



General Assembly

Distr.: General
18 November 2019

Original: English

Seventy-fourth session

Agenda item 135

Proposed programme budget for 2020

Sixth annual progress report on the strategic heritage plan of the United Nations Office at Geneva

Fourteenth report of the Advisory Committee on Administrative and Budgetary Questions on the proposed programme budget for 2020

I. Introduction

1. The Advisory Committee on Administrative and Budgetary Questions considered the sixth annual progress report of the Secretary-General on the strategic heritage plan of the United Nations Office at Geneva ([A/74/452](#)). The Committee also had before it the report of the Board of Auditors on the financial statements of the United Nations for the year ended 31 December 2018 ([A/74/5 \(Vol. I\)](#)).¹ During its consideration of the above-mentioned reports, the Committee met with members of the Audit Operations Committee of the Board of Auditors and the representatives of the Secretary-General, who provided additional information and clarification, concluding with written responses received on 5 November 2019.

2. The Secretary-General indicates that his report is submitted pursuant to section X of General Assembly resolution [70/248 A](#), in which the Assembly approved the overall scope, schedule and estimated cost of the project, and section XVIII of resolution [71/272 A](#), section XVI of resolution [72/262 A](#) and section XIII of resolution [73/279 A](#). The report covers the period from 1 September 2018 to 31 August 2019 and provides an update on the activities undertaken since the fifth annual progress report of the Secretary-General ([A/73/395](#)), including information on project progress, flexible workplace strategies, cost estimates, possible schemes of assessment and alternative funding mechanisms.

¹ The observations and recommendations of the Board on the strategic heritage plan are contained in chapter II, paragraphs 488 to 558, of its report ([A/74/5 \(Vol. I\)](#)).



II. Project governance and oversight

3. In section II of the report, the Secretary-General provides an update on project governance, including information on the meetings of the Advisory Board and the project Steering Committee, as well as on three audits conducted by the Board of Auditors during the reporting period, from 12 to 30 November 2018, from 14 January to 1 February 2019 and from 22 to 31 July 2019. In the report, it is indicated that the Board of Auditors transmitted its recommendations to the project owner (the Director-General of the United Nations Office at Geneva) in a management letter, in which the Board confirmed that: (a) all of the recommendations contained in the first report of the Board on the strategic heritage plan ([A/70/569](#)) and all but one of its recommendations contained in its previous reports on the financial statements of the United Nations ([A/72/5 \(Vol. I\)](#) and [A/72/5 \(Vol. I\)/Corr.1](#), chap. II, and [A/74/5 \(Vol. I\)](#), chap. II) had been implemented; and (b) over two thirds of the recommendations contained in its second report on the strategic heritage plan ([A/73/157](#)) had been fully implemented or overtaken by events. Upon enquiry, the Advisory Committee was provided with an update on the status of implementation of the six outstanding recommendations under implementation. **The Advisory Committee trusts that the recommendations issued by the Board of Auditors will be implemented fully and expeditiously.**

III. Progress of the project

A. Project status, schedule and costs

4. A summary of the status of activities is provided in paragraphs 12 to 17, with further details in paragraphs 18 to 42, of the sixth progress report ([A/74/452](#)). The key activities reported include: (a) the resolution of soil issues and the completion of foundations and structural work on the new, permanent office building H,² as well as finalization of the variation instruction to the contractor to fully incorporate flexible workplace strategies, all within the overall budget allocation for the new construction and the overall project programme (see para. 8 below); (b) completion of technical design work and the launch of the tender for the renovation of the existing historic buildings, including requirements for fire and life safety in full compliance with the host country fire regulations and building codes; (c) refinement of business continuity plans, including the tendering of temporary infrastructure to ensure the continuity of conferencing activities throughout the renovation works; (d) completion of the detailed design for building E; (e) incorporation of the design solutions that had been proposed to the disability working group into the technical design documentation and in the tender for the renovation works in the existing historic buildings and in the completed detailed design for building E; (f) definition of furniture requirements for all buildings, both those with and those without flexible workplace strategies, and the tender for furniture items in excess of the existing furniture that is available for reuse; (g) further refinement of the phasing strategy for undertaking the works and development of logistical plans for the staff moves to and from the swing space at each stage of the renovation; and (h) progress in developing the handover procedure for completed sections of work from the contractor to the strategic heritage plan project team and the Facilities Management Section, beginning with the new building H in 2020.

5. With regard to new building H, in his report, the Secretary-General indicates that the change of interior layouts to support the full implementation of flexible

² Referred to as “new building H” in the remainder of the present report.

workplace strategies has resulted in an increase in the overall costs of construction as well as a delay in the delivery date for the first floors of the building, which has been contractually extended by 10 weeks ([A/74/452](#), para. 52; see also para. 8 (a) below). Additional time extensions were also given for the middle and upper floors as a result of the finalization of the variation for the soil issues as noted in the previous progress report ([A/73/395](#), para. 60). In the report, it is indicated that a phased occupation of the completed floors of new building H is planned to begin in the spring of 2020, with substantial completion of the construction works in all sections of the building expected in the summer of 2020 ([A/74/452](#), para. 51). The Board of Auditors provides further details on the delays in the construction of new building H ([A/74/5 \(Vol. I\)](#), paras. 494–496).

6. With regard to the renovation works for the existing historic buildings, in his report, the Secretary-General indicates that the technical design work has been completed and the tender has been launched. The renovation works are expected to start in the spring of 2020, six months later than originally planned, following a pre-construction services phase and the determination of final guaranteed maximum price. The slippage is due to the refined implementation strategy described in the fourth annual progress report (see [A/72/521](#), sect. III.K), which involved both a resequencing of the design process and the adaptation to the contracting strategy. In the report, it is stated that the refined implementation strategy enabled the United Nations to secure high-quality competitive bids, despite market concerns about contract risks related to the age of the building, the heritage features and the scale of the works, as well as the requirement that the United Nations Office at Geneva remain operational throughout the execution of the works. As part of the pre-construction services phase of the renovation contract, following the appointment of a general contractor for the renovation of the historic Palais buildings, packages of work will be tendered to potential subcontractors, allowing management to gain accurate market information on the costs for different areas of renovation work and to identify further value engineering opportunities, and also to facilitate decision-making on value engineering and cost optimization opportunities. While entailing a six-month slippage to the project schedule, the addition of a pre-construction services phase will allow a reduction in execution risk during the renovation works ([A/74/452](#), paras. 14, 53 and 73).

7. With regard to business continuity, in particular, to the risks identified in the previous progress report on the possible need for temporary facilities for conferencing ([A/73/395](#), para. 51), in his report, the Secretary-General indicates that options to ensure the continuity of conference services were explored, costed and assessed. It is further indicated in the report that it has been concluded that a temporary conference facility would be the most cost-effective solution to ensure sufficient conferencing space to ensure business continuity during the renovation works and to meet the approved scope of strategic heritage plan. The temporary facility will consist of three conference rooms with full audiovisual capabilities, each with the capacity to host up to 200 participants for the duration of the historic building renovation. The facility will then be converted into one large conference room capable of hosting 600 participants for the period of the building E renovation. The temporary facility will be removed at the end of the strategic heritage plan ([A/74/452](#), paras. 40–42).

8. The projected summary cost plan for the strategic heritage plan project from 2014 to 2025 is set out in table 1 of the report of the Secretary-General, and a summary of the main changes to the cost plan since the previous progress report ([A/73/395](#)) is provided in paragraphs 55 to 60 of the sixth progress report ([A/74/452](#)). The changes include: (a) an increase of CHF 4.9 million for the construction of the new building H, from CHF 113.6 million to CHF 118.5 million, although it remains within the estimated amounts of CHF 125.1 million assigned to new building H as

part of the host country loan; (b) an estimated increase of CHF 31.2 million for the renovation works on the existing historic buildings and the dismantling of the seven floors of the building E;³ and (c) estimated increases of CHF 6.7 million and CHF 1.5 million for the forecasted consultancy services and project management costs, respectively, owing mostly to the six-month extension to the project schedule related to the pre-construction services phase. The increased costs would be offset in part by a reduction of CHF 2.1 million in the estimated associated costs for partitions, fixtures and fittings, resulting from an optimization of the design of the historic Palais buildings, mostly in building A. Table 1 shows that the total estimated costs of the strategic heritage plan are now projected at CHF 798,417,000 against the approved overall budget of CHF 836,500,000, leaving an amount of CHF 36,917,000 for contingency and CHF 1,166,000 for escalation on contingencies (see para. 17 below).

9. While noting the progress that has been made and the completion of some of the project activities, the Advisory Committee is concerned by the six-month delay, the increased costs and the risks to the project schedule and cost plan that are presented in the sixth progress report. The Committee notes that the construction costs of the new building H have already increased by CHF 4.9 million (see para. 8 above) and that the estimated cost of the renovation works for the existing historic buildings, including the demolition of building E, is projected to increase by CHF 31.2 million, with a corresponding decrease in the estimated resources available for contingency (see para. 17 below). The Committee recommends that the General Assembly request the Secretary-General to ensure that all mitigation measures are taken to complete construction in a timely manner within the overall resources approved for the strategic heritage plan project by the Assembly in its resolution 70/238 B. The Committee reiterates the need for rigorous project management and close monitoring of the areas of risk and vulnerability. It also emphasizes once again the important roles and responsibilities of the project owner and of the Steering Committee in guiding and overseeing the management of the implementation of the project, facilitating decision-making and the prompt resolution of issues and ensuring the project's progress within the established timeline and budget (A/72/7/Add.25, para. 11, and A/73/576, para. 9).

B. Sustainability and reduction of energy consumption

10. On the issue of sustainability and reduction of energy consumption (A/74/452, paras. 31–34), in the report, the Secretary-General indicates that: (a) the new building H has been designed to the Swiss Minergie energy efficiency standard, and will have a performance level equivalent to the internationally recognized Leadership in Energy and Environmental Design Gold certification standard; (b) the renovation of the Palais includes an increase in solar panels and in the use of lake water thermal management systems as an alternative to fossil fuels; and (c) the strategic heritage plan aims to lower the energy consumption of the Palais des Nations by at least 25 per cent (see para. 11 below).

11. In his report, the Secretary-General indicates that one of the core objectives of the strategic heritage plan is to lower the energy consumption of the Palais des Nations by at least 25 per cent, compared with the 2010 baseline (A/74/452, para. 33, and A/66/279, para. 11 (c) (iv)). He further indicates that the replacement of most of

³ The amount of CHF 31.2 million comprises CHF 8.6 million for the temporary conference facility, CHF 3.0 million for contractor costs for the six-month pre-construction services phase, and CHF 19.6 million as a result of refinements to the cost estimate during the technical design and preparation of tender documentation resulting from the refined implementation strategy.

the windows prior to the commencement of the strategic heritage plan construction and renovation works contributed to that objective. In its second report on the strategic heritage plan project ([A/73/157](#), para. 259; see also para. 3 above), the Board of Auditors recommended that the target of 25 per cent energy savings should be adapted to take into account the energy savings already achieved prior to and outside of the scope of the strategic heritage plan, and that the start of the strategic heritage plan in December 2015 should be used for the baseline instead of 2010. In the report of the Secretary-General, it is indicated that an alternative calculation methodology was developed during the reporting period to determine the remaining improvement required as part of the strategic heritage plan project in order to achieve the original target of 25 per cent. The methodology will be reviewed with the Board during its next audit and subsequently finalized. **The Advisory Committee recommends that the General Assembly request the Secretary-General to provide further information on the updated target and calculation methodology in his next progress report. The Committee stresses the need to gather sound and reliable baseline data on both energy consumption and energy costs that can be used to measure actual improvements achieved after completion of the strategic heritage plan.**

C. Flexible workplace strategies and space efficiency

12. Information on the implementation of flexible workspace strategies in the new building H is provided in paragraphs 22 and 23 of the report of the Secretary-General. It is indicated that the interior layout of the new building H was designed from the outset to accommodate predominantly open workspaces, and that the further implementation of flexible workplace strategies increases the number of occupants that can be accommodated in the new building H towards an average ratio of 1:1.25 (five staff allocated to every four workstations), as previously reported. The planned allocation of office space to the various organizational units was revised accordingly, and the floor layouts were redesigned to optimize the layout and maximize staff welfare and productivity, in consultation with the entities that will occupy the building at the end of the strategic heritage plan. The final designs have been agreed and a variation to the contract has been executed within the approved budget (see para. 5 above). In addition, furniture requirements have been defined and a tender process launched, and an evaluation of furniture prototypes will be carried out, with staff engagement to ensure suitability. It is further indicated that the new building H will be fitted out as a flexible workplace environment during the swing-space period as well as during its final occupancy.

13. It is further indicated in the report that, pursuant to the decision of the General Assembly in its resolution [73/279 A](#) that ventilation and cooling will not be installed in the historic Palais des Nations buildings, the degree to which flexible workplace strategies can be applied is limited. According to the Secretariat, while limited features of flexible workplace strategies such as the addition of small meeting areas and pantries will be applied, the typical office environment will be housed within fully enclosed areas ([A/74/452](#), paras. 20 and 21; [A/73/395](#), para. 24). The Advisory Committee recalls that the Assembly has requested the Secretary-General to ensure that the application of flexible workplace strategies at the Palais des Nations takes into account the physical characteristics and the specific heritage preservation needs, staff welfare and productivity, as well as ongoing business transformation initiatives, in a cost-effective manner (see General Assembly resolution [72/262 A](#)). **The Advisory Committee trusts that the Secretary-General will provide to the General Assembly, at the time of its consideration of this item, further information on the application of limited features of flexible workplace strategies in the existing historical buildings.**

14. In his report, the Secretary-General further states that, in order to avoid disruption to operations during the more frequent and more extended hot periods, it is considered essential for cooling to be introduced to the existing office and related meeting spaces, as noted in his previous progress report. The Secretary-General further states his intention to incorporate a separate project for the introduction of ventilation and cooling in the strategic capital review, with an implementation time frame commencing after completion of the strategic heritage plan ([A/74/452](#), paras. 25 and 126 (b)). **The Advisory Committee observes that, in its resolution 73/279 A, the General Assembly decided not to approve the installation of ventilation and cooling at the Palais des Nations in the strategic heritage plan project.**

IV. Project financing

15. In his report, the Secretary-General covers a range of financing issues, including: the host country loan agreement; the host country loan repayment plan; contingency management; the scheme of appropriation and assessment; currency of assessment; currency risk management; negative interest rates; the multi-year special account; cash-flow risk; and alternative funding mechanisms, including donations ([A/74/452](#), paras. 66–109).

A. Host country loan agreement

16. In the report, the Secretary-General states that the interest-free loan package of CHF 400 million was forecast to be assigned for the new building and for renovation works at the estimated amounts of CHF 125.1 million and CHF 274.9 million, respectively, but that the final assignment values of the loan can only be determined once the actual costs for the new building H are known, upon project completion. In accordance with the loan agreement, any remaining balance from the portion of the loan for the new building will be applied to the renovation of the existing buildings at that stage, if applicable. With regard to the repayment of the loan, the Secretary-General indicates that, according to the latest project schedule, the 50-year loan repayment for the loan portion applied to new building H will begin at the end of 2020, the year of occupancy of the new building. The repayment of the renovation portion of the loan will start upon completion of the renovation works. **The Advisory Committee reiterates its appreciation for the continued support offered by the Government of Switzerland for the strategic heritage plan.**

B. Contingency management

17. In the report, it is indicated that contingency management for the project continues to be based on the risk-based contingency forecasts provided by the independent risk management firm (*ibid.*, para. 69). Based on the most recent quarterly risk model projection, the recommended level of the contingency provision required at the 80 per cent probability level is CHF 69.5 million (CHF 71.7 million, including escalation). However, the available contingency, representing the difference between the overall budget and the estimated total project requirements, is CHF 36.9 million (38.1 million including escalation) (see para. 8 above and para. 18 below). According to the risk model, at this level of available contingency and in the absence of any further mitigating actions, there is a 30 per cent probability that the approved project envelope will be sufficient to cover the project costs. The Advisory Committee recalls that, in its previous report, the Board of Auditors recommended that management establish a process with additional mitigation strategies in the event

that the confidence level of completing the strategic heritage plan within the budget falls below 50 per cent ([A/73/157](#), para. 51). The Committee was informed that the Secretariat remained committed to completing the implementation of the strategic heritage plan within the approved budget of CHF 836.5 million, and that mitigating actions are being taken to address the situation, which can and will be accelerated once a general contractor for the renovation of the historic buildings has been appointed and the pre-construction services have commenced.

18. The Advisory Committee was provided with additional information showing that the available contingency (excluding escalation on contingency) as reported in the previous progress reports of the Secretary-General has been decreasing in recent years, as follows: CHF 91,917,000 in 2015; CHF 94,207,000 in 2016; CHF 70,845,000 in 2017; CHF 74,540,000 in 2018; and CHF 36,917,000 in 2019.⁴

19. The Advisory Committee is concerned that the confidence level of completing the strategic heritage plan within the approved budget as projected in the most recent risk model has fallen below 50 per cent for the first time, and that the level of the available contingency has been decreasing in recent years, and stresses the need for additional mitigation strategies, as recommended by the Board of Auditors (see para. 17 above). The Committee recommends that the General Assembly request the Secretary-General to provide comprehensive information in his next progress report on the mitigation measures taken to address this situation.

C. Scheme and currency of appropriation and assessment and multi-year special account

20. The General Assembly, in its resolution [73/279 A](#), decided to revert to the establishment of an assessment scheme and currency of appropriation and assessment and of the multi-year special account for the strategic heritage plan at the main part of its seventy-fourth session, and requested the Secretary-General to provide updated detailed information on these issues in his next report.

21. In his report, the Secretary-General indicates that the three possible schemes of appropriation and assessment for the project (one-time up-front appropriation and assessment, multi-year appropriations and assessments, or one-time up-front appropriation with a mix of one-time and multi-year assessments), as well as two options for the currency of appropriation and assessment (the United States dollar or the Swiss franc), which were presented in his previous reports, remain valid ([A/74/452](#), para. 78). The three options are illustrated in figures IX, X and XI of the report, and the details of the financing scheme of each option are provided in annex II to the report.

22. The Secretary-General continues to recommend that the accounting of the project be undertaken through a multi-year special account, funded through appropriations and assessments separate from the programme budget. In the report, he states that, should the General Assembly decide on appropriations and assessments in Swiss francs, the establishment of a multi-year special account separate from the programme budget would be required. He indicates that yearly repayments of the loans would be funded under the special account for the duration of the project until 2023, but would thereafter be included in the programme budget for the relevant periods. The multi-year special account would be closed after the financial and

⁴ See [A/70/394](#) and [A/70/394/Corr.1](#), [A/71/403](#) and [A/71/403/Corr.1](#), [A/72/521](#), [A/73/395](#) and [A/74/452](#).

administrative close-out of the project, assuming that assessments would have been paid in full by all Member States (*ibid.*, paras. 96–98).

23. **The Advisory Committee reiterates its view that the project has reached a stage at which there is a need to secure the financing of the project and highlights the importance of a decision by the General Assembly at its seventy-fourth session on the scheme and currency of appropriation and assessment, as well as on the establishment of a multi-year special account. The Committee reiterates its view that the options mentioned above on the scheme and currency of appropriation and on the multi-year special account and assessment constitute policy matters to be decided upon by the Assembly ([A/72/7/Add.25](#), para. 27, and [A/73/576](#), para. 35).**

D. Alternative funding opportunities

24. The Advisory Committee recalls that, in its resolution [70/248 A](#), the General Assembly approved the donation policy for the strategic heritage plan, as set out in annex I to the second progress report of the Secretary-General on the strategic heritage plan ([A/70/394](#)). The Committee was informed that, within this policy, the United Nations Office at Geneva actively seeks donors to support the execution of construction and renovation projects on its grounds that may reduce the overall project costs to Member States and improve the infrastructure of the Palais de Nations during the course of the strategic heritage plan project. The Office maintains a compendium of potential projects that are within the strategic heritage plan scope, such as conference room renovation, artwork refurbishment and information technology resources for which voluntary contributions from donors are solicited as a means to reduce the funding required from Member States. In his report, the Secretary-General indicates that the Office continues to remain proactive in its efforts to solicit donors to contribute towards the financing of the construction and renovation work at the Palais des Nations ([A/74/452](#), para. 100). **The Advisory Committee recommends that the General Assembly request the Secretary-General to ensure that clear information is provided to potential donors on the scope of the strategic heritage plan project for which their contributions are being solicited, including on the amounts that will effectively be applied to reduce Member States' assessed contributions to the strategic heritage plan project. The Committee recommends that the Assembly request the Secretary-General to provide, in his next progress report, information on the above-mentioned compendium of potential projects.**

25. In his report, the Secretary-General provides information on a potential donation for the financing and construction of a new visitors' centre at the Palais des Nations from a private not-for-profit foundation (*ibid.*, paras. 103–108, and [A/73/395](#), para. 117). It is indicated that during the reporting period, the Office signed a framework agreement, under which the donor would construct a dedicated building for the visitors' centre of over 3,000 m², which would increase the capacity of the Palais for hosting visitors from 100,000 at present to 300,000 per year. The agreement allows the proposed project to move into the architectural development phase, with the prospective donor funding work on the design of the building in 2019 and early 2020, with no obligation on the United Nations. In the report, it is indicated that a draft business case has been prepared by the donor and is currently being thoroughly reviewed by affected offices and stakeholders, to assess the implications on the operating model for visitors' services. The framework agreement provides that, at the end of the development phase, the United Nations will review the project and take a decision on whether to continue with the project. Prior to such a decision, the full details of the project will be subject to consideration by the General Assembly. It is

further indicated in the report that the donor has secured CHF 27 million for the project and is ready to assume responsibility for all risks of construction and fit-out of the envisaged visitors' centre. **In view of the importance of the envisaged project, the Advisory Committee is of the view that the General Assembly should be fully informed from the start of the process, and trusts that the Secretary-General will provide further information to the Assembly at the time of its consideration of the present report. The Committee also recommends that the Assembly request the Secretary-General to provide, in his next progress report, comprehensive and transparent information on all aspects of the potential donation and the framework agreement, as well as on the envisaged visitors' centre, including heritage aspects.**

V. Other related considerations

A. Valorization of United Nations-owned land in Geneva

26. In his report, the Secretary-General indicates that progress has been made towards the finalization, with the Fondation pour la Cité de la musique de Genève, of a 90-year lease with development rights for the Villa and Parc des Feuillantines land, in the amount of CHF 25.6 million. Extensive legal work has continued to be undertaken by a local law firm to further develop the detailed terms of the lease agreement in full cooperation with the Office of Legal Affairs, and it is currently estimated that the agreement will be concluded during 2020 ([A/74/452](#), paras. 112 and 113).

27. With regard to the other plots of land, it is indicated in the report that it can be realistically envisaged that an estimated overall gross income range of between CHF 80 million and CHF 133 million can be achieved. It is further indicated that the United Nations has concluded the preliminary stages of works with specialist valorization consultants, including the development of a comprehensive strategy aimed at maximizing the long-term generation of income through long-term community-oriented leasing arrangements in respect of the large section of land encompassing the United Nations Training Centre (Annex Bocage), the groundskeepers' workshops (Villa Remise and other various outbuildings), the Fondation de l'École internationale de Genève and the Club international de tennis. Further details on the strategy are provided in paragraphs 114 to 120 of the report. In brief, based on the analysis of the consultants, the Office has begun the initial stages of engagement with the Canton of Geneva in respect of the local development zoning regulations, at the end of which the conditions applicable for the development of those land plots will become known. In the report, it is indicated that, as part of this process, it is necessary to undertake a series of detailed studies of the land plots and to plan preparatory activities. Such preparatory activities include, for instance, the relocation of the current groundskeeper facilities, and the adaptation and renovation of existing facilities in the main Palais buildings to allow for the relocation of the United Nations Training Centre, as well as the realignment of the United Nations security perimeter in the location of the land plots to be valorized.

28. The Advisory Committee was informed that the above-mentioned activities related to the realization of the valorization of United Nations-owned land would be phased as follows: (a) a first phase for the detailed studies and planning activities, to be conducted in 2020 and 2021, with estimated requirements of CHF 3.1 million; and (b) a second phase for the preparatory activities, to be carried out from 2022 to 2025, at an estimated cost ranging between CHF 14.5 million and CHF 22.0 million.

29. The Secretary-General is requesting the General Assembly to endorse the implementation of the valorization strategy outlined in his report and to authorize the expenditure on the preparatory works (ibid., para. 126 (e)). **The Advisory Committee considers that the valorization strategy, as set out in the report of the Secretary-General, lacks clarity and does not provide adequate information for decision-making by the General Assembly. In view of the scope, duration and resource requirements for the envisaged preparatory works, the Committee recommends that the Assembly request the Secretary-General to include a detailed plan for the valorization of United Nations-owned land in his next progress report on the strategic heritage plan.**

B. Expansion of Geneva's main train station and track infrastructure

30. In his report, the Secretary-General indicates that a major regional transportation infrastructure project of the Swiss Federal Railways to extend the capacity of Geneva's main train station affects a strip of land on the south end of the Ariana Park, and that the United Nations Office at Geneva signed a tripartite framework agreement with the City of Geneva and the Swiss Federal Railways, which allows for the further development of that project (ibid., para. 123). The agreement also sets out the amount of land to be ceded and the framework for financial and in-kind compensation, which will be subject to separate and forthcoming agreements. It is further indicated in the report that the initial works on the project are planned to begin in 2025, and that there will be no impact on the strategic heritage plan or on any of the buildings on campus. **The Advisory Committee trusts that the Secretary-General will provide to the General Assembly, at the time of its consideration of the present report, further information on the impact of the Swiss Federal Railways infrastructure project on United Nations-owned land, and on the above-mentioned tripartite framework agreement. The Committee also recommends that the Assembly request the Secretary-General to include, in his next progress report, an update on the implications of the Swiss Federal Railways infrastructure project for the United Nations.**

VI. Conclusions and recommendations

31. The action to be taken by the General Assembly is set out in paragraph 126 of the report of the Secretary-General. **The Advisory Committee recommends that the General Assembly take note of the report of the Secretary-General, subject to its observations and recommendations above.**
