



**World Health Organization  
Organisation mondiale de la Santé**

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EXECUTIVE BOARD  
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## **Real Estate Fund**

### **Report by the Director-General**

This document reports on the current status of the various projects being financed from the Real Estate Fund. Part II contains suggested action by the Executive Board.

The Annex contains a table showing the estimated situation of the Fund as at 31 December 1997, and an appendix shows obligations and expected obligations up to that date.

#### **I. STATUS OF PROJECTS CURRENTLY UNDERTAKEN OR TO BE UNDERTAKEN PRIOR TO 31 MAY 1998**

##### **Regional Office for Africa**

1. The project for the replacement of the wiring of the print shop in the Regional Office for Africa has been completed within the previously estimated amount of US\$ 100 000.<sup>1</sup>
2. An order has been placed for the replacement of the main passenger lift in the Regional Office; no delivery has been possible due to the current situation in Brazzaville. The estimated amount for this project continues to be US\$ 130 000.<sup>1</sup>
3. The replacement of the air-conditioning unit for the computer and print rooms in the Regional Office has been completed within the previously estimated cost of US\$ 120 000.<sup>1</sup>
4. The following six projects were approved by the Executive Board at its ninety-ninth session and by the Fiftieth World Health Assembly. However, in view of the situation in the host country no implementation action has been taken so far.<sup>2</sup>

- (1) Creation of a reservoir for fresh-water supply for the compound housing the Regional Office for Africa and surrounding residences for an estimated amount of US\$ 160 000.

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<sup>1</sup> See document EB99/1997/REC/1, Annex 2, p. 42.

<sup>2</sup> See document EB99/1997/REC/1, Annex 2, pp. 44 and 45.

- (2) Extension of the main conference hall of the Regional Office for Africa for an estimated amount of US\$ 400 000.
- (3) Creation of septic tanks for waste disposal for the Regional Office for Africa and the residences surrounding it for an estimated amount of US\$ 313 000.
- (4) Replacement of the water-proofing of the roof of the Regional Office for Africa for an estimated amount of US\$ 288 000.
- (5) Installation of security lighting and fire detection equipment inside the Regional Office for Africa for an estimated amount of US\$ 298 000.
- (6) Installation of external lighting in the compound housing the Regional Office for Africa and surrounding residences for an estimated amount of US\$ 195 000.

### **Regional Office for the Americas/Pan American Sanitary Bureau**

5. The construction of the Caribbean Programme Coordination office in Barbados has been completed and the share to be charged to the Real Estate Fund should not exceed the previously revised amount of US\$ 401 860.<sup>1</sup>
6. The construction of the PAHO/WHO Representative's office in Mexico remains in abeyance. The approved estimated charge to the Real Estate Fund is US\$ 250 000.<sup>2</sup>

### **Regional Office for South-East Asia**

7. Negotiations with the local government authorities for the addition of one floor to the Regional Office building are still under way. It is not clear at this stage when final approval will be obtained. The costs of the project should remain within the previously estimated amount of US\$ 145 000.<sup>2</sup>
8. The renovation/restructuring of the Regional Office building is now well under way and it is expected to complete the project within the previously estimated amount of US\$ 400 000.<sup>2</sup>

### **Regional Office for the Eastern Mediterranean**

9. The Executive Board at its ninety-ninth session and the Fiftieth World Health Assembly approved the construction of a Regional Office building for the Eastern Mediterranean Region in Cairo, at a cost to the Real Estate Fund not exceeding US\$ 9 890 000. The basis of the design report has been established for this project and it is expected to call for tenders in early 1998. The tentative date for completion of the new building is towards the end of 1999.<sup>3</sup>

### **Regional Office for the Western Pacific**

10. Work on the renovation of the main conference hall of the Regional Office for the Western Pacific has been completed within the previously estimated amount of US\$ 406 000.<sup>2</sup>

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<sup>1</sup> See document EB99/1997/REC/1, Annex 2, p. 42.

<sup>2</sup> See document EB99/1997/REC/1, Annex 2, p. 43.

<sup>3</sup> See document EB99/1997/REC/1, Annex 2, part II, and resolution WHA50.11.

## **Headquarters**

11. The work on the new structures and installations of the sub-basement of the headquarters building has been completed within the previously estimated Swiss franc equivalent of US\$ 1 780 000,<sup>1</sup> adjusted to reflect Swiss franc/US dollar exchange rate fluctuations.
12. Work on the replacement of the headquarters Local Area Network (LAN) continues to progress satisfactorily, certain elements of the new LAN being already operational. The project should be completed by mid-1998 within the previously estimated Swiss franc equivalent of US\$ 6 765 000,<sup>1</sup> adjusted to reflect Swiss franc/US dollar exchange rate fluctuations.

## **II. ACTION BY THE EXECUTIVE BOARD**

13. In the light of the above, the Executive Board may wish to take note of the progress on various projects financed by the Real Estate Fund for the period 1 June 1997 to 31 ~~May~~ 1998.

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<sup>1</sup> See document EB99/1997/REC/1, Annex 2, pp. 43-44.

**REAL ESTATE FUND**  
**ESTIMATED SITUATION AS AT 31 DECEMBER 1997**

(expressed in US dollars)

	1 January 1970 - 31 December 1993	1994-1995	1996-1997 <sup>a</sup>	Total (from inception)
<b>1. BALANCE AT 1 JANUARY</b> .....	-	3 160 172	11 875 877	-
<b>2. INCOME</b>				
Balance of Revolving Fund for Real Estate Operations (resolution WHA23.14) .....	68 990	-	-	68 990
Casual income appropriated (resolutions WHA23.15, WHA24.23, WHA25.38, WHA28.26, WHA29.28, WHA33.15, WHA34.12, WHA35.12, WHA36.17, WHA37.19, WHA39.5, WHA42.10, WHA43.6, WHA44.29, WHA46.22, WHA47.25, WHA48.22) .....	23 059 186	9 412 250	-	32 471 436
resolutions WHA50.10, WHA50.11 .....	-	-	10 705 000 <sup>b</sup>	10 705 000
Transfer from Part II of the Working Capital Fund (resolution WHA23.15) .....	1 128 414	-	-	1 128 414
Rents collected .....	7 305 988	734 258	750 000	8 790 246
Interest .....	5 591 935	620 020	960 000	7 171 955
Other .....	1 567	-	-	1 567
<b>Total income</b>	<b>37 156 080</b>	<b>10 766 528</b>	<b>12 415 000</b>	<b>60 337 608</b>
<b>Total funds available</b>	<b>37 156 080</b>	<b>13 926 700</b>	<b>24 290 877</b>	<b>-</b>
<b>3. OBLIGATIONS AND EXPECTED OBLIGATIONS</b> (see Appendix to this Annex) .....	33 995 908	2 050 823	21 721 805	57 768 536
<b>4. BALANCE AT 31 DECEMBER</b> .....	3 160 172	11 875 877	2 569 072	2 569 072

<sup>a</sup> Estimated.

<sup>b</sup> This appropriation was intended to finance partial costs of six projects approved for the Regional Office for Africa by resolution WHA50.10 for a total of US\$ 1 654 000. The corresponding obligations are not included in this report due to the present situation at the Regional Office for Africa.

ANNEX

## Appendix

**REAL ESTATE FUND**  
**OBLIGATIONS AND EXPECTED OBLIGATIONS FROM INCEPTION**  
**(1 JANUARY 1970) TO 31 DECEMBER 1997**

(expressed in US dollars)

Purpose	Relevant authorization (resolution/decision)	Obligations			
		1 Jan 1970-31 Dec 1993	1994-1995	1996-1997 <sup>a</sup>	Total
<b>1. Maintenance, repairs and alterations to houses for staff</b>	WHA23.14, para. 3(i)				
Regional Office for Africa .....		4 687 557	425 841	450 939	5 564 337
Regional Office for the Eastern Mediterranean .....		181 055	14 727	5 273	201 055
		<b>4 868 612</b>	<b>440 568</b>	<b>456 212</b>	<b>5 765 392</b>
<b>2. Major repairs, and repairs to the Organization's existing buildings</b>	WHA23.14, para. 3(ii)				
Headquarters:					
Current repairs .....		903 101	-	-	903 101
Restoration of the structural safety of the eighth floor of the main building .....	WHA35.12 & WHA36.17	363 193	-	-	363 193
Renovation of the headquarters roofing and the technical installations built thereon .....	WHA39.5	335 757	-	-	335 757
Remodelling of the headquarters eighth floor .....	WHA39.5	1 550 363	-	-	1 550 363
Replacement of the telephone exchange .....	WHA42.10	2 174 135	30 475	13 376	2 217 986
Replacement of the Freon gas in the air-conditioning system .....	WHA47.25	-	-	-	-
Strengthening of the supporting structure below the access road to the headquarters building .....	WHA47.25	-	698 993	577 408	1 276 401
Replacement of Local Area Network (LAN) .....	WHA48.22	-	-	7 100 200	7 100 200
Renovation of sub-basement .....	WHA48.22	-	102 586	1 680 033	1 782 619
Regional Office for Africa .....		1 716 220	866	288 292	2 005 378
Regional Office for the Americas .....		382 720	110 250	-	492 970
Regional Office for South-East Asia .....		497 528	319 323	432 429	1 249 280
Regional Office for Europe .....		1 536 921	86 571	50 625	1 674 117
Regional Office for the Eastern Mediterranean .....		157 816	-	29 992	187 808
Regional Office for the Western Pacific .....		892 922	-	406 000	1 298 922
		<b>10 510 676</b>	<b>1 349 064</b>	<b>10 578 355</b>	<b>22 438 095</b>
<b>3. Acquisition of land, construction/extension of buildings</b>	WHA23.14, para. 3(iii)				
Headquarters					
Main building:					
Transfer to Headquarters Building Fund for part settlement of litigation with Compagnie française d'Entreprise .....	WHA23.18	655 140	-	-	655 140
Acquisition of land .....	WHA23.17	1 000 095	-	-	1 000 095
Second prefabricated building .....	WHA24.22	689 791	-	-	689 791
Third prefabricated building .....	WHA28.26	1 799 575	-	-	1 799 575
Architectural studies for proposed extension of main building .....	WHA24.22 & WHA25.38	243 832	-	-	243 832
Alterations to "V" building .....	WHA33.15	102 658	-	-	102 658
Additional car park .....	WHA33.15	104 564	-	-	104 564
Construction of a building to house the kitchen and restaurant .....	WHA36.17	2 728 844	-	-	2 728 844

<sup>a</sup> Estimated.

Purpose	Relevant authorization (resolution/decision)	Obligations			
		1 Jan 1970-31 Dec 1993	1994-1995	1996-1997 <sup>a</sup>	Total
<b>Regional Office for Africa</b>					
Construction of additional staff housing	WHA23.16	936 937	-	-	936 937
First extension of Regional Office building	WHA23.16	751 585	-	-	751 585
Second extension of Regional Office building	WHA28.26	930 588	-	-	930 588
Acquisition of land for additional staff housing	WHA24.24	13 517	-	-	13 517
Conversion of staff housing	WHA34.12	292 955	-	-	292 955
Construction of small office building and staff housing in Malabo, Equatorial Guinea	WHA34.12	599 287	-	-	599 287
Third extension of Regional Office building	WHA37.19	863 552	-	-	863 552
Purchase of five staff houses in Namibia	WHA43.6	354 351	-	-	354 351
Replacement of the telephone exchange	WHA44.29	1 001 197	257 704	1 974	1 260 875
<b>Regional Office for the Americas</b>					
Construction of Zone Office, Brasilia (WHO's contribution)	WHA25.39	100 000	-	-	100 000
Construction of a building for the Caribbean Food and Nutrition Institute (WHO's contribution)	WHA35.12	300 000	-	-	300 000
Construction of an office for the Caribbean Programme Coordination, Barbados	WHA47.25	-	-	401 860	401 860
Construction of an office for the PAHO/WHO Representative in Mexico	WHA47.25	-	-	250 000	250 000
<b>Regional Office for South-East Asia</b>					
Extension of Regional Office building	WHA24.25	137 331	-	-	137 331
Fire-fighting equipment and emergency generator	WHA28.26	63 172	-	-	63 172
Installation of new telephone exchange	Dec.EB63(8)	120 557	-	-	120 557
Extension of Regional Office building, including new air-conditioning plant and electrical substation	WHA34.12	673 497	-	-	673 497
Additional stand-by generator	WHA35.12	84 791	-	-	84 791
Addition of one floor to the Regional Office building	WHA45.9	1 596	-	143 404	145 000
<b>Regional Office for Europe</b>					
Renovation of additional premises	WHA27.15 &				
39 Strandpromenaden	WHA29.28	93 213	-	-	93 213
33 Strandpromenaden	Dec.EB63(8)	91 546	-	-	91 546
Installation of new telephone exchange	WHA29.28	190 000	-	-	190 000
Preliminary architectural study for extension of Regional Office building	WHA34.12	63 707	-	-	63 707
Lift and toilet facilities for disabled persons in the Regional Office	WHA34.12	38 102	-	-	38 102
<b>Regional Office for the Eastern Mediterranean</b>					
Extension of Regional Office building	WHA25.40	39 634	-	-	39 634
Additional extension of Regional Office building	WHA38.9	190 000	-	-	190 000
Architectural study for the extension of Regional Office building	WHA41.13	10 000	-	-	10 000
Construction of an annex at the Regional Office	WHA43.6	599 813	-	-	599 813
Construction of a new Regional Office building	WHA50.11	-	-	9 890 000	9 890 000
<b>Regional Office for the Western Pacific</b>					
Installation of fire detection and control equipment	WHA27.16	25 097	-	-	25 097
Extension of Regional Office building	WHA29.28	537 437	-	-	537 437
Additional extension of Regional Office building	WHA33.15	1 090 141	-	-	1 090 141
Construction of an annex at the Regional Office	WHA43.6	1 098 518	3 487	-	1 102 005
<b>Total - Acquisition of land, construction/extension of buildings</b>		<b>18 616 620</b>	<b>261 191</b>	<b>10 687 238</b>	<b>29 565 049</b>
<b>TOTAL OBLIGATIONS AND EXPECTED OBLIGATIONS</b>		<b>33 995 908</b>	<b>2 050 823</b>	<b>21 721 805<sup>b</sup></b>	<b>57 768 536</b>

<sup>a</sup> Estimated.

<sup>b</sup> Six projects approved for the Regional Office for Africa by resolution WHA50.10 for a total of US\$ 1 654 000 are not included due to the present situation at the Regional Office for Africa.

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