



WORLD HEALTH ORGANIZATION

EXECUTIVE BOARD
103rd Session
Provisional agenda item 7

EB103/17
13 November 1998

Real Estate Fund

Report by the Director-General

I. STATUS OF PROJECTS CURRENTLY UNDERTAKEN OR TO BE UNDERTAKEN BEFORE 31 MAY 1999

Office	Project	Amount US \$	Remarks
Africa	<ul style="list-style-type: none">Six different projects outlined in document EB99/1997/REC/1, Annex 2, pp. 42, 44-45	1 654 000 (all projects)	Cannot be implemented in view of the prevailing situation in the host country
The Americas	<ul style="list-style-type: none">Construction of a PAHO/WHO Representative's office in Mexico	250 000	Approved by the Health Assembly in 1994 (resolution WHA47.25) but no progress in implementation
South-East Asia	<ul style="list-style-type: none">Addition of one floor to the regional office buildingRenovation/restructuring of regional office building	145 000 400 000	No government approval, project abandoned Some delay in implementation; completion expected by mid-1999
Eastern Mediterranean	<ul style="list-style-type: none">Construction of a new regional office building in Cairo	9 890 000	Contract signed and preliminary construction work started. Expected completion early 2000. Amount allocated from the Real Estate Fund estimated to cover costs for four floors of the projected seven-floor building
Headquarters	<ul style="list-style-type: none">Replacement of the local area network (LAN)	6 765 000 (original estimate in	Some delay in implementation, completion and full usage expected by end 1998. Cost overrun expected

Swiss francs and subject to exchange rate fluctuations)	to be US\$ 460 000 or about 7% of previous estimate. Additional expenditure attributed to technological evolution since estimate was made three years ago and to increase in the density of user outlets
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II. ESTIMATED REQUIREMENTS FOR THE PERIOD 1 JUNE 1999 TO 31 MAY 2000

Office	Project	Amount US \$	Comments
Regional Office for the Americas/Pan American Sanitary Bureau	Replacement of the waterproofing of the windows and machine-house roof of the regional office building necessitated by persistent water infiltration	50 000	The estimated cost of this project is US\$ 200 000. It has been past practice for the Real Estate Fund to subsidize 25% of WHO/PAHO real estate projects on the grounds that a quarter of the office staff are financed by WHO

III. FINANCIAL IMPLICATIONS

Total requirements	Unencumbered balance	Appropriation from casual income
US \$	US \$	US \$
50 000	1 060 495 (see Annex)	None

IV. ACTION BY THE EXECUTIVE BOARD

In the light of the above, the Executive Board may wish to adopt a resolution along the following lines:

The Executive Board,

Noting the report of the Director-General on the status of projects being financed from the Real Estate Fund and the estimated requirements of the Fund for the period 1 June 1999 to 31 May 2000;

Noting further that funds from previously approved projects for the Regional Office for Africa, the Regional Office for the Americas and the Regional Office for South-East Asia, totalling US\$ 2 049 000, are unlikely to be used in the current biennium,

RECOMMENDS to the Fifty-second World Health Assembly the adoption of the following resolution:

The Fifty-second World Health Assembly,

Having considered the report of the Director-General on the status of projects financed from the Real Estate Fund and the estimated requirements of the Fund for the period 1 June 1999 to 31 May 2000;

Recognizing that certain estimates must necessarily remain provisional,

1. AUTHORIZES the financing from the Real Estate Fund of the expenditures indicated under Section III of the Director-General's report, at an estimated cost of US\$ 50 000;
2. AUTHORIZES the transfer from the Real Estate Fund to Casual Income the amount of US\$ 2 049 000.

ANNEX

REAL ESTATE FUND
ESTIMATED SITUATION AS AT 31 DECEMBER 1998
(expressed in US dollars)

	1 January 1970 - 31 December 1995	1996-1997	1998 ^a	Total (from inception)
1. BALANCE AT 1 JANUARY	-	11 875 877	13 184 075	-
2. INCOME				
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 WHA50.10, WHA50.11)	32 471 436	10 705 000	-	43 176 436
Transfer from Part II of the Working Capital Fund (resolution WHA23.15)	1 128 414	-	-	1 128 414
Rents collected	8 040 246	748 519	82 000	8 870 765
Interest	6 211 955	1 015 250	690 000	7 917 205
Other	1 567	-	-	1 567
Total income	47 922 608	12 468 769	772 000	61 163 377
Total funds available	47 922 608	24 344 646	13 956 075	-
3. OBLIGATIONS AND EXPECTED OBLIGATIONS	36 046 731	11 160 571	12 895 580 ^b	60 102 882
4. BALANCE AT 31 DECEMBER	11 875 877	13 184 075	1 060 495	1 060 495

^a Estimated.

^b Six projects approved for the Regional Office for Africa by resolution WHA50.10 for a total of US\$ 1 654 000 are included, although they are not expected to be realized in the near future because of the present situation in Brazzaville.