

**FOR INFORMATION**

## SECOND ITEM ON THE AGENDA

**Update on developments in relation to the future renovation of the ILO headquarters building**

1. This paper provides a progress report on the status of ongoing discussions with the Swiss authorities in relation to the development of lands held by the ILO in order to secure financing for the future renovation of the headquarters building in Geneva.

**Development plan for the ILO lands**

2. The period from autumn 2009 to February 2010 was used to examine in detail the proposals in the development plan for the ILO lands. These proposals, which were presented to the Building Subcommittee in November 2009, have been accepted in principle by the Geneva authorities and the ILO. They involve the higher density use of the four plots of land held by the ILO and the development of two of these plots; the development of pedestrian paths to assure public access to the site; the planned development of public areas, including two esplanades; and the identification of building perimeters. This development plan would result in a significant increase in the building density of these lands compared to that allowed under the current legal situation.
3. Two plots (see the appendix) – namely plot 3844 (avenue Appia) and plot 3924 (route de Ferney) – have been the focus of detailed discussions.
4. The planned development of public areas, as presented to the Subcommittee in November 2009, concerns two pedestrian paths (running from north to south and east to west) linking up with the *Place des Nations*, which will cross part of the land on which the ILO headquarters building stands. The financing of these developments, including through resources generated by the site development, is under discussion with the Geneva authorities. The cost of their maintenance is not expected to be borne by the ILO. The conditions for access and use by the public of the pedestrian paths on ILO property will be determined in accordance with legal arrangements to be defined.
5. If agreement is reached with the Swiss authorities under the current proposal, the development plan for the ILO lands will make it possible to build about 70,000 m<sup>2</sup> on plots 3844 and 3924. The two other plots (3957 and 4057), have significant building potential far exceeding the current size of the headquarters building. The implementation

of the development plan requires prior formal approval by the Canton of Geneva of the rezoning proposal and this process is currently under way. It is estimated that this process could be completed by autumn 2010.

### **Plot 3844 (avenue Appia)**

6. A local area development study for plot 3844 (avenue Appia) is being completed. It allows for the development of a 25,000 m<sup>2</sup> office building. The development of a pedestrian path includes the construction of an overpass across avenue Appia to give pedestrians and cyclists west to east access. Furthermore, the rezoning procedure launched by the Canton is under way. It is estimated that these phases will be completed by the end of 2010. A building permit could be obtained in early 2011 and a building on this plot could then be completed in 2014.

### **Plot 3924 (route de Ferney)**

7. Discussions on the exchange, transfer or modification of the ILO's leasehold have been under way with the Canton of Geneva, which owns the land. The ILO has the leasehold until 2074 (64 years from now). Some modalities are currently being explored between the Canton of Geneva and the ILO. As soon as an agreement is reached between the parties, a local area development plan can be initiated.

### **Timetable**

8. All the procedures mentioned above require careful follow-up, from both a political and a technical point of view. Experience shows that these administrative procedures can take time. The next steps should be a preliminary agreement on the access, building, use and maintenance of the public pathways on ILO property (May 2010); an agreement for plot 3924 (during 2010); decisions on the options for the development of plot 3844 (mid-2010) and plot 3924 (late 2010).
9. This timetable should lead to the launch of the building project for plot 3844 (obtaining authorization, construction work to start in the summer of 2011 with a view to completion in 2014) and plot 3924 being available for development in 2011.

### **Relations between stakeholders**

10. The ILO welcomes the progress made in the discussions with the Swiss authorities since October 2009, which have made it possible to identify ways to maximize the building potential of the various ILO plots while maintaining the quality of the site. Although many issues remain to be addressed, some of which are complex, the atmosphere is constructive. The working group (comprising representatives of the ILO and the Swiss authorities) meets regularly and is awaiting the formal approval of the Joint Standing Group (comprising representatives of the Swiss Confederation and the Canton of Geneva) of the proposals set out in the development plan, with a view to their implementation as outlined above. Relations with the Swiss Confederation, the Canton of Geneva, the City of Geneva and the Swiss Property Foundation for the International Organizations continue to be excellent.

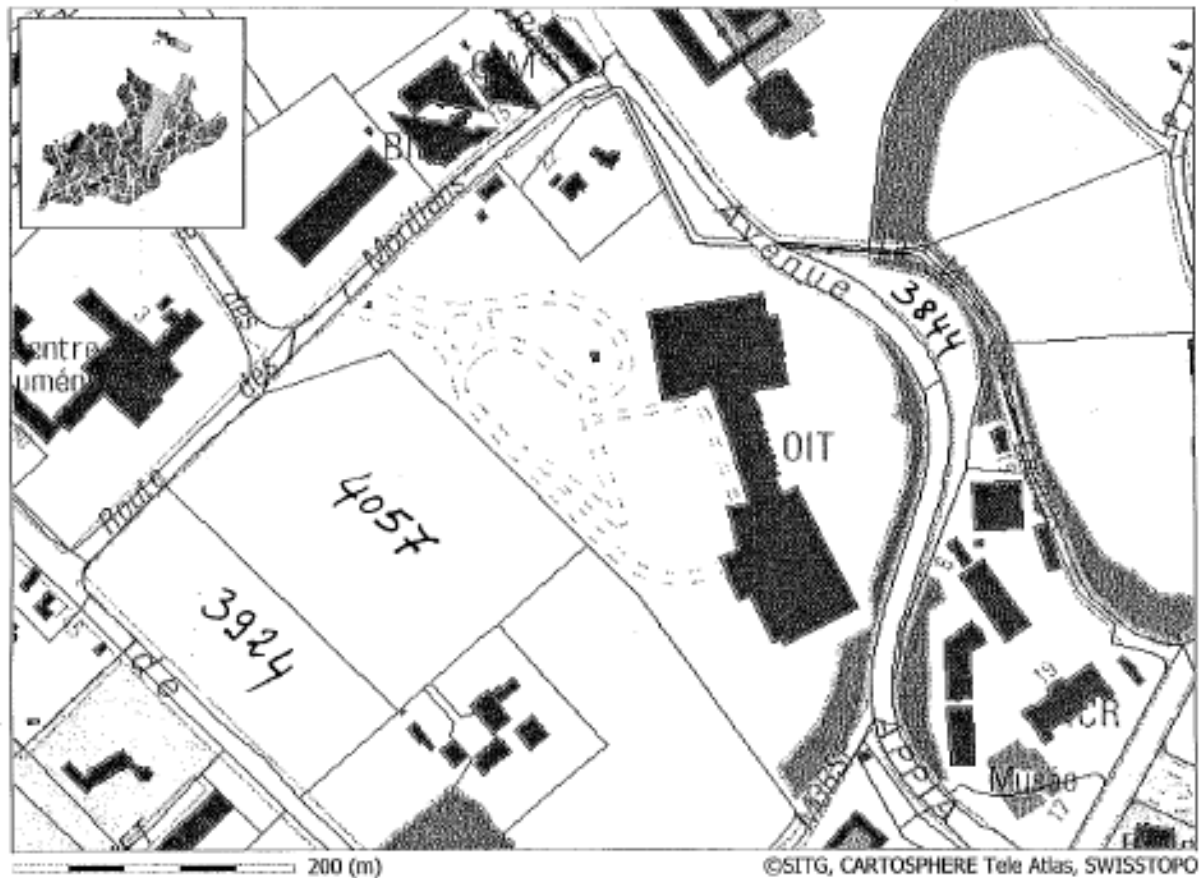
Geneva, 19 February 2010.

*Submitted for information.*

## Appendix

Plots 4057, 3844, 3924

Scale: 1:4771



Date: 29.09.2006

Key:

- Buildings above ground
- ▣ Plots
- ◆ City plan, general

Coordinates:

&nbsp;&nbsp;&nbsp;Xmin=498856  
 &nbsp;&nbsp;&nbsp;Xmax=499696  
 &nbsp;&nbsp;&nbsp;Ymin=120318  
 &nbsp;&nbsp;&nbsp;Ymax=120918