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|  | **Document CWG-FHR-21/21** |
| **27 August 2025** |
| **English only** |
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| Contribution by the Regional Commonwealth in the Field of Communications (Executive Committee)[[1]](#footnote-1), the Kyrgyz Republic, and Tajikistan (Republic of) | |
| THE UNION'S HEADQUARTERS PREMISES PROJECT – STREAMLINING THE DECISION-MAKING FOUNDATIONS OF THE UNION'S GOVERNING BODIES | |
| **Purpose**  Preparation of proposals for the Council and the Plenipotentiary Conference 2026 to clarify Resolution 640 (C24), Decision 588 (C16), Decision 619 (C19, last amended C21), and Resolution 212 (Rev. Bucharest, 2022) of the Plenipotentiary Conference, with the aim of facilitating the successful implementation of the project and ensuring adequate facilities for ITU members in the future premises of the Union's new headquarters.  **Action required**  The Council Working Group on financial and human resources is invited to **consider** the proposals contained in this contribution.  \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_  **References**  *Council documents* [*C16/7*](https://www.itu.int/md/S16-CL-C-0007/en)*,* [*C17/7*](https://www.itu.int/md/S17-CL-C-0007/en)*,* [*C18/123 + Add 1*](https://www.itu.int/md/S18-CL-C-0123/en)*,* [*C19/76*](https://www.itu.int/md/S19-CL-C-0076/en)*,* [*C19/120*](https://www.itu.int/md/S19-CL-C-0120/en)*,* [*C19/DL/12*](https://www.itu.int/md/S19-CL-190610-DL-0012/en)*,* [*C19‑ADD/2(Rev.1)*](https://www.itu.int/md/S19-CLADD-C-0002/en)*,* [*C20/7(Rev.1)*](https://www.itu.int/md/S20-CL-C-0007/en)*,* [*C21/7*](https://www.itu.int/md/S21-CL-C-0007/en)*,* [*C23/104(Rev.1*](https://www.itu.int/md/S23-CL-C-0104/en)*) ,* [*C23-ADD/5(Rev.1)*](https://www.itu.int/md/S23-C23ADD-C-0005/en)*,* [*C25/83*](https://www.itu.int/md/S25-CL-C-0083/en)*;* [*Document CWG-FHR-17/19*](https://www.itu.int/md/S24-CWGFHR17-C-0019/en)*;* [*Document CWG-HQP/2/2*](https://www.itu.int/md/S15-RCWGHQP2-C-0002/en)*;* [*Council Decision 588 (C16)*](https://www.itu.int/md/S16-CL-C-0124/en)*,* [*Council Decision 619*](https://www.itu.int/md/S19-CLADD-C-0005/en) *(C19) and* [*Decision 619 (C19, last amended C21)*](https://www.itu.int/md/S21-CL-C-0099/en)*,* [*Council Decision 640 (C24)*](https://www.itu.int/md/S24-CL-C-0132/en)*,* [*Resolution 212 (Dubai, 2018.)*](https://www.itu.int/en/council/Documents/basic-texts/RES-212-r.pdf) *and* [*Resolution 212 (Rev. Bucharest, 2022) of the Plenipotentiary Conference*](https://www.itu.int/en/council/Documents/basic-texts-2023/RES-212-r.pdf)*;* [*Architectural design competition «NEW BUILDING – ITU GENEVA» 14.04.2017 No. 1.15.02*](https://www.itu.int/hqbuilding/wp-content/uploads/2022/03/regulations-specifications-site-programme-en.pdf)*.* | |

1. **GENERAL INFORMATION**

**1. Plenipotentiary Conference.**

1.1. The Plenipotentiary Conference 2022 revised Resolution 212 (Rev. Bucharest, 2022) that, inter alia:

- *resolves* that ***the new Headquarters building be constructed in order to provide the premises and facilities necessary to meet the Union's requirements in the long term***in accordance with Council Decision 588 (2016), Council Decision 619 (2021) and other relevant Council decisions;

- *instructs the ITU Council* to make all the administrative and financial arrangements and take the decisions necessary to facilitate the implementation of this resolution;

- *instructs the Secretary‑General* to ensure that the detailed design and construction of the building and related installations and facilities are carried out in the most appropriate manner, while respecting resolves 1, 2 and 3 above and relevant Council decisions.

1.2. Besides, the Plenipotentiary Conference *notes* that, consequently, **the principal conference room will be named the Saudi Arabia Room, the second principal conference room will be named Sheik Zayed Room**, **and the 100-seat executive room in the new building will be named Popov room.**

**2. Council**.

In turn, the relevant ***Council decisions, including Council Decision 588 and Council Decision 619, decide to replace the Varembé building with a new construction that would also include the offices and facilities of the Tower building, and complement the Montbrillant building which would be retained and refurbished.***

In addition, at its sessions in 2017 and 2019, the Council also considered and noted contributions by the Republic of Armenia, the Republic of Azerbaijan, the Republic of Belarus, the Kyrgyz Republic, the Russian Federation, the Republic of Tajikistan and the Republic of Uzbekistan [**Document CWG-FHR-17/19**](https://www.itu.int/md/S24-CWGFHR17-C-0019/en) “Premises of the new ITU headquarters building that cannot be subject to descoping and the requirements for them are deteriorated” and [**Document C19/76**](https://www.itu.int/md/S19-CL-C-0076/en) “Ensuring the preservation of contributions/donations from ITU participants in the existing buildings of the Union when implementing the project for the construction of the Union's new headquarters premises.”

The Council, inter alia, separately adopted ([**Document C19/120**](https://www.itu.int/md/S19-CL-C-0120/en)) the Recommendation of the Standing Committee on Administration and Management (ADM, [**Document C19/107**](https://www.itu.int/md/S19-CL-C-0107/en)) 18.12: ***“The Committee recommends that the Popov room be maintained. …, the 100 seat executive room in the new building shall not be offered for sponsorship.”***

However, due to the negative financial indicators for the implementation of the project in its approved by PP-22 form, **the Council at its 2024 session adopted Decision 640** ([**Document C24/132**](https://www.itu.int/md/S24-CL-C-0132/en)) **in which it decides to approve,…, the alternative reassessed project which shall not exceed CHF 172.69 million**, which was then subject to the concurrence of the majority of ITU Member States in accordance with No. 79 of the Convention. Annex 1 of Decision 640 provides **the alternative reassessed project scope, which, in particular, provides for approximately 23 meeting rooms in addition to a large 500 seat conference room** (sponsored by Saudi Arabia).

**During its regular session in 2025, the Council considered the contribution by Switzerland “Union's headquarters premises project – streamlining the decisional bases adopted by the governing bodies of the Union”** ([**Document C25/83**](https://www.itu.int/md/S25-CL-C-0083/en)) which proposed instructing the Council Working Group on Financial and Human Resources, in close collaboration with the Member States Advisory Group and the Independent Management Advisory Committee to examine the Decisions of Council on the Union’s headquarters premises project and to submit to the Council a report on the measures taken to streamline them. Similarly, the CWG-FHR should submit a report on the possible revision of Resolution 212 (Rev. Bucharest, 2022) of the Plenipotentiary Conference. The Secretariat should submit to CWG-FHR a report on the provisions of the Council Decisions 588 (C16), 619 (C19, last amended C21), and 640 (C24), that are still in force and those that are outdated. **Having considered the contribution by Switzerland, the Council decides to instruct the Secretariat to prepare an analysis of the Council Decisions 588 (C16), 619 (C19, last amended C21), and 640 (C24), identifying the provision that are still in force and those that are superseded or outdated, and to submit this analysis to CWG-FHR at its meeting.** The Secretariat will also publish a second revision of [**Document C25/7**](https://www.itu.int/md/S25-CL-C-0007/en) to align the titles with the wording of Decision 640 (C24).

**3. Requirements for premises and building.**

In accordance with Resolution 212 (Bucharest, 2022) of the Plenipotentiary Conference 2022, **it is resolved that the new Headquarters building be constructed in order to provide the premises and facilities necessary to meet the Union's requirements in the long term in accordance with Council Decision 588 (2016), Council Decision 619 (2021) and other relevant Council decisions**.

In 2017, it was assumed that in order to meet the Union's requirements in the long term, the premises specified in the competition for the new building of the Union's headquarters in accordance with the Council Decisions (Council Decision 588 (2016), Decision 619 (2021)), specified in [Document С17/7](https://www.itu.int/md/S17-CL-C-0007/en) and the [Architectural design competition «NEW BUILDING – ITU GENEVA» 14.04.2017 No. 1.15.02](https://www.itu.int/hqbuilding/wp-content/uploads/2022/03/regulations-specifications-site-programme-en.pdf)), were required, which implied **the replacement of the Varembé building with a new construction that would also include the offices and facilities of the Tower building, and complement the Montbrillant building which would be retained and refurbished**.

However, in 2025 the list of premises was significantly reduced (see Annex 1 to Decision 640 (C24)), which makes it impossible to implement the new project in accordance with Resolution 212 of the Plenipotentiary Conference 2022.

**The new requirements set out in Decision 640** (C24) for the Union’s premises clearly imply that only the replacement of the Varembé building (15,000 sq.m.) will be carried out with a new construction (15,000 sq. m.), which will no longer fully take into account the office and other facilities of the Tower building (21,000 sqm in addition to 15,000 sqm of the Varembé building), and also does not provide for the renovation of the Montbrillant building (12,000 square meters), as provided for in Decision 588 (C16) and Decision 619 (C21).

**4. Assessment of the required premises of the unified ITU headquarters**

***4.1.  Member States and Sector Members of the Union***

The Member States, by decisions in Resolution 212, Decision 588 and Decision 619, approved the continuation of the project to replace the Varembé and Tower buildings with a new construction, which, together with the existing Montbrillant building, forms the new headquarters of the Union in Geneva and meets all the needs for office and facilities of the Members and staff of the Union in the future.

**Following the adoption of Council Decision 640 (C24), no survey on the requirements for premises for the future ITU headquarters was conducted among ITU Member States and Sector Members.** However, the previous draft provided for a list of office and functional premises defined and agreed upon by the Council, specified in [Doc. С17/7](https://www.itu.int/md/S17-CL-C-0007/en) and [Architectural design competition «NEW BUILDING – ITU GENEVA» 14.04.2017 No. 1.15.02](https://www.itu.int/hqbuilding/wp-content/uploads/2022/03/regulations-specifications-site-programme-en.pdf), as well as given in the contribution by the Republic of Armenia, the Republic of Belarus, the Kyrgyz Republic and the Russian Federation CWG-FHR-17/19 "Premises of the new ITU Headquarters building that cannot be subject to descoping and the requirements for them are deteriorated".

***4.2. Among the Union’s staff***

For consideration at the additional session of the Council in 2023, the Secretary-General conducted an assessment of the needs for the premises of the future headquarters among ITU staff. ITU staff were asked to complete a short survey developed by the Facilities Management and Building Project Division (FMBPD), the Human Resources Management Department (HRMD) and the ITU Staff Council. A total of 338 responses were collected. During the survey, employees were asked to rate the functionality and amenities of the new building according to their importance. The staff also shared ideas for other facilities and possible measures to mitigate the difficulties associated with the project, such as sharing some facilities with other UN agencies and multi-purpose facilities. The survey also highlighted the importance for employees of both individual offices and the desire for flexibility in their work. The staff survey results are available in the [Annex B – Slides presentation of Document C23-ADD/5](https://www.itu.int/en/council/Documents/2023/HQP-Slides-presentation-Sept23.pdf).

**5. Conclusions**

***5.1. Required premises***

It is obvious that the headquarters building and premises affect the interests not only of the staff, but first and foremost of the delegates from Member States, ITU Sector Members and Academia visiting the headquarters building to participate in activities aimed at achieving the purpose of the Union, as stated in Article 1 of the ITU Constitution.

The work of delegations far from home requires ensuring comfortable working conditions for delegates, including the exercise of their legal rights to:

- barrier-free access to the Union building and premises;

- comfortable meeting rooms equipped with audio and video systems, translation systems and booths in the six official languages of the Union, including providing these opportunities for remote participants;

- the possibility of organizing demonstrations of technical solutions, achievements, solutions, as well as other presentations in the proposed exhibition areas located in the headquarters building outside the meeting rooms;

- rest in your free time, including during the day, for example, in the recreation room;

- meals at lunch and during the day;

- the possibility of observing cultural and religious traditions, such as ablution, prayer, etc.

**However, since the revision of the project, no survey has been conducted among Member States and Sector Members on the needs for the new ITU headquarters building, but such a survey has been conducted among staff** ([Annex B – Slides presentation of Document C23-ADD/5](https://www.itu.int/en/council/Documents/2023/HQP-Slides-presentation-Sept23.pdf)).

***5.2. Key Parameters of Project Change***

**Today, the ITU headquarters comprises an optimally satisfying number of premises for ITU events and staff work, with a total area of 48,000 square meters, but does not take into account the growing needs of the Union.**

As part of the project to construct the new ITU headquarters building, it was planned to replace the Varembé building with a new construction that would also include the offices and facilities of the Tower building. Accordingly, the Tower building was to be sold to cover part of the costs, since most of its facilities were to be included in the new Varembé building.

**In this case, the total area of the new headquarters would be approximately 40,000 sqm.**

**However, the 2024 Council adopted Decision 640, later approved by the ITU Member States, stipulating that the current Varembé building would be replaced by a new Varembé building of the same area, measuring 15,000 sqm.**

**Thus, in the event of the sale of the Tower building, the new ITU headquarters would lose approximately 20,000 sqm of the Union's premises.**

**6. Proposals**

Given that the ITU Headquarters is located in Geneva, near the Place des Nations, on a site comprising approximately **48,000 sqm. of administrative space** across three buildings: the Tower (21,000 sqm.), Varembé (15,000 sqm.), and Montbrillant (12,000 sqm.), the implementation of the new project was originally intended to replace approximately 36,000 sqm. **with a new Varembé building. This new building was designed to also include the facilities of the Tower building, resulting in a total of approximately 36,000 sqm. However, in accordance with Decision 640 (C24), this planned area was reduced by 21,000 sqm. to match the size of the existing Varembé building, resulting in a new area of 15,000 sqm.** The contributors propose that the CWG-FHR recommend that the Council, for subsequent submission to PP-26, the following:

- to revise Resolution 212 of the Plenipotentiary Conference, Decision 588 and Decision 619 regarding the future composition of the ITU Headquarters, as proposed in Annex 1;

- retain the Tower building and refrain from its sale to meet the growing premises needs of the Union's Member States and Sector Members.

- retain "Room A", "Popov Room", "Room C", and other meeting rooms located within the Tower building.

- preserve the historical contributions of ITU Members to the Union's future history, along with the numerous items and gifts of a national character: interior and decorative elements; busts of historical figures exhibited in the lobby near the exit to the helicopter pad adjacent to Popov Room and in the lobbies of the Varembé building; the name "Popov Room"; and the monument "Toward the Sun" installed at the entrance of the Varembé building.

- to instruct the Secretary-General to submit to the next meeting of the CWG-FHR in January 2026 a conceptual project outlining the planned office and facilities in the new alternative "Varembé" building project (15,000 sqm), with a reassessment, in the interest of meeting the needs of the Members and staff of the ITU, as provided for in Council Resolution 640 and other previous Council and Plenipotentiary Conference resolutions.

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1. RCC Communications Administrations [Republic of Azerbaijan, Republic of Armenia, Republic of Belarus, Kyrgyz Republic, Russian Federation, Republic of Tajikistan, and Republic of Uzbekistan], authors of the contribution to the Session of Council 2019 ([Document C19/76](https://www.itu.int/md/S19-CL-C-0076/en)) “Ensuring the preservation of contributions/donations from ITU participants in the existing buildings of the Union when implementing the project for the construction of the Union's new headquarters premises” and of the contribution to the 17th meeting of the CWG-FHR ([Document CWG-FHR-17/19](https://www.itu.int/md/S24-CWGFHR17-C-0019/en)) [↑](#footnote-ref-1)