



Agenda item 138
Proposed programme budget for 2022

Progress on the replacement of office blocks A–J at the United Nations Office at Nairobi

FIFTH COMMITTEE

Statement by

Mr. Chandramouli Ramanathan
Assistant Secretary-General, Controller
10 December 2021

Mr. Chairman,

Distinguished delegates,

1. The fourth progress report on the replacement of office blocks A–J at the United Nations Office at Nairobi is submitted pursuant to section XIV of General Assembly resolution 75/253 A.

2. The report provides an update on the progress of the Early Works component, with works having started on both the new Annex building and the existing Publishing Services building. The team also conducted a pilot on Flexible Workplace Strategies, and a new office space survey was concluded in June 2021, which confirms the projected space requirements of United Nations Nairobi-based entities in 2024. UNON has also confirmed the future master plan for the Gigiri complex, with a 20-year planning horizon. Based on the new masterplan, and the results of the recent office space survey, the full scope, maximum overall cost and implementation strategy for this project have been confirmed.

3. Despite the challenges and delays resulting from the impact of the COVID-19 pandemic, the project team remains confident that the revised schedule presented in the report will be met as the project successfully moves into the construction phase for each component. The revised schedule provides a realistic projection of the time required to

complete the project, with construction ending in 2024, and project close-out activities continuing until the end of 2025.

4. In addition, the Office of the United Nations High Commissioner for Refugees (UNHCR) and the International Organization for Migration (IOM) reaffirmed their intentions to finance their own separate office buildings, but still need to obtain internal financial approval, which they hope to confirm by early 2022. This would represent greater opportunities for the UN to deliver as one in Kenya and the region and to realize augmented common premises and back-offices in Nairobi.

5. The recommended actions to be taken by the General Assembly are set out in section VIII of the report of the Secretary-General. The Assembly is requested to take note of the report and to approve the overall scope, maximum cost of \$66,260,100 and implementation strategy for the project and to approve an appropriation in the amount of \$11,316,100 for 2022.

Thank you, Mr. Chairman.