



## THIRD ITEM ON THE AGENDA

**Other questions****Master plan for the “Jardin des Nations” area  
and site plan for the “Campagne du Grand  
Morillon” site**

1. At the suggestion of the Building Subcommittee, the Governing Body, at its 285th Session (November 2002), instructed the Director-General to continue negotiations and obtain, as a matter of urgency, explanations concerning the plans known as “Le Jardin des Nations” and “La Campagne du Grand Morillon” drawn up by the Genevan authorities.
2. In a letter dated 12 December 2002, the Director-General informed the Swiss authorities that the ILO needed to be able to keep all its real estate while retaining complete flexibility with regard to the building rights attached to each of its properties, including future extensions of the headquarters building or more effective use of plots owned or used by the ILO. The specific concerns expressed by the Director-General touched on the following points:
  - (a) the possibility of a “freeze” on building at headquarters, ruling out any possibility of extensions in the immediate vicinity; and the impossibility of making use of existing infrastructure for future extensions, since the plots proposed for building are too far from the main building;
  - (b) the use of part of the ILO’s real estate assets to accommodate a new international organization;
  - (c) the sharing of building land with other private owners, which would present certain problems from the legal point of view, given the ILO’s particular status;
  - (d) the transfer of building rights attached to ILO-owned plots with a total area of 145,177 m<sup>2</sup> to a plot of 21,112 m<sup>2</sup> owned by the State of Geneva and leased by the ILO;
  - (e) the unspecified allocation of a portion of the available building land, placing the ILO in proximity with activities which are unrelated to or even incompatible with its mandate.

3. On 31 January 2003, the Swiss Permanent Mission in Geneva convened a working meeting attended by representatives of the ILO, the *Département de l'aménagement de l'équipement et du logement genevois* and the Property Foundation for International Organizations (FIPOI). At the end of the meeting, it was agreed that the Genevan authorities would provide written explanations in response to the points raised by the Director-General in his letter.
4. In a letter dated 11 February 2003, the Swiss Permanent Mission forwarded to the Director-General a communication dated 7 February from the Swiss authorities which replied to the concerns set out in paragraph 2 above, as follows:

- (a) The relevant document, which the local Genevan authorities have submitted to the public for the purpose of consultation, clearly indicates possibilities for "converting/extending" the ILO building.

The graphics in this document illustrating the possible ways of "converting/extending" existing assets will be modified by the Genevan authorities in order not to give the impression of defining too rigidly the manner in which the existing building might be extended.

Indications in the master plan regarding the use of ILO land are not definitive and will not prejudice future building plans. Any building project would need to respect the features of the existing ILO park.

- (b) This refers to the wish expressed by the FIPOI for a building plot which would be used to accommodate new international organizations. Such an arrangement would be subject to the agreement of the ILO.
  - (c) The master plan for the area comprises building plots other than those belonging to the ILO. However, in order to construct other types of building, the building area would have to be modified.
  - (d) Of a total of 145,177 m<sup>2</sup> of land owned by the ILO, headquarters has already used some 80,000 m<sup>2</sup>, to which will be added additional land if the master plan in question is adopted.
  - (e) No allocation has been decided.
5. In view of these replies, which go some way to clarifying the matter, the Swiss authorities have indicated that the final version of the master plan for the area will be submitted to the ILO for its comments in due course. The Office will then be able to formulate its response to the plan before it is submitted for approval to the Geneva communes and to the Conseil d'Etat of the Republic and Canton of Geneva.
  6. The Building Subcommittee will be kept informed of any developments with regard to this file.
  7. ***The Building Subcommittee may wish to propose that the Programme, Financial and Administrative Committee recommend to the Governing Body that it request the Director-General to:***

- (a) thank the Swiss authorities for their prompt handling of the file;*
- (b) continue to negotiate with the competent Swiss authorities with regard to the final version of the master plan for the area, specifically with a view to retaining the greatest possible flexibility for any project which the ILO might wish to consider in the future regarding the land owned by it, as well as the plot of land leased to it.*

Geneva, 26 February 2003.

*Point for decision:* Paragraph 7.