m²
- 17 Deluxe rooms ± 16 m²
- 8 Executive rooms ± 18 m²
- 6 Suites ± 32 m²
- Devisable conference room. Can seat 200 in cinema style. Can be subdivided into 3 separate conference rooms. Two small conference rooms for 10 to 20 persons
- Restaurant for ± 200
- Pub/Light meals for ± 50
- 260 parking bays, ± 20 under cover
- 80 + 30 conference room difficult if not impossible
- Hotel only 3 months open but already has a 30% occupation rate

1.2.4 Sandton

1.2.4.1 Lincoln Wood Office Park "C": Wendywood

- Free standing building in Office Park ± 2100 m²
- ± 100 parking bays, 30 under cover
- One building too small, another one may be available, but the agent did not turn up

1.2.4.2 Wierda Gables: "C"

- Two free standing buildings ± 3000 m² total

- ± 100 parking bays, ± 50 under cover
- Difficult place to find in one of the smaller streets near Sandton Towers
- 80 + 30 possible

1.2.4.3 Chelsea Park: "C"

- Five free standing building, one in use already, $\pm 5000 \text{ m}^2$
- Buildings could be connected
- 80 + 30 virtually impossible

1.2.4.4 Sandton City Towers: "C"

- Three or four floors available, $\pm 2000 \text{ m}^2$ per floor
- Ample parking in complex
- Security on floors could be arranged
- 80 + 30 possible
- Near hotels and restaurants
- Near freeway
- Image and security may be problems

1.2.5 Johannesburg

The buildings could, unfortunately, not be visited by the team. Recommended by the regional director of PWD and will be visited if required.

1.2.5.1 Isle of Houghton: "B"/"C"

- See brochure attached
- 5000 m^2 available
- Buildings now nearing completion and may be a risk if not finished by the end of the month

1.2.5.2 Braam Park: "B"

- See brochure attached
- 5000 m^2 available but will have to share the building with a firm of attorneys on the fourth floor
- 80 + 30 possible

1.2.5.2 Jorrison Place: "B"

- See brochure attached
- Will have to share the building with other tenants
- ± 2000 per floor

1.2.6 Bedford View, Germiston

- Meadow Dale Building, 4200 m²
- On the R22 freeway
- 8 minutes from the WTC (?)
- Already partitioned
- Big Boardroom available
- Not sure if a 80 + 30 conference room could be provided

1.2.7 Randburg

- Two buildings identified but not visited
- Insufficient information available

1.2.8 Kempton Park

- World Trade Centre
- The new section was visited and it should be considered by Subcommittee to visit

it as well

2. It is suggested that the Subcommittee visits "A" and "B" buildings on Tuesday or early on Wednesday and that a firm recommendation be made to the Planning Committee on Wednesday or at the latest on Thursday morning 7 October 1993.

H P Fourie
4/10/93