



Governing Body

352nd Session, Geneva, 28 October–7 November 2024

Programme, Financial and Administrative Section

PFA

Programme, Financial and Administrative Segment

Date: 8 October 2024

Original: English

Fifth item on the agenda

Matters related to ILO-owned premises and potential renovation of the premises for the ILO Country Office for Pakistan in Islamabad

► Matters related to ILO-owned premises

Introduction

1. The ILO owns seven office buildings outside Geneva, in Abidjan, Dar es Salaam, Lima, Santiago, Brasilia, Buenos Aires and Islamabad. These buildings, which are now over 20 years old, require significant architectural repairs and the replacement of various technical installations owing to their age, as well as modifications to comply with the latest United Nations standards and more recent local regulations, including in relation to safety, security, environmental sustainability, accessibility and inclusivity. The ILO Country Office for Brazil, located in Brasilia, was fully renovated in 2019–20. An update on the ILO premises in Abidjan is provided in [GB.340/PFA/3](#).
2. Local conditional surveys have been conducted to provide an initial assessment of the condition of the buildings and installations at the premises in Dar es Salaam, Lima, Santiago, Buenos Aires and Islamabad, all of which require varying degrees of structural repairs and repairs to technical installations. A joint Facilities Management Unit and Security Unit mission visited the Islamabad office in May 2024 to further assess the situation and validate the proposed recommendations concerning the nature of the works and related costs. Similar missions must be organized to the other ILO-owned premises to further assess the findings of the conditional surveys and determine the scope of the required interventions.

Premises of the ILO Country Office for Brazil

3. The ILO Country Office for Brazil, located in the northern part of Brasilia, currently accommodates 25 staff and was constructed on a plot of land donated to the ILO in May 1984 by the Government of Brazil. The premises consist of a main building with floor space of approximately 1,000 square metres. In 2019–20 the property underwent significant renovations at a cost of US\$909,174 (or 3,697,885 Brazilian reals). The Country Office is currently well maintained, and the ILO does not expect to carry out any major renovation works in the next 20 years.

Premises of the ILO Country Office for Argentina

4. The ILO Country Office for Argentina occupies ILO-owned premises in a building in the main business district of Buenos Aires. The Country Office, which accommodates 45 staff, consists of two levels on the 13th and 14th floors with total floor space of 386 square metres.

Premises of the ILO Country Office for the United Republic of Tanzania, Burundi, Kenya, Rwanda and Uganda

5. The ILO Country Office for the United Republic of Tanzania, Burundi, Kenya, Rwanda and Uganda is located in the central business district of Dar es Salaam. The Country Office, which currently accommodates 75 staff, was built in 2006 on a plot of land donated to the ILO by the Government of the United Republic of Tanzania. The premises consist of a main building with total floor space of 3,300 square metres.

Premises of the ILO Decent Work Technical Support Team and Country Office for the South Cone of Latin America

6. The ILO Decent Work Technical Support Team and Country Office for the South Cone of Latin America, located in the main financial district of Santiago, currently accommodates 41 staff and was constructed in 2005 on a plot of land donated to the ILO by the Chilean Treasury. The premises consist mainly of an office building with floor space of 2,942 square metres.

Premises of the ILO Regional Office for the Andean Countries

7. The ILO Regional Office for the Andean Countries is located in the financial and business district of Lima. The office currently accommodates 81 staff and was constructed in 2004 on a plot of land donated to the ILO by the Government of Peru. The premises consist mainly of an office building with floor space of 7,418 square metres.

► Potential renovation of the premises for the ILO Country Office for Pakistan in Islamabad

Introduction

8. The ILO Country Office for Pakistan is located in the political and administrative district of Islamabad, benefiting in terms of safety from security access controls to the district and located close to ILO constituents. The Country Office, which currently accommodates some 22 staff, was built in 1998 on a plot of land that is provided to the ILO under a leasehold

contract that can be renewed until 2055. The premises consist of a main building with office space of 2,279 square metres and 837 square metres of common space. The Country Office currently rents space to the United Nations Environment Programme, while the International Fund for Agricultural Development has also shown strong interest in renting space and relocating their country office to the ILO premises.

Condition of the premises

9. The conditional survey of the property was carried out in 2023 by a property advisory firm and was followed by a joint Facilities Management Unit and Security Unit mission in May 2024 to discuss the findings with the surveyors and determine priorities and the best course of action.
10. The major defects are described below:
 - (a) The building requires structural elements reinforcement in accordance with the office's current usage, and several beams require repair due to water ingress.
 - (b) The building's façade comprises single-pane non-tempered glass, resulting in poor environmental performance and high energy consumption. The non-tempered glass is more susceptible to breakage and shattering upon impact, and its protective film is peeling off in several locations.
 - (c) A large proportion of the electrical system and telephone and information technology wiring is obsolete and requires replacement. The current location and configuration of the generator poses a fire and occupational health and safety risk for technicians required to operate the system.
 - (d) The cooling and ventilation system is inadequate and has many defects.
 - (e) The auditorium is not inclusive and cannot be used optimally owing to flaws in its layout and technical systems.
 - (f) The capacity of the shelter is less than the full occupancy of the building and the auditorium.
11. Overall, the building is not fully compliant with occupational safety and health standards, the United Nations Disability Inclusion Strategy or the Environmental Sustainability Policy and therefore requires considerable work. Moreover, some investment is needed to further improve safety and security in accordance with the United Nations security management system.

UN common premises in Islamabad

12. The UN Resident Coordinator has reported that the United Nations Children's Fund (UNICEF), as the lead agency, is exploring the feasibility of bringing together several UN agencies in a UN House located inside the highly secure diplomatic enclave in Islamabad. This location is problematic as it would render the ILO rather inaccessible to constituents owing to its remote location, lack of transport and very strict access procedures. This would drastically change the way the ILO Country Office is perceived as a meeting ground for the tripartite partners. The time frame for this, currently hypothetical, project is between five and seven years, and the Country Office would be required to make considerable financial contributions to the construction work, and to unknown future operating costs. Several other UN agencies have declined the offer, since they either own premises or are provided premises free of charge by the Government of Pakistan.

13. Given the lengthy time frame and uncertainty surrounding the establishment of the UN House, the Country Office would be required in any case to invest in the refurbishment of the ILO premises, since no other suitable premises are available in the capital, and the only alternative would be to rent expensive hotel facilities, as is currently done by some other agencies.

Way ahead: Immediate actions and scoping of renovation project

14. The Office believes that a comprehensive renovation of the existing ILO premises is the most effective way to meet the Country Office's requirements, bringing the premises up to environmental, occupational safety and health and security standards and allowing it to be used fully once more by staff and constituents, while operating in the most cost-efficient manner.
15. The Country Office must address, as a matter of urgency, the issues related to the fire and occupational safety risks caused by the location of the generator and the condition of the low voltage distribution system. To this end, engineers have been tasked with completing a technical study and cost estimate for maintenance to the transformer, the relocation of the generator and the replacement of the low voltage distribution panel. The cost of the technical study, execution of the works and project management and control amounts to US\$240,000.
16. The Country Office will implement the improvements to the closed-circuit television (CCTV) system and perimeter fence recommended in the assessment of the facility's security using funds from the operational budget, and further security improvements must be included in the scope of the refurbishment project. Pending the full renovation of the cooling and ventilation system, the Country Office will also identify and perform emergency repairs using funding from the operational budget.
17. The major flaws in the building's structure and technical installations, which must be addressed comprehensively, require further technical studies to establish detailed scoping, sequencing, a project plan and related cost estimates. To assist the Country Office in these tasks, it will be necessary to contract project management, architectural and engineering services from persons with good knowledge of the local situation.

Project timeline

18. The detailed design and execution of the urgent works, as described in paragraph 15, could start by mid-November 2024, subject to the Governing Body's approval, and would take around five months to complete.
19. The duration of the comprehensive renovation works is estimated at 18 months and would involve the temporary relocation of staff, or alternative arrangements. The Country Office will examine the possibility of renting temporary space at a convenient distance from the existing ILO premises. An indicative timetable has been prepared which envisages the completion of the detailed designs and specifications and launch of the tendering process in June 2025, the finalization of contracts in January 2026, the relocation of staff and commencement of project works in February 2026 and project completion in August 2027.

Financial arrangements

20. The total renovation cost is estimated at US\$5.7 million. To achieve value for money in the bidding exercise, a more detailed cost estimate has not been included at this stage. It is proposed that the project to renovate the ILO Country Office for Pakistan in Islamabad should

be financed from the Building and Accommodation Fund. Any current and future rental income from external parties, such as UN agencies, or funding from development cooperation projects will be credited to the Fund as currently required under the Financial Regulations.

► Draft decision

21. The Governing Body:

- (a) authorized the use of the Building and Accommodation Fund to finance the renovation of the ILO Country Office for Pakistan in Islamabad at an estimated cost of US\$5.7 million; and**
- (b) requested the Director-General to address, as a matter of priority, the urgent works identified, initiate the studies and detailed design related to the renovation project and provide an update on progress to the Governing Body at its 353rd Session (March 2025).**