

WIPO



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AND THE UNIONS ADMINISTERED BY WIPO

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PREMISES

Memorandum of the Director General

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Estimates for the Next Ten Years (1995-2005)

1. In a report presented a year ago (dated August 20, 1993, and having the number AB/XXIV/15), the Director General estimated that WIPO will need

in 1995, 614 working places,
in 2000, 841 working places,
in 2003, 1,016 working places.

Applying the same criteria for the calculation of the evolution of the number of working places that were applied in the said report for the period up to 2003 (that is, a yearly increase of 6.5% in the number of working places needed) the number of working places needed in 2005 is estimated to be 1,152.

2. It is recalled that in that report "working place" meant the space occupied by persons (each in a separate room, or two or more persons in the same room) each having a desk. Such persons may be staff members or persons who are not staff members. The latter may be paid directly by WIPO (temporary or short-term employees and consultants directly paid by WIPO), or they may be employees of a firm (e.g. a computer firm) who work for WIPO and have working places on WIPO premises and who are indirectly (that is, through the contracting firm) paid by WIPO. The non-staff members may be also persons who are paid by someone other than WIPO (the external auditors, the administrative personnel of the restaurant, employees of the travel agency, etc.). No working place with a desk is given to persons not needing a desk, such as waiters and cleaning workers. This definition of "working place" applies also in the present memorandum.

3. The needs of WIPO in working places (as well as its needs in conference rooms and parking places) are expected to be satisfied in the following five buildings:

(i) the "WIPO I - BIRPI Building" consists of two buildings (the present WIPO Building and the present BIRPI Building) which exist and which, together, offer 500 working places;

(ii) the "WIPO II (Steiner) Building," if its construction is authorized by the competent Governing Bodies and Swiss authorities; if so authorized in 1995, this building--to be mainly devoted to new conference facilities, including a conference room twice the capacity of the present 270-seat main conference room in the WIPO Building--would offer 200 working places from around 1999. "Steiner" refers to the present owners of the lot on which this building would be built;

(iii) the "WIPO III (ex WMO) - Link Building." This building would consist of two buildings, namely the present WMO building, transformed, and a building which would be a link between that building and the BIRPI Building (the "Link"). It is expected to offer 400 working places, possibly from around the early years of the next century;

(iv) the "CAM Building," completed in late 1993 and offering 150 working places. It is the property of an official Geneva foundation but will probably remain available to WIPO (on rental) until the end of the period under consideration. "CAM" stands for Centre administratif de Morillon;

(v) the "UC Annex." These are premises rented from a private company, Union Carbide, in a building which is at a distance of some 100 meters from the BIRPI Building. The rental (presently extending to some 50 working places) is expected to be enlarged and to comprise a total of 100 working places in the course of 1995.

4. On the basis of the above estimates of the needs (paragraph 1) and expected availability (paragraph 3), and assuming that the necessary authorizations will be granted, the situation would be as follows for the next 10 years:

<u>Year</u>	<u>Building or Annex</u>	<u>Number of Working Places</u>	
1995	WIPO I - BIRPI	Available	500
	CAM (rental)	"	150
	UC (rental)	"	<u>100</u>
	Total	"	750
		Needed	<u>650</u>
		Reserve	100
2000	WIPO I - BIRPI	Available	500
	WIPO II (Steiner)	"	200
	CAM (rental)	"	150
	UC (rental)	"	<u>100</u>
	Total	"	950
		Needed	<u>850</u>
	Reserve	100	
2005	WIPO I - BIRPI	Available	500
	WIPO II (Steiner)	"	200
	WIPO III (ex WMO) - Link	"	400
	CAM (rental)	"	<u>150</u>
	Total	"	1,250
		Needed	<u>1,150</u>
	Reserve	100	

5. It should be noted that

(i) the reserve of 100 working places shown for 1995, 2000 and 2005 would gradually disappear during each of the five-year periods;

(ii) if the estimates of the number of working places needed prove to be too high, the rentals (CAM and UC) could be discontinued and, under certain circumstances (see document AB/XXIV/9, Annex D), the purchase of the WMO Building could be annulled in 1997 or 1999 or the transformation of that building or the construction of the Link Building could be slowed down;

(iii) if the estimates of the number of working places needed prove to be too low, additional rental of outside space would be the solution;

(iv) if the WIPO II Building and/or the WIPO III - Link Building become available sooner than estimated, the rentals (CAM and UC) could be discontinued;

(v) if the WIPO II Building and/or the WIPO III - Link Building become available later than estimated, additional rental of outside space would be the solution;

(vi) the above estimates go only as far as 2005; if the growth in the number of needed working places continues at the same rate (6.5% per annum) thereafter, the shortfall in working places would (supposing that the rental of the CAM Building continued, but that of the UC Building did not) be around 300 by 2010 and around 700 by 2015.

Situation (August 1994) Concerning
the WIPO II (Steiner) Building

6. It is recalled that a year ago (September 1993), the competent Governing Bodies adopted a resolution urging (i) the authorities of the Swiss Confederation, the Republic and Canton of Geneva and the City of Geneva to make it possible for WIPO to construct a building on the Steiner lot and (ii) the Director General to petition and negotiate with the said authorities for the said purpose (see document AB/XXIV/18, paragraph 171).

7. It is with gratitude to the said authorities that the Director General can report that the negotiations with the new government of the Republic and Canton of Geneva and the government of the City of Geneva started in early 1994, promptly after the new government came into office, and that they are characterized by full understanding of the needs of WIPO and sincere desire to fulfill them on the Steiner lot. But the decisions of those authorities must await the completion of certain studies and the taking of a position on certain preliminary questions, in particular on the question of whether the part of the chemin des Colombettes which is between the present WIPO I Building and the Steiner lot could be discontinued and allowed to be built on by WIPO, which would make the communication between the (present) WIPO I Building and the (future) WIPO II (Steiner) Building infinitely more practical. Other preliminary questions to be resolved include on exactly what part of the Steiner lot the new building could be constructed and what would be the authorized height of that building.

8. Once these preliminary questions are answered, WIPO will start discussing with the Steiner firm the conditions of the sale of the lot by that firm to WIPO and the construction of the building by that firm. It is recalled that one of the conditions of the Steiner firm for the sale is that the building be constructed by the Steiner firm. The price of the construction, therefore, will have to be fixed at the same time as the contract for the sale of the lot is concluded. WIPO will seek the certification of the competent services of the Swiss Federal Government (the government of the host country) to the effect that the price proposed is reasonable.

9. It is recalled that the above-mentioned decision of the Governing Bodies, made a year ago, "noted the Director General's undertaking that (a) he would not make any commitment on behalf of WIPO as to the possible purchase of and

construction on the Steiner lot before he receives an express authorization to that effect by the competent Governing Bodies of WIPO and the Unions administered by it and (b) that, before seeking any such authorization, he would submit the matter to the WIPO Premises Committee" (document AB/XXIV/18, paragraph 171).

10. The Director General will proceed accordingly and will convene the WIPO Premises Committee as soon as the decisions on the preliminary questions are made by the competent authorities and the discussions with the Steiner firm are sufficiently advanced. Thereafter, he will seek the authorization of the competent Governing Bodies.

11. However, the Director General hereby proposes that, if the time for seeking such authorization seems to him ripe before the September 1995 ordinary sessions of the said Governing Bodies, the authorization be sought from and decided upon by the WIPO Coordination Committee (rather than also the other competent Governing Bodies), which he would convene in extraordinary session to that effect.

12. This procedure would shorten the period that must precede the start of the construction, and such shortening of the period is in the obvious interest of WIPO.

Situation (August 1994) concerning the WIPO III (WMO) Building

13. It is recalled that, on May 25, 1993, an aide-memoire on the sale of the WMO Building to WIPO was signed by the Secretary-General of WMO and the Director General of WIPO (its text was reproduced in Annex D of document AB/XXIV/9).

14. Although the said aide-memoire envisages that WMO would vacate its building (and put it at WIPO's disposal) by June 30, 1997, it seems now that it will not be possible to respect that time limit, since WMO will be able to leave its present building only after it completed the construction of its new building. The construction of that new building has not yet started and, once it starts, will last several years. Adding to those years the years that will be needed by WIPO to transform that building, it is estimated that the WIPO III Building will become a reality closer to 2005 than to 2000. It is not excluded, however, that, if needed and feasible, the Link Building could be constructed, at least in part, earlier. For the moment, this possibility is merely mentioned and no decision on it is sought.

Decision Invited

15. The WIPO General Assembly and Coordination Committee are invited to note the contents of this memorandum and to adopt the proposal contained in paragraph 11, above.

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