ACCOMMODATION

Note by the Director-General

1. At its meeting in October 1970 (document L/3454) and in May 1971 (document L/3527) the Committee on Budget, Finance and Administration was informed of the situation with regard to accommodation of the GATT and the International Trade Centre UNCTAD/GATT. The Director-General drew attention to the difficult working conditions arising from having the GATT as well as the Centre housed in several separate locations.

2. The Committee was informed of the possibilities offered in connexion with rehousing the GATT secretariat in the present ILO building when that organization moved to its new premises. The Director-General had already been in contact with the Fondation des Immeubles pour les Organisations Internationales (FIFOI) in this respect and had received an offer which compared very favourably with present rents paid for comparable accommodation.

3. The Committee was further informed of the position with regard to the availability of space for the Centre in the new wing of the Palais des Nations and it was pointed out at that time that it was not certain that space would be made available there for the Centre and, if it were, the Centre's accommodation in the new wing of the Palais des Nations would not be ready for occupancy before the end of 1972. The Committee expressed considerable concern with regard to the present accommodation situation and the uncertainty for the future and requested that every effort continue to be made to ensure that appropriate housing be made available.

4. The situation with regard to presently occupied office space is as follows:

Villa La Fenêtre (GATT): Owned by UN and let to GATT without cost
Villa Le Bocage (GATT): Owned by UN and let to GATT at $4,674
Annex I (GATT): Owned by GATT
Annex II (GATT/Centre): Owned by GATT
Villa La Pelouse (Centre): Owned by UN and let to the Centre without cost
Parc de Budé (Centre): Privately owned and let to the Centre at Sw F 136,700
Les Charmilles (Centre): Privately owned and let to the Centre at Sw F 126,500
La Voie-Creuse (Centre): Privately owned and let to the Centre at Sw F 100,000
5. In addition, storage space for publications, documents, paper, stationery, etc., is occupied in the following seven different locations:

- Villa La Fenêtre - garage
- Manège on UN grounds
- Boîte à thé on UN grounds
- Parc de Budé - cave
- Parc de Budé - garage
- Storeroom at goods station
- UN documents room at the Palais des Nations

6. It is self-evident that working conditions become increasingly difficult as a result of housing the GATT as well as the Centre in the widely separated locations mentioned above and that as a result, administrative efficiency is seriously impaired. Measures taken in the past to alleviate the accommodation situation have been of a temporary nature, for example, the construction of the Annexes and the piece-meal rental of offices for the Centre as and when they have been needed. Present premises are being used to their full capacity and it has been necessary, owing to the general shortage of space, to reduce the staff accommodation standard somewhat below the level compatible with efficiency. The unavailability, on many occasions, of adequate and satisfactory accommodation for meetings is a serious problem stemming from the lack of GATT's own conference facilities except for the small conference room at Villa Le Bocage. The space available for reproduction and distribution services has become inadequate. In addition, adequate space cannot be made available for technical services, library, staff welfare facilities, etc.

7. In view of the increasing acuteness of the problem, it is essential that a long-term solution be sought. The Director-General continues to give his full attention to this matter and sets out below recommendations for consideration by the Committee.

GATT

8. In consultation with FIPOI, the Director-General has examined further the possibility of housing the GATT in the present ILO building when it becomes available, possibly in 1974. He is of the opinion that this building meets GATT's long-term accommodation requirements in every respect and has noted with satisfaction that, pending a decision by the CONTRACTING PARTIES, FIPOI have reserved part of the ILO building for GATT.

9. As the Committee will be aware, FIPOI will become the owner of the ILO building when the ILO moves to its new headquarters. FIPOI intends to renovate the building and to let it to international organizations at a cost-covering rental.
The probable annual rates will be Sw F 135 per square metre for office space, Sw F 90 per square metre for conference rooms and Sw F 30 per square metre for storage and other space. However, FIPOI pointed out that the definite rates would be decided upon at the time that an agreement between GATT and FIPOI were signed. The total space available is as follows:

<table>
<thead>
<tr>
<th></th>
<th>North and Central parts</th>
<th>South part</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Offices</td>
<td>4,748</td>
<td>5,267</td>
<td>10,015</td>
</tr>
<tr>
<td>Conference rooms</td>
<td>973</td>
<td>160</td>
<td>1,133</td>
</tr>
<tr>
<td>Storage and other space</td>
<td>2,476</td>
<td>725</td>
<td>3,201</td>
</tr>
</tbody>
</table>

10. It is anticipated that the building would be occupied by GATT and another international organization and in this respect the United Nations has, in fact, an option on that part of the available space not needed by GATT. For reasons of security and other practical reasons it would be preferable to divide the building vertically and it is envisaged that the North and Central parts would be occupied by GATT, leaving all conference rooms at GATT's disposal.

11. The estimated annual cost for GATT would be as follows:

<table>
<thead>
<tr>
<th></th>
<th>Swiss francs</th>
</tr>
</thead>
<tbody>
<tr>
<td>Offices</td>
<td>641,000</td>
</tr>
<tr>
<td>Conference rooms</td>
<td>88,000</td>
</tr>
<tr>
<td>Storage and other space</td>
<td>74,000</td>
</tr>
<tr>
<td></td>
<td>803,000</td>
</tr>
</tbody>
</table>

However, as pointed out in paragraph 9 above, the rates upon which this estimate is based are subject to FIPOI's final decision.

12. In view of the foregoing and taking into consideration the need to inform FIPOI of GATT's decision in this respect at the earliest possible moment, the Committee may wish to recommend to the CONTRACTING PARTIES that the Director-General be authorized to continue negotiations with FIPOI with a view to drawing up a draft agreement for the rental of part of the present ILO building.
13. In accordance with the Committee's urging that every effort be made to obtain office space for the Centre in the new wing of the Palais des Nations so that the Centre may be housed under one roof, the Director-General, in consultation with the Secretary-General of UNCTAD, has been negotiating with the United Nations authorities in this respect. The present position is that no space has been allocated in the new wing for the Centre and the United Nations Office in Geneva has put forward for consideration, to cover the short and medium term requirements of the Centre, an offer of alternative premises in the Annexes of the Palais des Nations located at the rue de Lausanne and the rue du Valais. This accommodation consists of one floor (37 offices) located at 63-65 rue de Lausanne at present occupied by the ILO, three floors (95 offices) in the same building at present occupied by the United Nations, and two floors (29 offices) located at 9 rue du Valais, at present occupied by the United Nations. It is expected that the United Nations would be able to start making these offices available as from the spring of 1972, in the hope that they could all be put at the Centre's disposal by the middle of 1972.

14. The Director-General has examined the United Nations offer of alternative premises and it is his view that, if accommodation in the new wing of the Palais is not available, the transfer of the Centre to these premises would lead to a considerable improvement in the level of administrative efficiency which is at present seriously impeded by the housing of the Centre's services in widely separated locations. Although the offices at rue du Valais are separated from those at rue de Lausanne, they are sufficiently close to the rue de Lausanne offices as to pose no administrative problems.

15. A great advantage of any such arrangement with the United Nations would be that the Centre would need to occupy and pay for only offices representing the actual requirements and any surplus of space would be utilized by the United Nations.

16. With regard to 1973 it should be noted that the ILO has an option to reoccupy from 1 January 1973 the floor which it occupies at present at rue de Lausanne. If, as a result of the anticipated growth of the volume of extra-budgetary projects, with the consequent increase in project staff, additional office space should be required, efforts would be made to negotiate an arrangement whereby the ILO would exchange the premises presently occupied at rue de Lausanne for other suitable premises.

17. The above arrangements should be considered to be interim arrangements. With regard to long-term arrangements it is envisaged that, at the time that the GATT secretariat took up accommodation in one part of the present ILO building, the matter would be reviewed.

18. The financial implications of rehousing the Centre in the premises offered by the United Nations, assuming that the Centre would occupy in
1972 only three floors at the rue de Lausanne building and all offices available at rue du Valais, are as follows:

<table>
<thead>
<tr>
<th>Offices</th>
<th>Annual cost</th>
<th>1972 cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>Rue de Lausanne (occupied by ILO - expected to be vacated on 31.12.1971)</td>
<td>37</td>
<td>138,000</td>
</tr>
<tr>
<td>Rue de Lausanne (occupied by UN - expected to be vacated on 15.5.1972)</td>
<td>95</td>
<td>353,000</td>
</tr>
<tr>
<td>Rue du Valais (occupied by UN - expected to be vacated on 31.5.1972)</td>
<td>29</td>
<td>108,000</td>
</tr>
<tr>
<td></td>
<td>161</td>
<td>599,000</td>
</tr>
</tbody>
</table>

19. The 1972 Centre budget contains a provision for office space in the amount of Sw.F.363,000. On the assumption that it were possible to terminate the leases for present accommodation on 31 May 1972, thus reducing 1972 cost of present offices to Sw.F.151,000, the additional requirements for 1972 would amount to Sw.F.87,000. This amount includes provision for the payment of Sw.F.10,000 in order to restore the premises presently occupied at Parc de Budé to their original state as provided in the lease, following certain structural alterations that were made at the time that the premises were taken over by the Centre. It further includes an amount of Sw.F.5,000 to cover the removal cost.

20. The Director-General requests authority to continue his negotiations, in consultation with the Secretary-General of UNCTAD, to make definite arrangements to secure adequate office space within the limits of the above provisions.

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1/ This space would be subject to negotiations with respect to 1973 (see para.16).