



## USER REQUIREMENTS SPECIFICATION TEMPLATE

User  
Specifications

Title: **Mnandi CNC painting of asbestos**

Unique Identifier: **TBA**

Alternative Reference  
Number: **N/A**

Area of Applicability: **Mnandi CNC**

Functional Area: **Eskom Real Estate**

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Disclosure  
Classification: **CONTROLLED  
DISCLOSURE**

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**ADDITIONAL CLASSIFICATION INFORMATION**

Business Level: 4 - Group

Working Document: For reference

Importance Classification: Not applicable to nuclear safety (See 238-76)

NNR Approval: No

Safety Committee Approval: No

ALARA Review: No

Functional Control Area:

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**TABLE OF CONTENTS**

	<b>Page</b>
<b>1. INTRODUCTION .....</b>	<b>4</b>
<b>2. SCOPE .....</b>	<b>4</b>
2.1 PURPOSE .....	4
2.2 APPLICABILITY .....	5
<b>3. NORMATIVE/INFORMATIVE REFERENCES.....</b>	<b>5</b>
3.1 NORMATIVE .....	5
3.2 INFORMATIVE .....	5
<b>4. DEFINITIONS AND ABBREVIATIONS .....</b>	<b>5</b>
4.1 DEFINITIONS.....	5
4.2 ABBREVIATIONS.....	5
<b>5. ROLES AND RESPONSIBILITIES .....</b>	<b>5</b>
<b>PROCESS FOR MONITORING .....</b>	<b>6</b>
<b>6. RELATED/SUPPORTING DOCUMENTS.....</b>	<b>6</b>
<b>7. REQUIREMENTS.....</b>	<b>6</b>
<b>8. RECORDS.....</b>	<b>6</b>
<b>9. AUTHORISATION.....</b>	<b>6</b>

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## 1. SCOPE

The scope of work will entail the following;

### **Maintenance /Refurbishment at Mnandi CNC**

- Treatment and Painting of main offices (Asbestos)
- Walls internal and external
- Ceilings
- Roof

### 1.1 PURPOSE

- The purpose of this project is to treat and paint asbestos in the main building.

### 1.2 APPLICABILITY

This URS is applicable to the Mnandi CNC .

## 2. NORMATIVE/INFORMATIVE REFERENCES

The following references are included:

### 3.1 NORMATIVE

- Occupational Health and Safety legislation and Eskom policies and directives is mandatory;
- Compliance to Real Estate workplace standards;
- National Building regulations and building standards;

### 3.2 INFORMATIVE

N/A

## 3. DEFINITIONS AND ABBREVIATIONS

### 4.1 DEFINITIONS

N/A

### 4.2 ABBREVIATIONS

Abbreviation	Description
ERE	Eskom Real Estate
GOU	Gauteng Operating Unit

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OHS	Occupational Health and Safety
CNCs	Customer Network Centres
Hubs	Customer Service Centre
URS	User Requirement Specifications

#### 4. ROLES AND RESPONSIBILITIES

- Project manager manages the program and all required resources for the successful completion of the project;
- Project sponsor/ Senior Manager provides funding for the project Capex and Opex requirements;
- End-user provides input on site requirements to ensure the property adequately accommodates primary needs.

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## PROCESS FOR MONITORING

- Communication between all the stakeholders should be clear and direct to ensure that the requirements requested is to the satisfaction of the end-User.
- ERE to devise Project strategy in consultation with end-user.

## 5. RELATED/SUPPORTING DOCUMENTS

- Occupational Health and Safety Standards
- Eskom Real Estate Workplace Standards

## 6. REQUIREMENTS

See Scope

## 7. RECORDS

- All applicable records to be kept in line with the approved Eskom records management policy.

## 8. AUTHORISATION

This document has been seen and accepted in previous revisions by:

Name	Designation
	Property Portfolio Manager GOU
Mdu Ndawo	Regional Manager GOU
	Zone Manager GOU
	Senior Manager M&O (Act)

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