

IALA COUNCIL 71st session



3 - 4 June 2020
Video conference

9 – FINANCE AND AUDIT COMMITTEE REPORT

9.3 – Future of Headquarters

Note by Germany

INTRODUCTION

In recent years it became obvious that despite the new renovations in the HQ the premises do no longer fulfill IALA's requirements on:

- Office space for the IALA team including the WWA
- Meetings venues for Committee meetings, seminars, workshops and other events
- appropriate installations in the premises to fulfill the requirements, e.g. break room, toilets etc.

With the successful Diplomatic Conference in Malaysia in February 2020 an important step towards the change of status for IALA to an Intergovernmental Organization was taken. It is expected that the change of status will become reality within the next couple of year. Consequently, the process of acquiring new premises will need to start as soon as possible.

As presented with the documents for Council 71 a study was already conducted to value the price of the current premises in rue des Gaudines in St. Germain-en-Laye.

In addition it is proposed to sell the current premises and reach a 3-year+-lease contract in order to increase the price for the current premises on the real estate market.

IALA is still a relatively small organization with a limited budget. Any changes in structure of the membership do lead to immediate impacts on the budget. Meanwhile the real estate market in Paris and the île-de-France-region might be considered as one of the most high-priced and complicated in Europe if not worldwide.

In addition the current Corona pandemic might have long-term financial impacts on IALA and its budget that cannot be fully overseen at the moment.

DISCUSSION

Taking into account these circumstances the following steps are proposed:

- 1. Install a small Council working group/or use the FAC** to work together with the Secretariat on this project.
- 2. Determine the requirements for new HQ** including inter alia:
 - Location including, e.g. hotel situation, distance to airports, public transportation (RER, Metro), distance to other services such as restaurants and supermarket etc.
 - Offices
 - Meeting venues
 - Other installations such as break room, toilets, technical means, parking space etc.



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3. **Study the real estate market in Paris and the île-de-France-region** in order to get a solid impression of prices in relation to the requirements for the HQ
4. **Study the financial options of IALA** assuming that the sale of the current premises will not be sufficient to finance a new HQ with the above mentioned requirements:
 - Get into negotiations with the host nation
 - Consider other means of financial support including membership contributions, donors etc.
5. **Consider specific real estate offers and develop the details on “making the move”** including the sale of the current premises and possible interim-solutions, e.g. sell the current premises and lease them for a limited period etc.

THE COUNCIL IS REQUESTED TO

Consider the proposal by Germany.