

5/850

WIPO



AB/XXIV/15
ORIGINAL: English
DATE: August 20, 1993

WORLD INTELLECTUAL PROPERTY ORGANIZATION
GENEVA

GOVERNING BODIES OF WIPO AND THE UNIONS ADMINISTERED BY WIPO

Twenty-Fourth Series of Meetings
Geneva, September 20 to 29, 1993

WIPO PREMISES

Memorandum of the Director General

The Three Kinds of Needs

1. This memorandum deals separately with "office space," "conference space" and "parking space."
2. "Office space" means space where persons, each in a separate room or several in the same room, have a desk. Such persons are staff members or persons who are not staff members. The latter are paid (i) by WIPO (temporary or short-term employees, consultants, employees of a firm (e.g., a computer firm) who work for WIPO and have office space on WIPO premises but who are indirectly, that is, through the contracting firm, paid by WIPO) or (ii) by someone other than WIPO (e.g., the external auditors, the administrative personnel of the restaurant, employees of the travel agency and bank). No office space is given to persons not needing a desk, such as waiters and cleaning workers.
3. This memorandum uses the term "working place" (place de travail) for every person who occupies office space.
4. Based on the experience of the last few years, it is estimated that for every 100 staff members, there are approximately 25 persons who are not staff members and who occupy office space, that is, working places.

5. In indicating the actual or planned capacity of any building containing office space, it has been taken into account that there is need for additional space for corridors, elevators, staircases, a library, print-shops, computer equipment, maintenance and other equipment, kitchens, eating places, storage rooms, rest rooms, infirmary and the like.

6. "Conference space" means conference rooms with the additional space needed for access, lounges and refreshment service for delegates, the storing and distributing of documents, store rooms for supplies and movable equipment, telephone booths, cloakrooms and rest rooms.

7. "Parking space" means space dedicated to the parking of the automobiles mainly of delegates, visitors and persons occupying office space.

Office Space

8. The number of working places needed in this and the next 10 years is estimated as follows:

	<u>for staff</u>	<u>for non-staff</u>	<u>total</u>
1993	433	108	541
1994	461	115	576
1995	491	123	614
1996	523	131	654
1997	557	139	696
1998	593	149	742
1999	632	158	790
2000	673	168	841
2001	717	179	896
2002	763	191	954
2003	813	203	1016

9. The estimates are based on a yearly increase of the staff by 6.5%. This corresponds to the average of the increase in staff according to the (draft) budgets of 1991 to 1995. The figures beyond 1993 are mere estimates. The actual figures will mainly depend on the number of international patent applications under the Patent Cooperation Treaty (PCT) and the number of the international mark registrations under the Madrid Agreement and (once it enters into force) the Madrid Protocol, since the number of persons needing working places varies with the number of international applications and registrations. The numbers of the latter, in turn, depend on several unpredictable factors, such as the number and identity of the Contracting Parties in the PCT and Madrid systems and the economic situation in those Contracting Parties.

10. As far as the question of how many working places will be available, in which buildings and when during the next 10 years (1994 to 2003), it is noted or assumed that:

(i) the WIPO/BIRPI Building contains 500 working places;

(ii) the CAM Building (that is, the building now under construction on the rue des Morillons and to be occupied before the end of 1993; "CAM" standing for Centre administratif des Morillons) will contain 140 working places;

(iii) the small annex to the Proctor and Gamble Building (opposite the building of the World Meteorological Organization (WMO), whose building is adjacent to the BIRPI Building), hereinafter referred to as "the P&G Annex," presently rented by WIPO, contains 20 working places;

(iv) the WMO Building, after its acquisition by WIPO and the necessary transformations, will become available in 1999 and will contain 260 working places;

(v) a prolongation of the BIRPI Building, which will connect the BIRPI Building with the WMO Building (hereinafter referred to as the "Link Building"), will be available in 1999 and will contain 140 working places.

11. These estimates, too, are mere estimates. The following uncertainties, in particular, have to be taken into account: the uncertainty of the date on which the WMO Building will be handed over by WMO to WIPO; the uncertainty of the time required for the transformation of the WMO Building and the simultaneous construction of the Link Building; the uncertainty of the granting of building authorizations by the Geneva authorities for the transformation of the WMO Building and the construction of the Link Building and, even if the authorizations are granted, the uncertainty of the constraints imposed by them in the light of which it will be possible, only when those constraints are known, to determine the number of working places in each of these two buildings; the uncertainty of the WIPO Governing Bodies' authorizing the said transformation and construction and their financing.

12. On the basis of the above estimates of the needs (paragraph 8) and availability (paragraph 10), the situation would be as follows:

<u>Year</u>	<u>Number of work places</u>	
	<u>Needed</u>	<u>Available</u>
1994	576	660
1995	614	660
1996	654	660
1997	696	660
1998	742	660
1999	790	660
2000	841	1060
2001	896	1060
2002	954	1060
2003	1016	1060

13. These estimates show that the office space would be sufficient from 1994 to 1996, it would be insufficient from 1997 to 1999, and it would be sufficient from 2000 to 2003. (It is obvious that after 2003, the office space will be insufficient.)

14. During the three years 1997, 1998 and 1999, WIPO would have to rent outside space. Although the rental of the P&G Annex (20 working places) may seem to be unnecessary for 1994 and 1995, it is proposed not to terminate the lease since in 1996 at the latest the said Annex would be needed again, but if the lease is denounced in 1994, it is unlikely that the said Annex would be available after 1995 as, in the meantime, it would doubtless be let to a third party and probably for more than a mere two years.

15. Except for the proposal to continue the rental of the P&G Annex, what is said in paragraphs 8 to 14, above, is intended for the information of the Governing Bodies. No decisions are invited. Decisions will be invited, after preparation in the Premises Committee, probably around 1996, when it should be possible to predict more accurately the date of the availability of the WMO Building.

Conference Space

16. It is known that the present two conference rooms in the WIPO Building (Room A with 241 places ("place" meaning a place with a chair, desk, microphone and earphone) and Room B with 61 places) are insufficient. This is why, as far back as 1989, the International Bureau proposed and has since been looking for solutions to construct three more conference rooms, with a capacity of 600, 150 and 100 places, respectively.

17. A solution was almost found when a tentative agreement was reached (the actual contract was completely drafted) with Steiner AG to construct a new building for WIPO on a lot (called "the Steiner lot") on the North side of the chemin des Colombettes (which is opposite the lot on which the WIPO Building stands). This was three years ago (in July 1990). Unfortunately for WIPO, the contract could not be signed and, so far, the plan could not be realized since the Geneva authorities made it clear that, for local political reasons, it was most unlikely that they could grant the necessary building authorization.

18. Instead, WIPO was advised by the Geneva authorities to explore the possibility of constructing conference rooms on those parts of the WIPO lot which are not encumbered by the WIPO and BIRPI Buildings. An architect firm, selected after consultation with the said authorities, made plans for three different locations for the conference room with 600 places (see the Annex). However, each of the proposed solutions seems highly unrealistic for one or several of the following reasons: the access space to the conference rooms and the conference service premises would be blatantly too small; the conference room and most of the facilities serving it would be on different levels; the present Conference Room A would have to be destroyed (with the consequential loss of the largest existing conference room); a substantial part of the space between the chemin des Colombettes and the main entrance to the WIPO Building and of the lobby of the WIPO Building would disappear; the outside walls of the conference rooms would blind part of the facades of the WIPO and BIRPI Buildings. The reason for all these shortcomings is the same and is very simple: the available surface for constructing conference rooms on the present WIPO lot is insufficient. (It is to be noted that the said architect's plans did not even deal with the two small conference rooms; they only dealt with the largest conference room.)

19. It is therefore hoped that the Geneva authorities will reconsider the question. There is simply no reasonable alternative to building on the Steiner lot: there, there is sufficient space, it is adjacent to WIPO, and its owner continues to be ready to sell it for the purposes of constructing for WIPO. (Whether the lot itself should be the property of Geneva or WIPO is indifferent; Geneva may opt for what it wishes.) Naturally, local political judgements can be made only by the Geneva authorities themselves. Nevertheless, it may be that some new facts could be taken into account,

particularly the following: (i) awareness of the need to reaffirm Switzerland's and Geneva's readiness to host international organizations has grown in the intervening period; (ii) a new construction could not but reduce unemployment which was almost non-existent in Geneva in 1989 but which is now above 7%, and (iii) new conference premises in Geneva are clamored for by many Geneva-based international organizations and the tourist industry (particularly hotels) of Geneva.

20. As to the last consideration and since the actual use by WIPO of the new conference rooms would increase only gradually, WIPO would be willing to guarantee that it would let, during at least the first five years after construction, the three new conference rooms for a certain number of months each year to the Swiss or Geneva authorities or to the Geneva tourist administration or to certain hotels, to be determined by the Geneva authorities.

21. For all these reasons, it is proposed that the Assemblies of WIPO and of the International Unions administered by WIPO adopt a resolution requesting and urging (i) the authorities of the Swiss Confederation, the Canton and Republic of Geneva and the City of Geneva to make it possible for WIPO to construct a new building on the Steiner lot and (ii) the Director General of WIPO to petition and negotiate with the said authorities for the said purpose.

Parking Space

22. Acquisition of the Steiner lot would be the only solution also to the parking problem.

23. It is recalled that when the specifications for a possible construction on the Steiner lot were established (in 1989), the construction of parking places for 450 automobiles was contemplated. The creation of new parking places under the WIPO lot would be particularly expensive and complicated (because of the constraints imposed by the existence of the WIPO and BIRPI Buildings). In any case, the number of such new parking places could not exceed 90.

24. Parking space is needed not only for the staff but also, and most urgently, for delegates and other official visitors.

Decisions Invited

25. The WIPO General Assembly and the Assemblies of the Paris, Berne, Madrid, Hague, Nice, Lisbon, Locarno, IPC, PCT, Budapest and Vienna Union are invited to note the information contained in this document, to adopt a resolution along the lines of paragraph 21, above, and to approve the proposal contained in paragraph 14, above.

[Annex follows]

1 - P & G

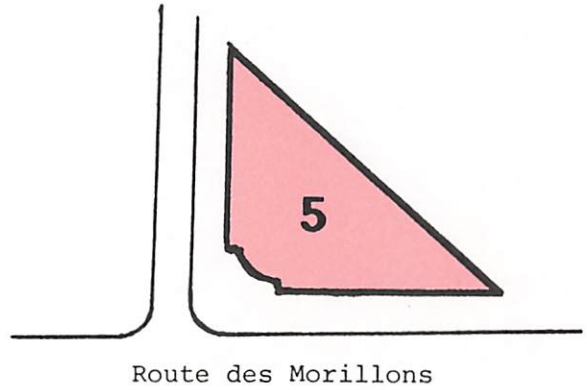
2 - WMO/OMM

3 - BIRPI

4 - WIPO/OMPI

5 - CAM

Existing Buildings
Bâtiments existants

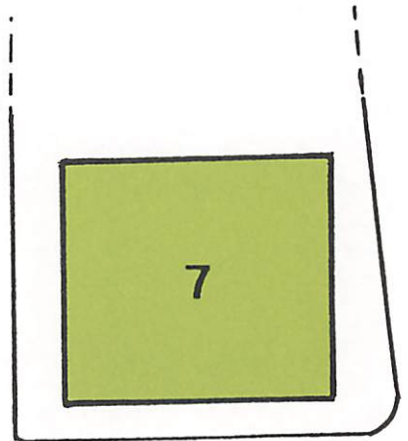


6 - Link Building/Bâtiment de liaison

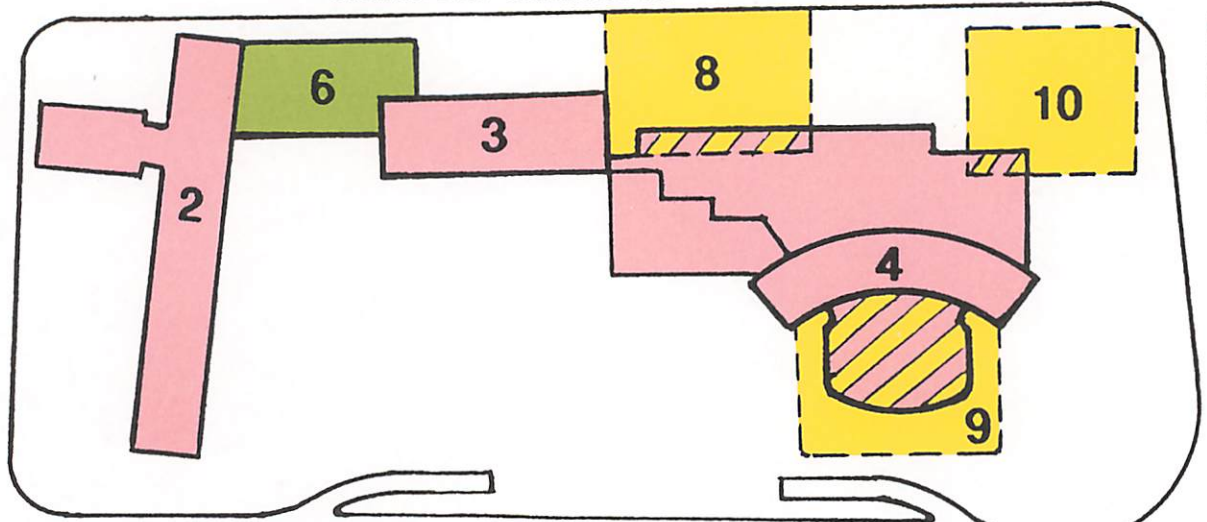
7 - Steiner lot/parcelle Steiner

8 - Three variants for the site of a new conference room with 600 places proposed by an architect but not found to be viable by the International Bureau of WIPO.

9 - Trois variantes pour l'emplacement d'une nouvelle salle de conférences de 600 places, proposées par un architecte, mais considérées comme non viables par le Bureau international de l'OMPI.



Chemin des Colombettes



Avenue Giuseppe Motta

Place des Nations

Route de Ferney-Voltaire