

7 November 1960

Working Party on Budget

ACCOMMODATION FOR THE SECRETARIAT (L/1286)

Note by the Executive Secretary

1. Enquiries made from other international organizations renting office space in Geneva to accommodate their overflow show that at a very conservative estimate a rental of Sw.frs.100,000 per annum would have to be paid in order to secure office space equivalent to that now available in the Villa le Bocage plus the temporary building as planned.
2. Under a twenty-five year lease the secretariat pays at present a yearly rental of Sw.frs.20,000 per annum to the United Nations for the Villa le Bocage. For the new building no rent would, of course, be due.
3. Thus the construction of a temporary building, together with the continued use of the Villa le Bocage, would result in a yearly "saving" of approximately Sw.frs.80,000 as compared to renting comparable accommodation outside.
4. In addition, the firm which manufactures the prefabricated units of which it is proposed the building would be constructed, guarantee a return of at least 60 per cent of the quoted price on resale.
5. On this basis, and assuming the loan requested from the Swiss Federal Government to be granted and free of interest, the difference between the total cost of the new construction and the resale value could be amortized in about seven years.