# NATIONAL ASSEMBLY

**WRITTEN REPLY**

**QUESTION NUMBER: 2719 [NO. NW3233E]**

**INTERNAL QUESTION PAPER NO.: 31 of 2021**

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**DATE OF REPLY: 11 JANUARY 2022**

**2719 Ms S J Graham (DA) asked the Minister of Public Works and Infrastructure:**

1. With reference to the Al Falah Towers on the corner of Govan Mbeki Avenue and Crawford Street in North End, Gqeberha, which houses the Department of Correctional Services (DCS) on three floors, in what year (a) did the lease commence and (b) will it expire;
2. what (a) is the current rental amount payable on the lease and (b) are the terms of the lease pertaining to the role of the landlord;
3. whether the landlord has complied with the specified terms; if not, why not; if so, what are the relevant details;
4. what progress has been made on finding alternative accommodation for the DCS officials currently housed in the building? **NW3233E**

# REPLY:

**The Minister of Public Works and Infrastructure**

1. a) I am informed by the Department of Public Works and Infrastructure that the Lease commenced on 01 May 2017.

b) The Lease expired on 30 April 2020 and is currently running on a month-to-month basis.

1. (a) The current rental amount payable is R65 138.27 (Vat incl) per month for 611.50m2 offices and R3 425.78 (Vat incl) per month for five parking bays. The total amount paid

per month is R68 564.05 (Vat incl).

* 1. The roles and obligations of the Landlord as prescribed in the Lease Agreement includes the following:
     + Maintaining the exterior in good order and condition shall make any structural defects other than damages caused by the lessee.
     + Routine maintenance and repairs (including painting) of the premises' exterior and interior.
     + Install and maintain mechanical and fire services equipment, including fire detection equipment; fire extinguishers.
     + Providing, at the lessor's expense, all electric, fluorescent and incandescent light bulbs required in the premises.
     + Replacement of floor covering (carpeting etc.) at the expiry of their lifetime, which in the case of carpeting is five years from the date of installation.
     + Quarterly fumigation of the premises.
     + Operation (including maintenance and repairs) of the air-conditioning system and the lifts during regular office hours or during such as may be agreed upon.
     + Compliance with Occupational /Health and Safety Act and compliance with the Department of Labour's applicable standards annually.
     + Submission of valid annual tax certificate/sustain CSD compliance throughout the lease.

1. The Landlord is attending to unscheduled maintenance on an ongoing basis. The overutilization of the building also contributes to the non-compliance to OHSA. Changes in the operational work environment of the user department resulted in a shortage of space and OHS non-compliance. Many engagements were undertaken with the Landlord and the User Department to address these challenges. There has been limited success in this regard hence the request for alternative accommodation.
2. DPWI received a request for alternative accommodation in 2019, and the market was tested, but the tender was cancelled due to the non-responsiveness of the bids. The Department is currently waiting for a revised Procurement Instruction from the Department of Correctional Services that is aligned to the revised operational needs of the User Department. Upon receipt of the funded revised accommodation needs, DPWI will be able to follow due supply chain management processes to procure alternative accommodation.