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ECONOMIC COMMISSION FOR WESTERN ASIA

Third Session

Doha, Qatar, 10 - 15 May 1976

SITE OF THE HEADQUARTERS OF THE COMMISSION

Note by the Secretariat

(Item 7 (b) of the provisional agenda)

1. Member States will recall the offer made by the Iraqi Government to host the site of the permanent headquarters of the United Nations Economic Commission for Western Asia in Baghdad. The Chairman of the Iraqi delegation submitted a proposal which was distributed by the secretariat of ECWA to all member States.^{1/} Further refinements of the Iraqi offer are also to be found in E/ECWA/33 dated 5 April 1976.

2. The secretariat of ECWA has received from the Chairman of the Iraqi delegation a letter dated 8 May 1976, which is reproduced below together with ... these two attachments:

- i. A reply to the questionnaire annexed to document E/ECWA/33 (a' i E/ECWA/11/Rev.1);
and
- ii. A revised offer for the construction of the site of the permanent headquarters of ECWA.

"Sir,

I have the pleasure, on behalf of the Iraqi Government, to transmit to you herewith the supplementary information relating to the Iraqi Government's offer to host the permanent headquarters of the Economic Commission for Western Asia. This is in conformity with the questionnaire issued by ECWA as an annex to document E/ECWA/33, dated 5 April 1976.

It may be recalled that the Iraqi Government had already transmitted this information to ECWA at Beirut through the office of the Resident Representative of the United Nations Development Programme at Baghdad.

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^{1/} E/ECWA/L.5 and E/ECWA/L.5/Add.1

We request you kindly to circulate it to member States as an official document, together with the Iraqi project for the Commission's headquarters incorporating all the alterations and changes which the United Nations Secretariat requested should be made to the original project submitted to you at the second session of ECWA.

Accept, Sir, the assurances of my highest consideration.

(signed) Dr. Jawad Hashem
Chairman of the Iraqi
Delegation.

Dr. Mohammed Said Al-Attar
Executive Secretary of the Economic Commission
for Western Asia "

REPLIES TO THE QUESTIONNAIRE ISSUED BY
THE ECONOMIC COMMISSION FOR WESTERN ASIA AND
ANNEXED TO DOCUMENT E/ECWA/33 OF 5 APRIL 1976

A. Office premises

- 1 and 2. As stated in the initial report of the Iraqi delegation (IQ-W/31/29/75), the site proposed for the erection of the secretariat of the Economic Commission for Western Asia is located in the city of Baghdad on a land area of 100,000 (one hundred thousand) square metres, of dimensions 250 metres x 400 metres, surrounded by public gardens near the street linking the city centre and Baghdad International Airport. The site is distinguished by its nearness to all main transport and communications axes, being approximately 3 kilometres from Baghdad International Airport and 15 kilometres from the local airport for internal air transport. The site is 5 kilometres from the international highway connecting Iraq with Jordan and Syria and 10 kilometres from the international highway to Turkey.

The site is in the centre of the area devoted to the premises and amenities of diplomatic bodies operating in Iraq, in accordance with the basic plan for the city of Baghdad. The land utilization plan for that area provides for ample public gardens, parks and car-parks, so as to meet the needs of the amenities located therein.

3. It is intended to complete the construction of the ECWA headquarters, with the areas and specifications stated in the above-mentioned report of the Iraqi delegation, within a period not exceeding 30 months. The Government will bear all the construction expenses, including the cost of the land. The sum of eight million

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dinars (approximately \$27 million) has been allocated, as stated in paragraph B. 9 of the Economic and Social Council document E/ECWA/33 of 5 April 1976, and the cost of the land is estimated at approximately three million Iraqi dinars (approximately \$10.5 million).

4. The office space stipulated in the above-mentioned report of the Iraqi delegation totals 25,000 square metres located in a building composed of 23 storeys and connected within the same complex with the conference premises and other facilities.

B. Conference premises

- 1 and 2. The plans and technical documents annexed to the above-mentioned report of the Iraqi delegation explain the engineering solution proposed for the distribution of the project's many activities over the designated site. It has been contemplated separating the conference rooms and ancillary services in a building separate from the office building while providing for direct connexion between the two wherever functionally desirable.

C. Secretariat facilities

1. Equipment

- (a), (b) All office equipment, including typing, photocopying and filing requirements are available on the local market, as are also maintenance facilities and spare parts.

- (c) The cost of electricity depends on the amount of units consumed and is classified as follows:

- between 8 and 12 fils per kilowatt/hour for domestic uses, calculated in direct proportion to consumption;
- between 4 and 6 fils per kilowatt/hours for Government and industrial uses, calculated in inverse proportion to consumption.

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2. Communications

- (a) The cost of cables to New York and Geneva is as follows:

<u>Ordinary cable</u>	<u>Urgent cable</u>	<u>Night cable</u>
150 fils/words	300 fils/word	75 fils/word

- (b) The cost of telephone calls is 1 dinar per minute to Geneva and 1 dinar 250 fils per minute to New York.

- (c) Telex links to all parts of the world are available in the areas where telex services are provided. The cost is as follows:

<u>dinars</u>	<u>fils</u>	
1680	-	subscription including maintenance costs
440	-	yearly rental of teleprinter
252	3	rate per minute to Geneva
335	4	rate per minute to New York

3. Other secretariat services

- (a) There are now more than six electronic computers with very good capacities and standards, as well as a national electronic computer centre, which serves as the co-ordinating organ for all computer activities and uses in the country. It is possible to make full and integral use of any of these units.

- (b) Good adequate printing services in English, French and Arabic are available.

4. Conference services

- (a) The above-mentioned report of the Iraqi delegation gives, in addition to the revised alternatives for the headquarters premises and facilities, a full description of all the auxiliary services required for their functioning, including the sound systems in the conference halls. The basic systems include the following:

Simultaneous interpretation system (SIS); chairman control panel and right of speech;

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Participants' wireless microphones;
Internal and external television broadcasting transmission;
Sound recording for press purposes, personal location and paging system;
Speech reinforcement loudspeakers.

- (b) The facilities for and operation and maintenance of this equipment are available locally.
- (c) Good and adequate services for translation from and into the official languages of the United Nations are available locally.
- (d) By the time the building is completed, the necessary personnel to provide adequate interpretation services from and into the official languages of the United Nations will be available.
- (e) The average rate for interpreters is 25 dinars per day.

5. Local staff

- (a) It is easily possible to provide the categories of staff mentioned locally.
- (b) The monthly salaries for such staff vary between 50 and 100 dinars, according to the languages required. It is possible to contract with some local firms to provide contractual services in any of the categories mentioned.

D. Living conditions

- 1. Rentals in Baghdad for houses comprising two bedrooms, living room, reception room and dining room, with a surface area of approximately 150 square metres, can be broken down by district as follows:
 - (a) 2,500 dinars per year in high-price districts;
 - (b) 1,500 dinars per year in medium-price districts;
 - (c) 600 dinars per year for apartments in low-price districts.

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2. At the time of the completion of the project, the building of not less than five first-class luxury hotels will have been completed including the Sheraton Hotel, the Meridien and the Melia Hotel, with a capacity of between 250 and 400 rooms each. This will be in addition to the first-class hotels currently existing, which comprise 500 beds. With regard to second-class hotels, there are currently 100 beds available. The average prices are approximately 7 dinars per night, including breakfast, for first-class hotels and approximately 4 dinars for second-class hotels. It should be recalled that the Iraqi project contained in the report mentioned earlier includes a revised integrated proposal for a luxury housing project with an initial capacity of 280 apartments in an area near the headquarters and conference premises.

3. Medical Services

(a) and (b) Baghdad has no less than five public hospitals and a model teaching hospital, in addition to hospitals specializing in medical diagnosis and treatment in specific fields. The over-all capacity of these hospitals is approximately 9,000 beds distributed over 42 hospitals in Baghdad. The number of doctors and dentists in Baghdad totals over 1,000. All the Government hospitals in Baghdad are prepared to accept United Nations staff members.

4. Schools

(a) and (b) In Baghdad there are a number of schools for children of the staff of diplomatic organs and United Nations staff working in Iraq, including the International School and the French School. They currently provide opportunities for instruction in foreign languages for primary and intermediate studies.

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There are three universities in Baghdad and one in Mosul, one in Basra and one in Suleimaniyyeh, covering the various branches of the sciences, the humanities and engineering. Instruction is generally in Arabic, except in the case of medicine and engineering.

In addition to the foregoing, Government schools teach English from the middle of the primary stage up to the end of the secondary stage and French for the final two years of the secondary stage.

In Iraq education is free of charge at all stages, and this includes the cost of books, stationery and other school requisites.

5. Recreational facilities

Baghdad now contains 10 museums, 20 youth centres, 15 sports clubs, 3 theatres and no less than 15 cinemas in addition to social clubs offering every facility for family social activities, swimming pools, sports fields and parks.

E. Travel facilities

- (1) Reference was made in (A) above to the Baghdad International Airport which is within easy reach of the proposed site for the headquarters, in addition to the local airport for internal air transport.
- (2) Liaison between Baghdad and the rest of the world is maintained by a network of Iraqi, Arab and international airlines operating an average of 6500 flights annually.
- (3) Under prevailing legislation in the Republic of Iraq no restrictions are imposed on travel by nationals of countries recognized by Iraq who are in possession of valid travel documents and entry and exit visas.

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Nationals of Arab States enjoy natural rights of residence in the country without the need to obtain residence documents. In the event of their working in Iraq, they do not have to apply for a work permit or the like. Nationals of Arab States do not, of course, need entry and exit visas to travel to and from Iraq.

Staff of the United Nations and its various organs are granted special facilities by Iraq with regard to the issue of entry and exit visas free of charge and the facilitation of their travel and residence within the country where such is normally required by the body for which the assigned staff member is working.

As usual, facilities are governed by special agreements with the international bodies concerned and Iraq is willing to enter into such agreements as part of the headquarters agreement with the secretariat of the Economic Commission.

F. See Annex (1).

G. See Annex (2).

H. Iraq subscribed to the agreement on privileges and immunities for the United Nations and its specialized agencies and is, moreover, willing to offer other requisite facilities to the Commission within the headquarters agreement.

(4) Arabic and foreign newspapers - Arabic and foreign newspapers are made available in the country through the national distributing agency and are available locally and periodically.

(5) Local newspapers and publications - The following newspapers and publications appear in the city of Baghdad:

Daily political newspapers: 4 in Arabic and 1 in English

Weekly newspapers and magazines: 8 political and 5 social.

Monthly newspapers and magazines: 22 political and 19 social.

Around 30 periodical magazines are produced in other provinces of the country. There are also about 80 seasonal periodical magazines dealing with various social, political and other specialized subjects.

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ANNEX (1) to Section (F)

Name of Embassy

1)	United Arab Emirates	23)	India	45)	Yugoslavia
2)	Hashemite Kingdom of Jordan	24)	Bangladesh	46)	Bulgaria
3)	Bahrain	25)	Sri Lanka	47)	Romania
4)	Algeria	26)	Malaysia	48)	Hungary
5)	Tunisia	27)	Indonesia	49)	Switzerland
6)	Syria	28)	China	50)	Denmark
7)	Sudan	29)	Democratic Korea	51)	Vatican
8)	Somalia	30)	South Vietnam	52)	Czechoslovakia
9)	Qatar	31)	Japan	53)	Poland
10)	Lebanon	32)	Turkey	54)	German
11)	Libya	33)	New Zealand		Democratic Rep.
12)	Morocco	34)	France	55)	Soviet Union
13)	Arab Republic of Egypt	35)	Great Britain	56)	Central African
14)	Mauritania	36)	Spain		Republic
15)	Kuwait	37)	Holland	57)	Chad
16)	Democratic Yemen	38)	Belgium	58)	People's
17)	Yemen Arab Republic	39)	Federal Germany		Rep. of Congo
18)	Sultanate of Oman	40)	Sweden	59)	Canada
19)	Kingdom of Saudi Arabia	41)	Finland	60)	Cuba
20)	Afghanistan	42)	Italy	61)	Venezuela
21)	Iran	43)	Austria	62)	Brazil
22)	Pakistan	44)	Greece	63)	Argentina
				64)	Malta
				65)	Kenya

ANNEX (2) to Section (G)

Local and foreign information media

- 1- Radio - There are two world-wide radio stations in the city of Baghdad, Radio Baghdad and the Voice of the People, which broadcast continuous local and international programmes in numerous languages.
- 2- Television - Baghdad Television transmits its programmes in Arabic on two channels, one of which presents a news broadcast in English in addition to television cinema programmes showing a variety of films in various languages.

There are separate television stations in Mosul, Basra, Kirkuk, Anara and Mathna and it is hoped to put out television programmes in colour during the next few months.
- 3- Major press and news agencies - There are ten major press and news agencies and a number of accredited representatives and correspondents of foreign newspapers.

The Iraqi News Agency (INA)

The Iraqi News Agency is regarded as one of the most prominent agencies operating in the region since its accredited correspondents cover the Arab States and other countries of the region together with Asia, Africa and Europe. It also has its correspondent at the United Nations. Its offices in Anara occupy fourteen floors and are provided with the most up-to-date equipment.

HEADQUARTERS OF THE ECONOMIC COMMISSION FOR WESTERN ASIA, BAGHDAD

Project of the delegation of Iraq

Initial report (incorporating the changes
requested in the United Nations report)

1976

Planning Council, National Advisory Centre
for Engineering and Architecture, Baghdad

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1. Introduction

The National Advisory Centre for Engineering and Architecture carried out this design study for the buildings of the headquarters of the Economic Commission for Western Asia on the basis of general concepts of these buildings and their importance and its own specialized knowledge in this field, taking into account the general apportionment of space and facilities proposed for this project.

This study was prepared also in the light of the following:

1.1. It is necessary to take into account the importance of these buildings and the desired standard for them, so that they will reflect the importance of the United Nations and the cultural heritage of the Arab region.

1.2. The conference and office buildings should be constructed on a site of not less than 250m x 250m (62,500 m²) in an area affording ease of access from the centre of the capital and the main government offices and also the necessary calm atmosphere.

1.3. The conference facilities and the offices of staff working at the Commission's headquarters should be completely separate from the housing complex planned for them.

It is not necessary for the housing complex to be adjacent to the conference and office buildings, but it should preferably be in the vicinity.

1.4. With regard to the provision of accommodation for delegates, observers and press representatives attending international conferences, assuming that they will total between 250 and 300, the Iraqi Resorts and Tourism Administration is currently building a large number of hotels of various standards, in addition to the other good hotels already existing in Baghdad.

The existing and new hotels will ensure adequate accommodation and the necessary services for delegates, observers and press representatives.

1.5. The present study will thus comprise the following:

1.5.1. Part I:

- Conference and meetings building and connected services;
- Building for staff offices and connected services;

1.5.2. Part II:

- Housing complex comprising 200 apartments and connected services.

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Part I. HEADQUARTERS OF THE ECONOMIC COMMISSION FOR WESTERN ASIA

2. The design concept

In view of the importance of these buildings and the nature of their facilities, the architect based his design concept on the following points:

2.1. The design provides for separation between a building for conferences and meetings and another building for offices for staff working at the headquarters.

However, these two buildings will rest on a single base, in order to emphasize their interrelationship without any merging of their facilities. This common base will also assist communication between the two buildings, lend impressiveness and show that the two buildings form a single complex.

2.2. Since the facilities required in the conference and meetings building are mutually complementary, the architect decided to accommodate them in a single structural area.

With regard to the building for staff offices, because of the steady increase in the Commission's work and the consequent increase in staff for whom office space must be provided, the architect decided to make it a high-rise building adjacent to the conference building, so that more storeys could be added easily without affecting the facilities of the office building itself or those of the conference building.

Moreover, the height of the office building will enhance the impressiveness of this complex.

2.3. The conference building is planned as a large open area within a space frame. This space frame will ensure freedom of movement and make the facilities and their interrelation clear and distinct internally, while reflecting the building's architectural cohesion externally. The masonry of the façades of this building and the office building will reflect the Arab cultural heritage.

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3. Distribution of facilities

3.1. Level 0

This storey will comprise a car park for staff members, with a capacity of 200 cars, and accommodation for other essential service equipment, such as the air-conditioning and maintenance plant for the office building. Access to this storey, which will be 4 metres below ground level (street level is level 1), will be by way of a car ramp. The total area of this storey is 7,168 m².

This storey could be dispensed with car parks built outside the buildings, but in that case a site of 350m x 350m, instead of the 250m x 250m site referred to in section 1.2, would be required, in order to retain the intended proportions of the gardens surrounding the buildings.

3.2. Level 1

The front part of this storey will comprise the following facilities:

- Main lounge;
- Main dining room;
- Press facilities;
- Staff offices.

The rear part of this storey will comprise the following facilities:

- Civil defence shelter with all necessary appurtenances, with a capacity to accommodate all persons working at the headquarters;
- Central air-conditioning plant;
- Central kitchen;
- Maintenance and general storage rooms;
- Printing facilities;
- A car park for staff and visitors, with a capacity of 200 cars.

Direct access to this storey will be afforded from the main road which will continue into the building, dividing the staff offices on one side from the remaining facilities on the other side, and it will be roofed to form a car park for 40 vehicles.

The total area of this storey will be 12,168 square metres.

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3.3. Level 2

This storey will comprise the following main facilities:

- Main entrance and information desk for the auditorium and lecture halls;
- Main entrance to the lounge and dining hall on level 1;
- Auditorium with seating capacity for 350 persons;
- Two lecture halls with a capacity of 60 persons each and which could be merged into one hall with a capacity of 120 persons;
- Main entrance to office block;
- Staff offices.

Access to this storey, which will be four metres above road level, would be provided by a car ramp continuing on into the building to also divide the staff offices on one side from the remaining facilities on the other side, forming a car park with a capacity of twenty two vehicles for the use of senior staff and important visitors.

The total area of this storey will be 5,120 square metres.

3.4. Level 3

This storey is allocated to the following facilities:

- Office of the Head of the Economic Commission for Western Asia;
- Library;
- Interpretation;
- Television and radio transmission.

These facilities will be connected by a wide roofed passage, which could also be used for additional office space and a computer room, to the half-storey office block and the conference building.

The total area of this storey will be 2,500 square metres.

3.5. Level 4

This storey will comprise the following facilities:

- Cinematograph projection rooms;
- Film store;
- Staff offices.

The total area will be 1,200 m².

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3.6. Levels 5 to 23

These 19 storeys as well as the four storeys below this level, are intended for offices for personnel working at the headquarters of the Commission.

It was envisaged that these storeys might be furnished with movable partitions in order to provide for adaptation to any change in the organization of these offices that might be required by the activities of the various divisions of the Commission, without affecting horizontal and vertical axes of movement or lighting, heating and cooling, etc.

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4. Stages of execution of the project

4.1. The project might be organized in two or three stages, the second and third stages to be executed, either jointly or separately, after the completion of the first. This division has been made because the Commission's headquarters will require, at the initial stage, the essential facilities plus a minimum of office space, while the second and third stages would cover anticipated expansions in staff office space.

4.2. First stage

- Construction of level 0 with an area of 7,168m²
- Construction of level 1, except for car parks, with an area of 7,168m²
- Construction of level 2 with an area of 5,120m²
- Construction of level 3 with an area of 2,500m²
- Construction of level 4 with an area of 1,200m²
- Construction of four more levels for staff office space (levels 5, 6, 7 and 8) with an area of 4,096m²
- Building area for the first stage (proposal No.1) 27,252m²

As stated in section 3.1, level 0 could be dispensed with, in which case the building area for the first stage would be as follows:

- Construction of level 1, except for car parks, with an area of 7,168m²
 - Construction of level 2 with an area of 5,120m²
 - Construction of level 3 with an area of 2,500m²
 - Construction of level 4 with an area of 1,200m²
 - Construction of four more levels for staff office space (levels 5, 6, 7 and 8) with an area of 4,096m²
- 20,084m²

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- Construction of roofed car parks outside the building 6,250m²
- Building area for the first stage (proposal No. 2) 26,334m²

4.3. Second stage

- Construction of seven more levels for staff office space (levels 9, 10, 11, 12, 13, 14 and 15) with an area of 7,168m²
- Construction of a car park with a 200-car capacity 5,000m²
- Building area for the second stage 12,168m²

4.4. Third Stage

- Construction of eight more levels for staff office space (levels 16, 17, 18, 19, 20, 21, 22 and 23) with an area of 8,192m²
- Building area for the third stage 8,192m²

5. Estimated cost of the project

5.1. First stage

5.1.1. Proposal no. 1

- Level 0	7,168 x 100 =ID	716,800
- Level 1	7,168 x 180 =ID	1,290,240
- Level 2	5,120 x 300 =ID	1,536,000
- Level 3	2,500 x 200 =ID	500,000
- Level 4	1,200 x 150 =ID	180,000
- Levels 5,6,7 and 8	4,096 x 150 =ID	<u>614,400</u>
- Total construction cost	ID	4,737,440
- Plus 10% for site clearance and fencing	ID	<u>473,744</u>
	ID	5,311,184
- Cost of equipment and furnishings	ID	<u>1,000,000</u>
- Estimated cost of the first stage (Proposal no. 1)	ID	<u>6,311,184</u>

5.1.2. Proposal no. 2

- Level 1	7,168 x 180 =ID	1,290,240
- Level 2	5,120 x 300 =ID	1,536,000
- Level 3	2,500 x 200 =ID	500,000
- Level 4	1,200 x 150 =ID	180,000
- Levels 5,6,7,8	4,096 x 150 =ID	614,400
- Roofed car parks outside the buildings	6,250 x 150 =ID	312,500
- Total construction cost	ID	4,433,140
- Plus 10% for site clearance and fencing	ID	<u>443,314</u>
	ID	4,876,454
- Cost of equipment and furnishings	ID	<u>1,000,000</u>
- Estimated cost of the first stage (proposal no. 2)	ID	<u>5,876,454</u>

5.2. Second stage

- Car parks	5,000 x 570 =ID	350,000
- Levels 9,10,11,12,13,14,15	7,168 x 150 =ID	<u>1,075,200</u>
- Total construction cost	ID	1,425,200
- Cost of equipment and furnishings	ID	<u>300,000</u>
- Estimated cost of the second stage	ID	<u>1,725,200</u>

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5.3 Third stage

- Levels 16,17,18,19,20,21,22,23	8,192x150 =	ID	1,228,800
- Total construction cost		ID	1,228,800
- Cost of equipment and furnishings			<u>300,000</u>
- Estimated cost of the third stage		ID	<u>1,528,800</u>

5.4 Total estimated cost of the project

5.4.1. Proposal no. 1

- Estimated cost of the first stage	ID	6,311,184
- Estimated cost of the second stage	ID	1,725,200
- Estimated cost of the third stage	ID	<u>1,528,800</u>
	ID	9,565,184
- Plus 15% for supervision and consultation fees and reserve	ID	<u>1,436,277</u>
	ID	11,001,461
- Rounded to	ID	11,000,000

5.4.2. Proposal no. 2

- Estimated cost of the first stage	ID	5,876,454
- Estimated cost of the second stage	ID	1,725,200
- Estimated cost of the third stage	ID	<u>1,528,800</u>
	ID	9,130,454
- Plus 15% for supervision and consultation fees and reserve	ID	<u>1,369,568</u>
	ID	10,500,022
- Rounded to	ID	10,500,000

6. Conclusion

We submit the foregoing design study for your comments and instructions, with a view to clarifying the question of attaining a building complex which will reflect the importance of the United Nations and meet the functional requirements set by the purposes for which it is intended.

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PART II. HOUSING COMPLEX FOR FOREIGN EXPERTS

7. Project requirements

7.1. It is possible to construct the project in the form of one housing structure containing the two hundred apartments, or of several structures laid out in such a way as to contain the required apartments.

7.2 In both cases, the buildings will be air-conditioned with a high construction standard regarding the structure and the inside and outside finishing, and an attempt will be made to use simple construction methods and materials, in order to accelerate the completion of the project.

7.3 In addition to the required apartment units, the project will include a number of public facilities necessary for the operation of this project as an integrated unity. These are:

- a restaurant with a capacity to accommodate 250 persons;
- a 500-seat hall that can be used for conferences, receptions or film showings;
- a 4,000-volume-capacity library with an adequate reading room;
- a shopping center;
- a nursery to accommodate 24 children;
- outdoor playgrounds;
- an 18x7m swimming pool with a pool for children;
- indoor playgrounds for ping pong, billiards and other games;
- adequate parking lots;
- gardens and green lots.

7.4. This all indicates the need for a site large enough to guarantee the availability of open space to accommodate all these facilities.

7.5. The facilities that have to be provided alongside with the living apartments could be grouped together on the ground-level storey of the building or else scattered out to make room for open-space areas or green lots. It is also possible to group these facilities in one of the upper storeys of the apartment building in order to use the ground-level storey for parking.

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7.6. If the living apartments are distributed over a number of buildings, these facilities could be absorbed within the general layout of these buildings on the site in such a way as to be easily accessible and to constitute an integrated complex with the living apartments buildings.

8. Proposed alternatives

8.1. Design type A

Each apartment in this design consists of two storeys, with the kitchen, the dining room and the living room on the first floor storey, and the two bed-rooms, the bathroom and the storage room in the second storey, with a stairway connecting the two storeys.

The total area of each apartment is 14.6 m^2 for both storeys, including 30 m^2 for internal traffic and walls, 8 m^2 for external traffic and 28 m^2 for closet space.

Twenty-two apartments can be accommodated in each two-storey block with a total area of $2,130 \text{ m}^2$.

The building will thus be approximately 20 storeys high.

The advantage of this alternative is the reduction of external traffic and, consequently, its area, as well as the utilization of the outside entrance to the children's play area which could be widened in such a way as to accommodate their activities, a matter which should be taken into consideration in such multi-storey buildings.

8.2. Design type B

There are two kinds of apartments in this design: type B1 with three bed-rooms, and type B2 with two bedrooms. Each apartment has a hallway between the living room and the dining room, plus a kitchen, with a direct connection between the two living rooms, the dining room and the hallway leading to the sleeping quarters and bathroom.

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8.2.1. Three-bedroom apartment B1; with a total area of 135 m^2 for each apartment including 20 m^2 for internal traffic and walls and 15 m^2 for closet space.

- Each storey will contain four apartments with an overall area of 600 m^2 including 64 m^2 for external traffic.

8.2.2. Two-bed room apartment with a total area of 115 m^2 , including 16 m^2 for internal traffic and 8 m^2 for closet space.

- Each storey will contain 4 apartments with an overall area of 525 m^2 , including 64 m^2 for external traffic.

8.2.3. The advantage of this design is to provide the largest possible degree of insulation and a feeling of privacy inside each apartment, since no window of any apartment overlooks another apartment and there are no common walls between any two apartments.

The number of storeys in this design should not exceed 10, so that the proposed space for external traffic will be adequate.

8.3 Design type C

Each apartment will consist of two bedrooms, a bathroom, a living room separate from the dining room, and a hallway leading directly to the kitchen.

The total area of the apartment will be 135 m^2 , including 18 m^2 for internal traffic and walls and 19 m^2 for closet space.

Each storey will contain only 2 apartments with an overall area of 315 m^2 , including 52 m^2 for external traffic.

The advantage of this design is the spaciousness of the apartments and the absence of heavy traffic in each storey, since there are only two apartments in each storey. It is preferable in this kind of design to build only three storeys in order to dispense with elevators.

/...

8.4. Design type D

Each apartment will consist of two bedrooms, a bathroom, a living room, a dining room, and a kitchen. The main entrance to the apartment will be the central part leading to all the facilities.

The total area of each apartment is 105 m^2 , including the area of the corridors and the walls which is 15 m^2 , and the area of the closets which is 11 m^2 .

Each storey will consist of 2 apartments only with a total area of 230 m^2 , including the area of the balconies which is 10 m^2 .

The advantages of this design is the easy and direct access from the main entrance to all the facilities, i.e., kitchen, bedrooms and living rooms, and the little traffic in each storey, since there will be only two apartments. It is also preferable to have this type of design composed of 3 storeys in order to avoid the use of elevators.

9. Estimated cost of the project

9.1. Estimated cost of the project, if design A is adopted will be as follows:

- Area of each apartment	170 m^2	
- Total area of all the apartments		
170 x 200 =	34,000 m^2	
- Public utilities area	3,000 m^2	
- Overall area 34,000 + 3,000 =	37,000 m^2	
- Cost per m^2 = ID 120		
- Estimated cost of construction 37,000 x 120 =		ID 4,440,000
- Site clearance, fencing and playgrounds		ID 500,000
- Total estimated cost of the project		ID 4,800,000
- Plus 15% consultation and supervision fees		
and reserve =		<u>ID 720,000</u>
- Grand total of estimated cost of the		
Type "A" project		<u>ID 5,520,000</u>
(Five million five hundred and twenty thousand		
Iraqi dinars).		

/...

9.2 Estimated cost of the project, if design "B 1" is adopted

9.2.1. Three-bedroom apartment

- Area of each apartment	135 m ²	
- Total area of all the apartments	27,000 m ²	
- Area of the public utilities	3,000 m ²	
- Overall area 27,000 + 300 =	30,000 m ²	
- Cost per m ² = ID 120		
- Estimated cost of construction		ID 36,000,000
30,000 x 120 =		
- Site clearance, fencing and playgrounds		ID 500,000
- Total estimated cost of the project		ID 4,100,000
- Plus 15% consultation and supervision fees		
and reserve		<u>ID 615,000</u>
- Grand total of estimated cost of the		
type "B 1" project		<u>ID 4,715,000</u>
(Four million seven hundred and fifteen thousand Iraqi dinars).		

9.2.2. Two-bedroom apartments type "B 2"

- Area of each apartment	115 m ²	
- Total area of all the apartments	23,000 m ²	
- Area of the public utilities	3,000 m ²	
- Overall area 23,000 + 3,000	26,000 m ²	
- Cost per m ² = ID 120		
- Estimated cost of construction		ID 3,120,000
26,000 x 120 =		
- Site clearance, fence and playgrounds		ID 500,000
- Total estimated cost of the project		ID 3,620,000
- Plus 15% consultation and supervision fees		
and reserve		<u>ID 543,000</u>
		<u>ID 4,163,000</u>

(Four million one hundred and sixty-three thousand Iraqi Dinars).

/...

9.3. Estimated cost of the project, if design "C" is adopted

- Area of each apartment 135 m²

- Therefore, the estimated cost will be, as in

9.2.1.,

ID 4,715,000

(Four million seven hundred and fifteen thousand Iraqi Dinars).

9.4. Estimated cost of the project, if design "D" is adopted

- Area of each apartment 105 m²

- Total area of all the apartments 21,000 m²

- Area of the public utilities 3,000 m²

- Overall area 21,000 + 3,000 = 24,000 m²

- Cost per m² = ID 120

- Estimated cost of construction

24,000 x 120 =

ID 2,880,000

- Site clearance, fencing and playgrounds

ID 500,000

- Total estimated cost of the project

ID 3,380,000

- Plus 15% consultation and supervision fees and reserve

ID 507,000

ID 3,887,000

(Three million eight hundred and eighty-seven thousand Iraqi Dinars).

10. Conclusion

10.1. The differences which become apparent from an analysis of the estimated costs of the designs shown in this report are the result of the following factors:

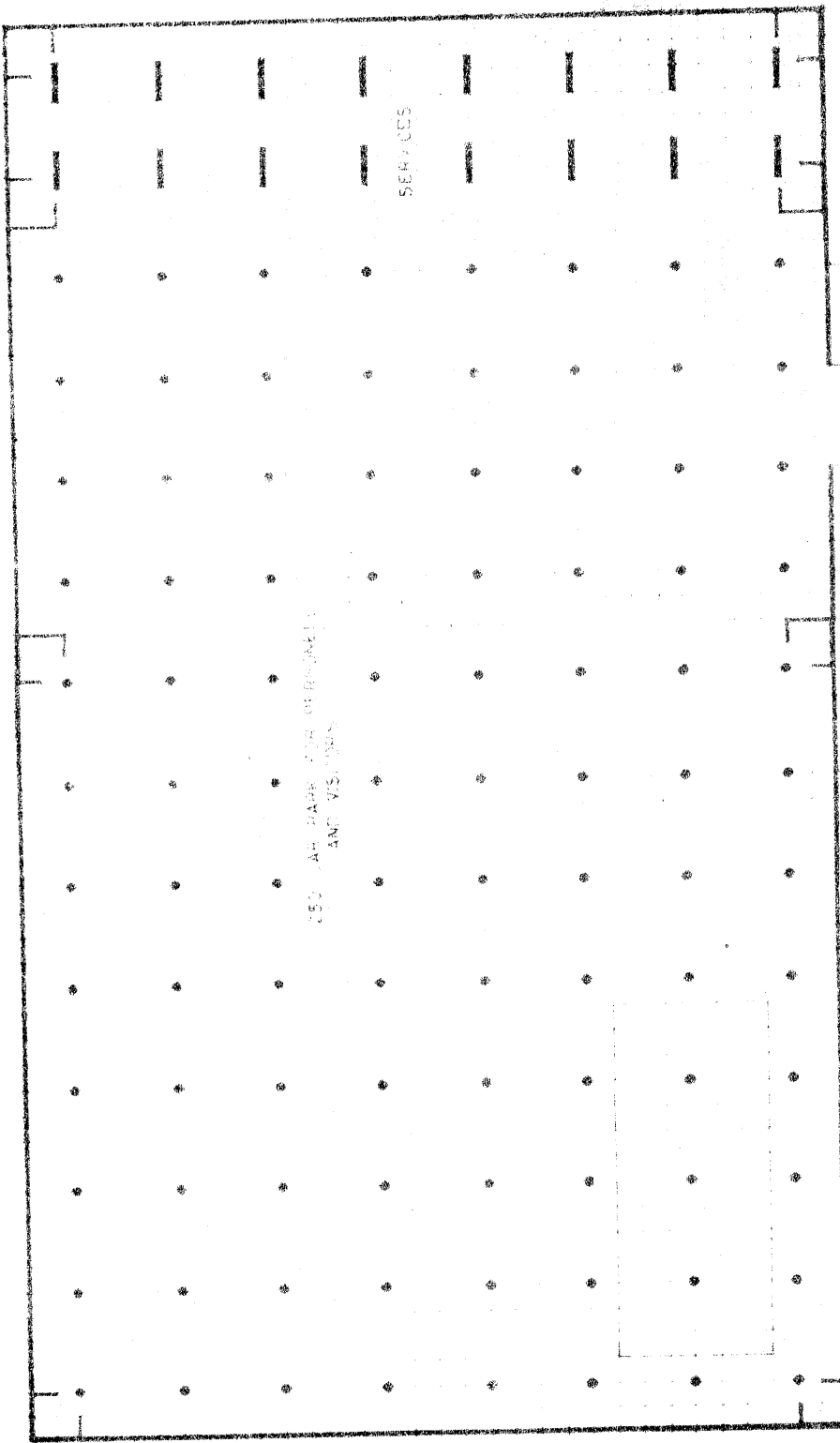
- Variation in the area of each apartment as a whole;
- Variation in the area of the rooms of each apartment;
- Cost of furnishing, which depends upon the area of the apartment.

/...

10.2. One of the advantages of the variation in the size of the apartments is that it makes allowance for the variation which may exist in the earnings of the experts (occupants) themselves.

10.3. We would request you kindly to let us know which of these designs is selected, in order to enable us to complete the preliminary studies and plans for the selected design for your final approval.

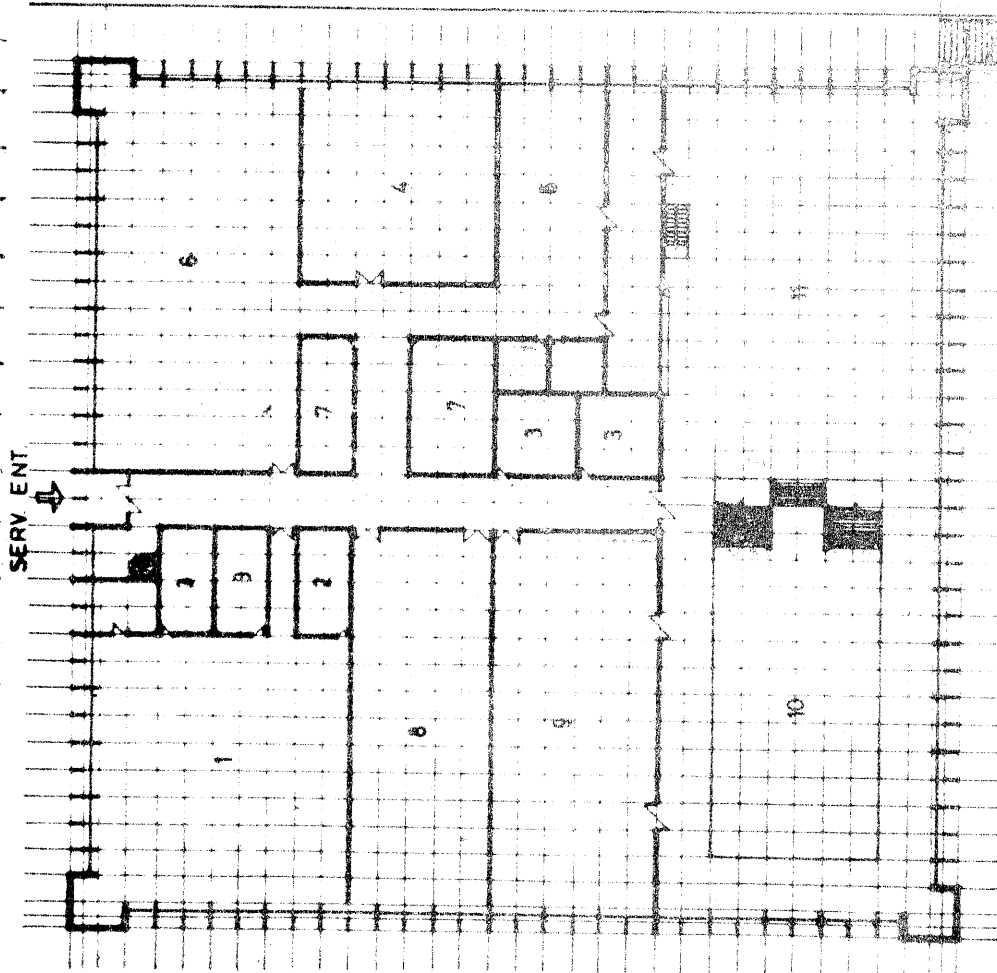
We would request you also to provide us with a plan of the proposed site so that we may study its compatibility with the project.



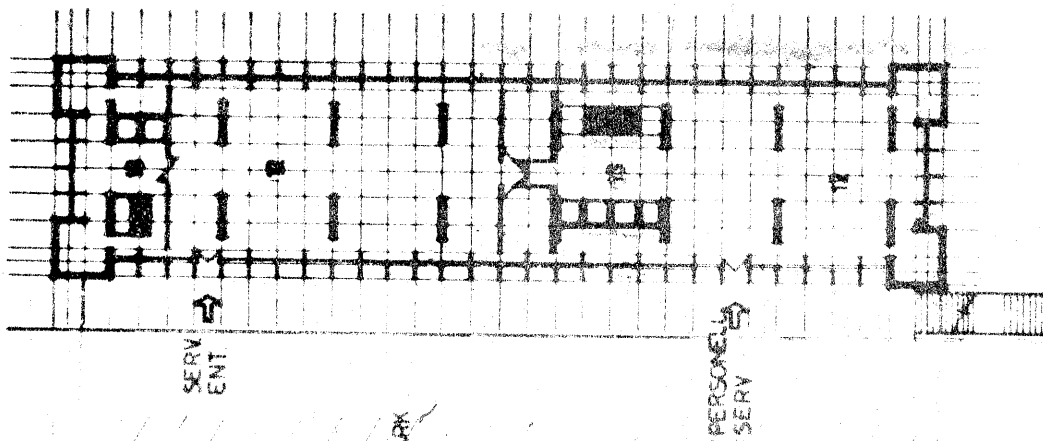
مستوى صفر

LEVEL -0 -
CARPARKS





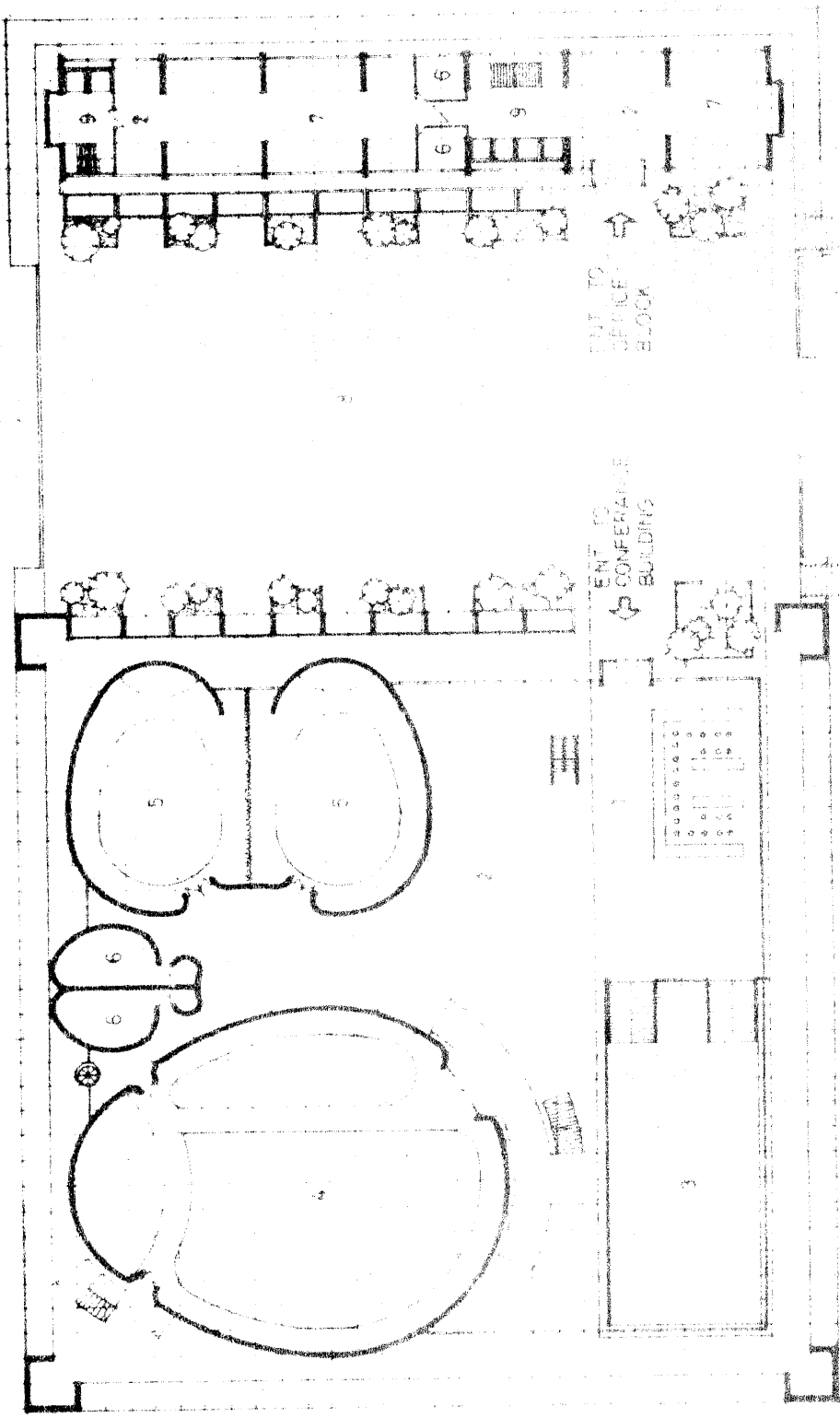
- 1- SHELTER
- 2- AD
- 3- TOILETS
- 4- PLANT ROOM
- 5- KITCHEN
- 6- MAINTENANCE & GENERAL STORE
- 7- STORES
- 8- PRINTING FACILITIES
- 9- PRESS FACILITIES, TELEX, CABLE POST
- 10- LOUNGE
- 11- DINING & BANQUETT
- 12- OFFICES
- 13- LIFTS & STAIRCASES
- 14- CAR PARKS



مستوفى -1-

LEVEL -1-

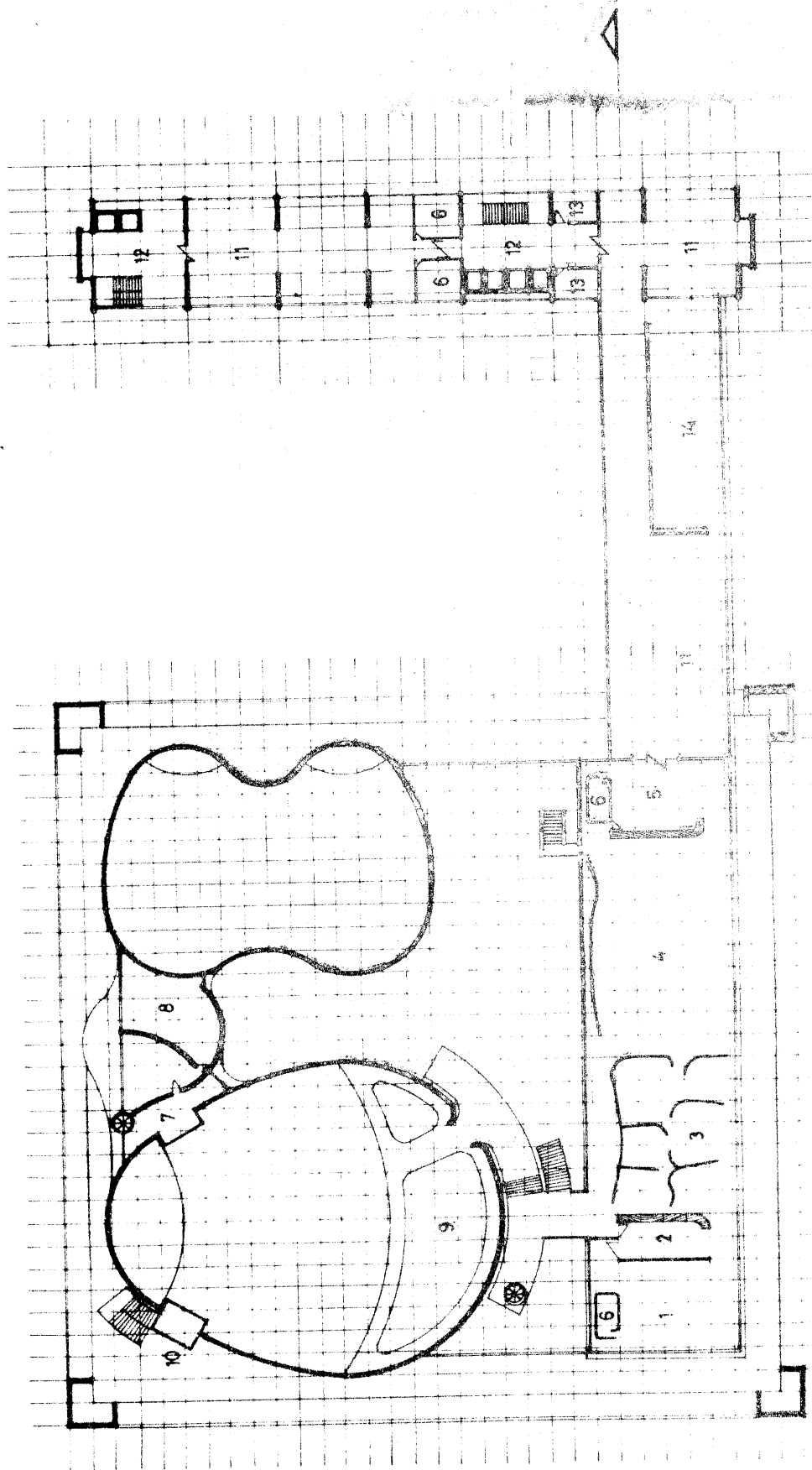




- 1- ENTRANCE, TRAVEL, INFORMATION, TEL. EXCHANGE, ETC.
- 2- LOBBY
- 3- LOUNGE
- 4- AUDITORIUM
- 5- LECTURE HALLS
- 6- TOILETS
- 7- OFFICES
- 8- CAR PARKS, VIP
- 9- LIFTS & STAIRWAYS

مستوى -2

LEVEL -2 - 0 2 4 6 8 10 12 14 16 18 20



- 1- HEAD OF COMMITTEES
- 2- SECRETARY
- 3- OFFICES
- 4- STACKS & READING
- 5- LIBRARIAN & FACILITIES
- 6- TOILET
- 7- SIMULT. TRANSLATION
- 8- PROJECTION
- 9- VISITORS & JOURNALISTS
- 10- T.V. MONITORING
- 11- OFFICES

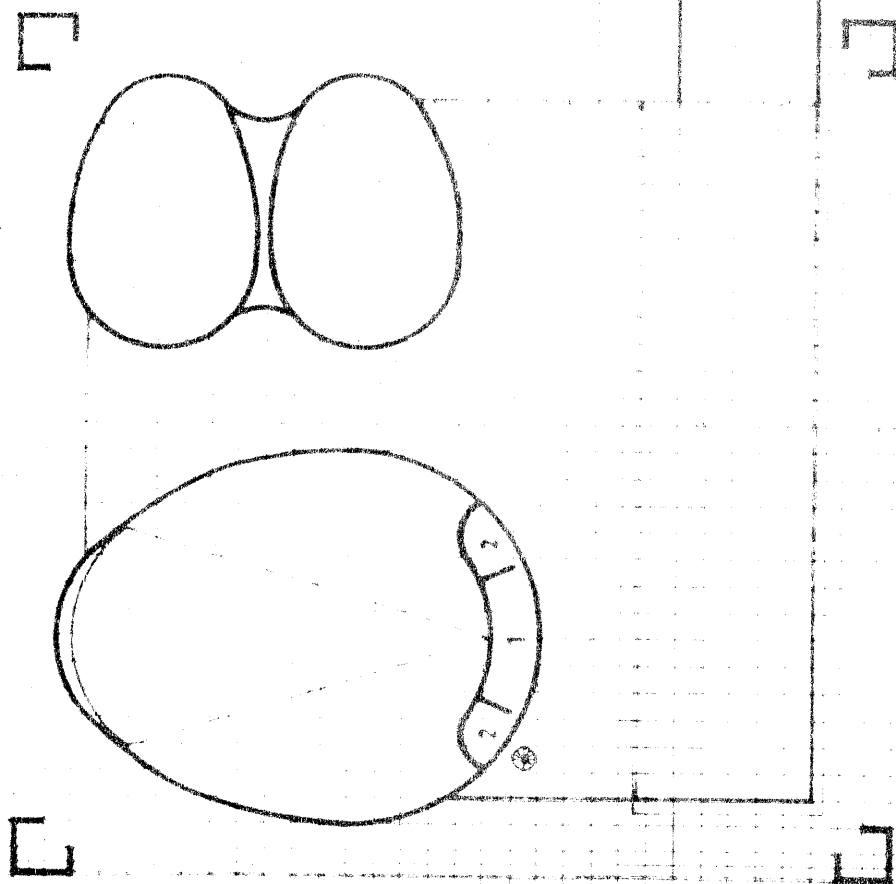
- 12- LIFTS & STAIRCASES
- 13- AIRCONDITIONING PLANT
- 14- COMPUTER

مستوی -۳-
LEVEL -3-



مستوی -۳-





- 1- PROJECTION
- 2- FILM STORE
- 3- OFFICES
- 4- SECRETARY & WAITING
- 5- LIFTS & STAIRCASES
- 6- AIRCONDITIONING PLANTS
- 7- TOILETS
- 8- UTILITY STORES

مستوى -4-
والطابق المكونية
LEVEL -4-
& TYPICAL

0 4 8 12 16 20 m

ROOF

LEV. 23

LEV. 22

LEV. 21

LEV. 20

LEV. 19

LEV. 18

LEV. 17

LEV. 16

LEV. 15

LEV. 14

LEV. 13

LEV. 12

LEV. 11

LEV. 10

LEV. 9

LEV. 8

LEV. 7

LEV. 6

LEV. 5

LEV. 4

LEV. 3

LEV. 2

LEV. 1

LEV. 0

3RD STAGE

2ND STAGE

1ST STAGE

مقطع
SECTION

0 4 8 12 16 20 m

ROOF

LEV 23

LEV 22

LEV 21

LEV 20

LEV 19

LEV 18

LEV 17

LEV 16

LEV 15

LEV 14

LEV 13

LEV 12

LEV 11

LEV 10

LEV 9

LEV 8

LEV 7

LEV 6

LEV 5

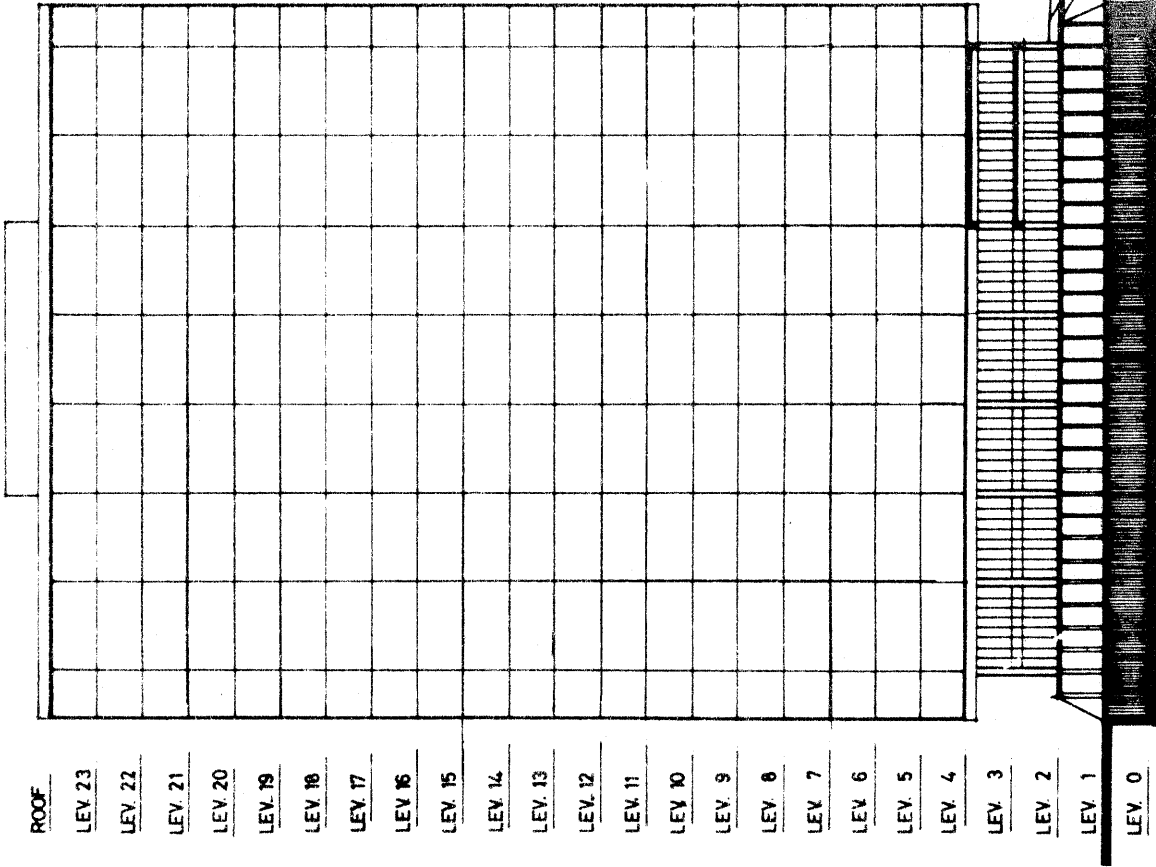
LEV 4

LEV 3

LEV 2

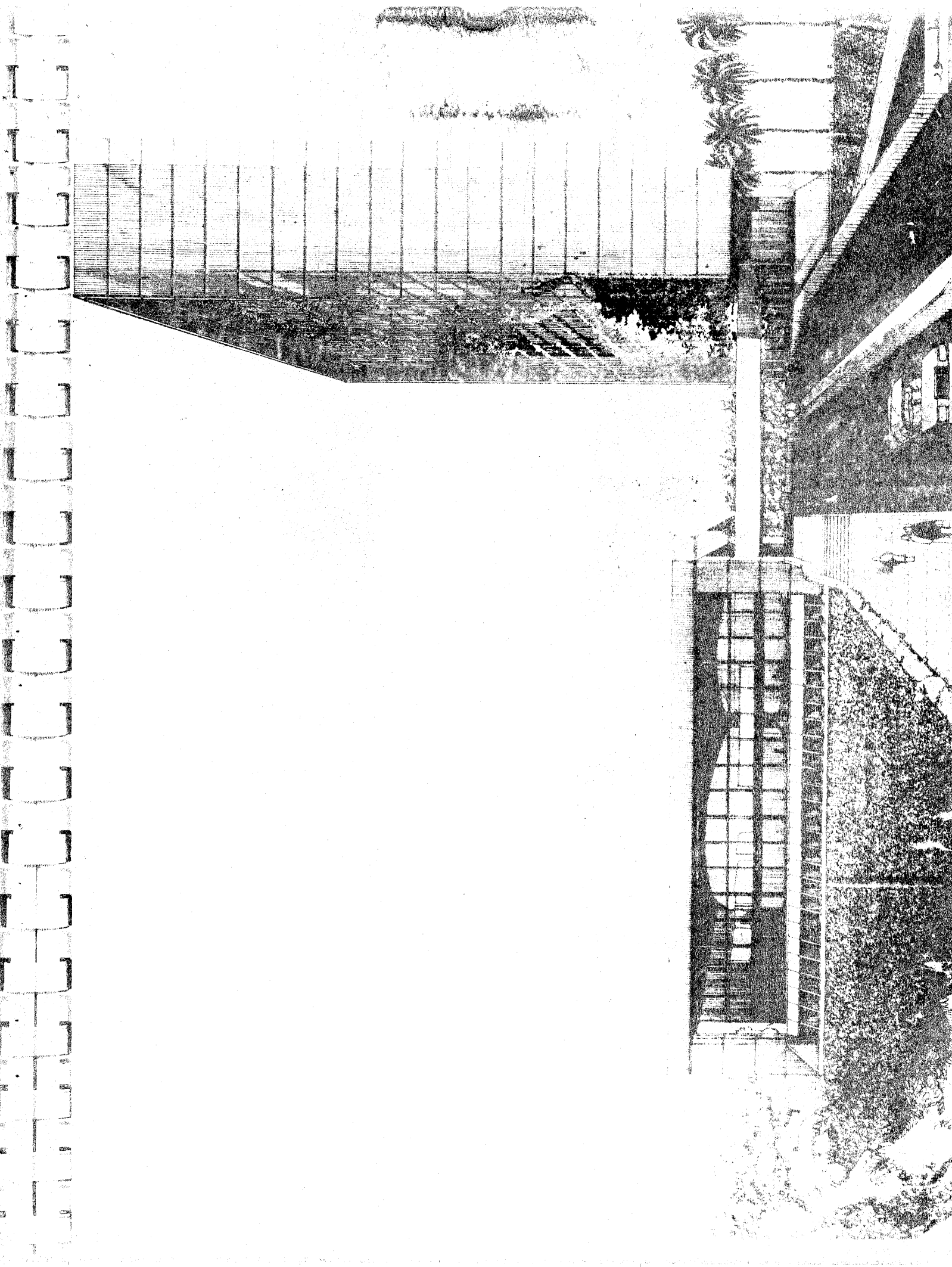
LEV 1

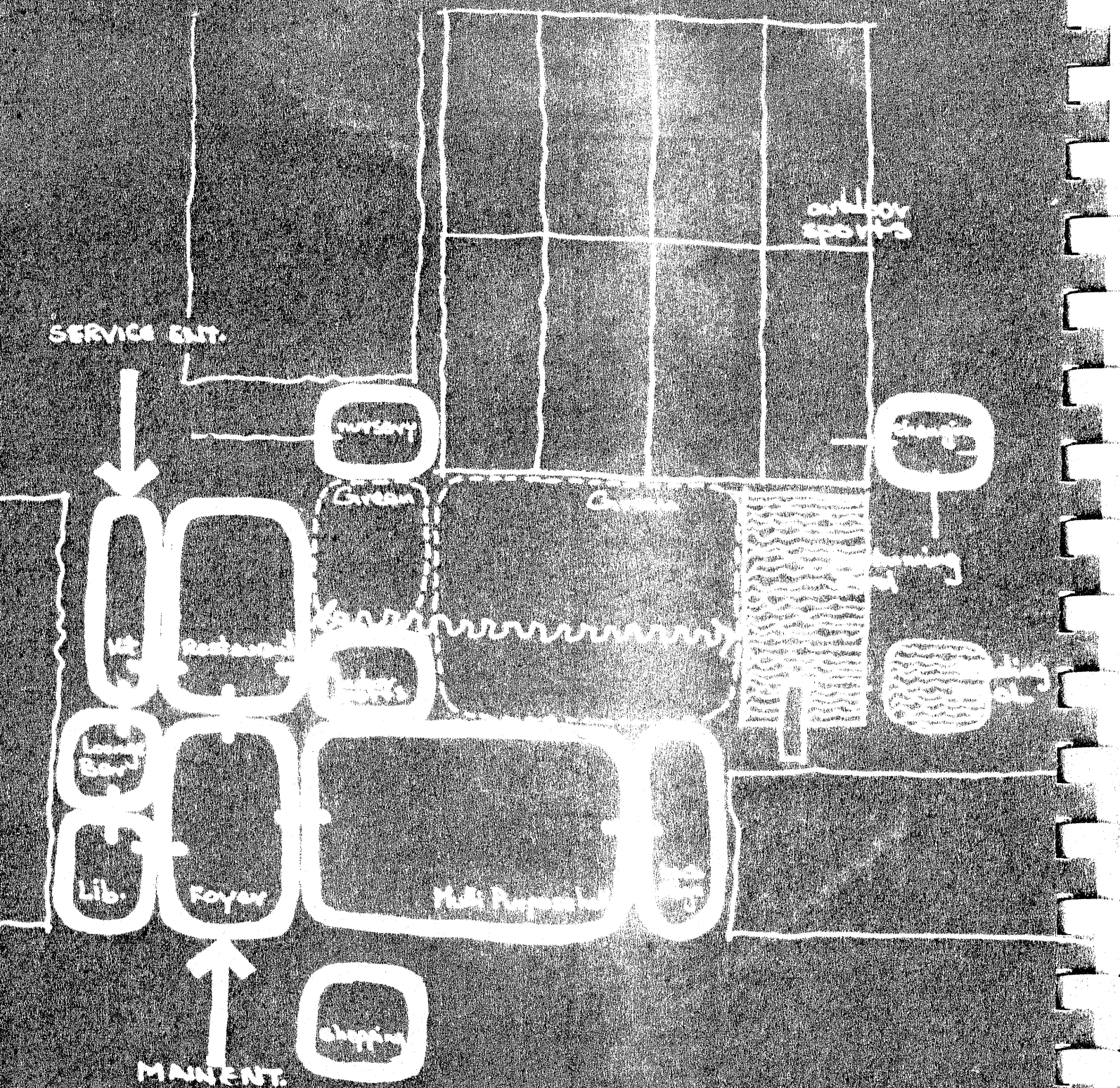
LEV 0



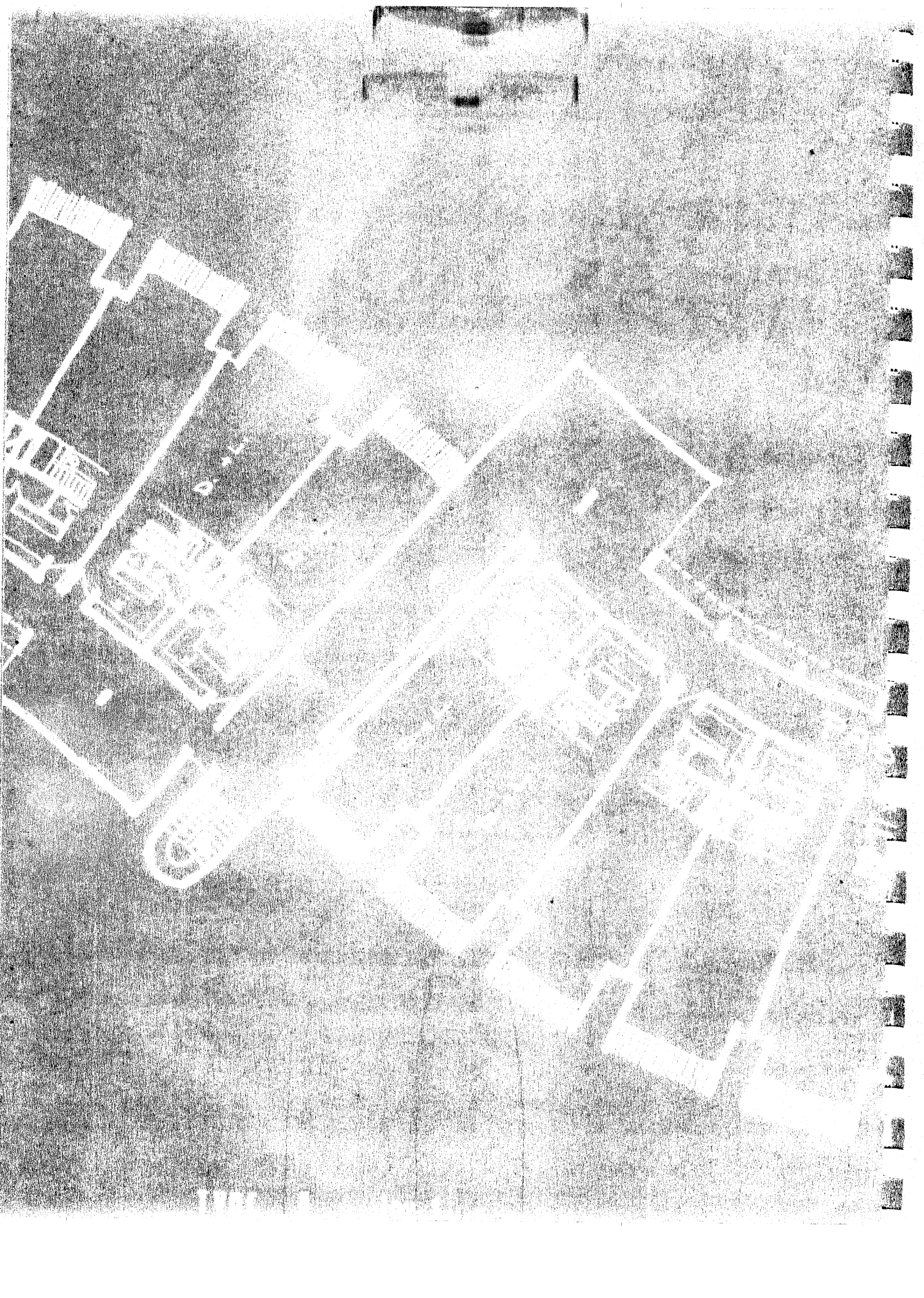
ارتفاع

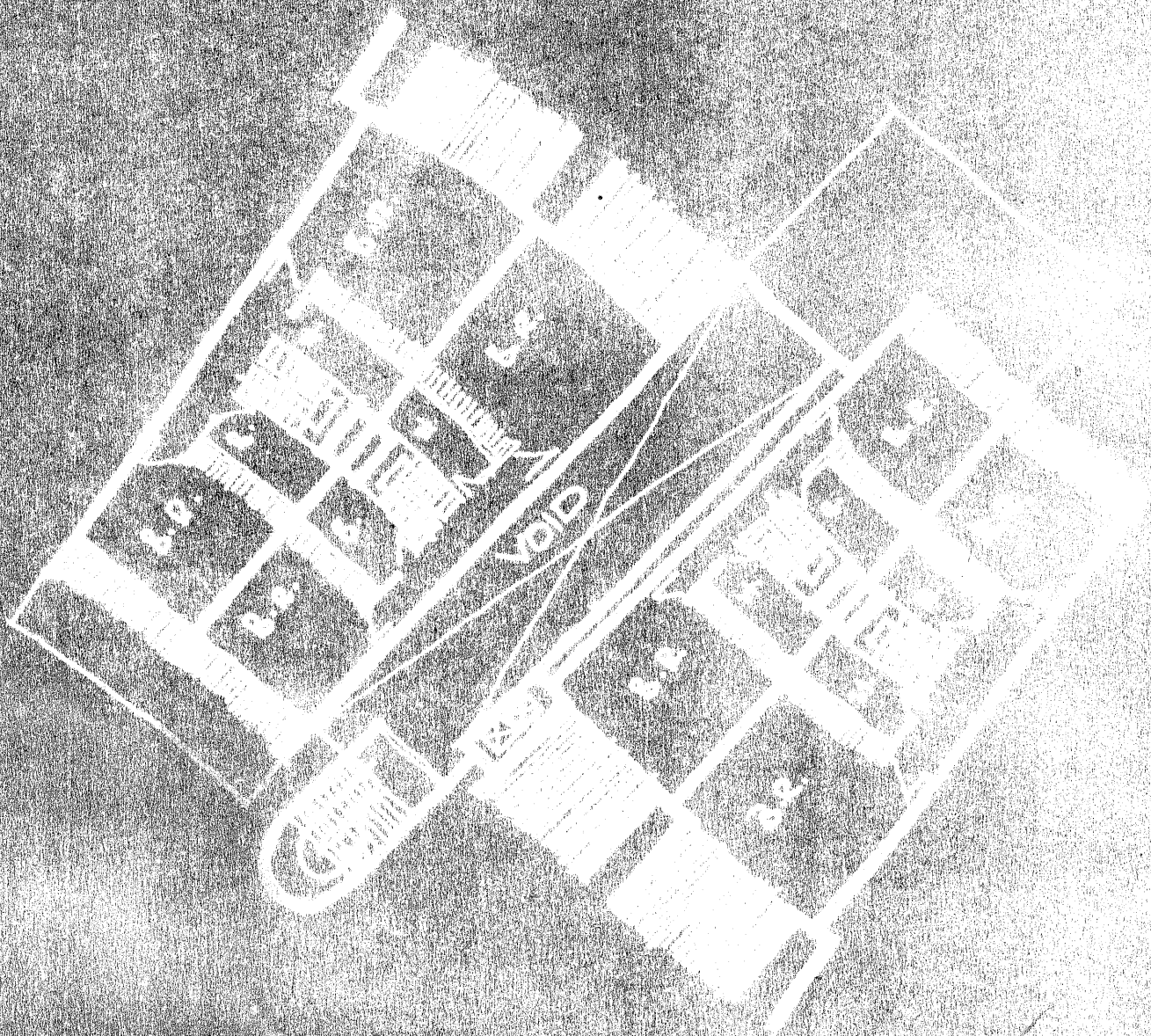
ELEVATION





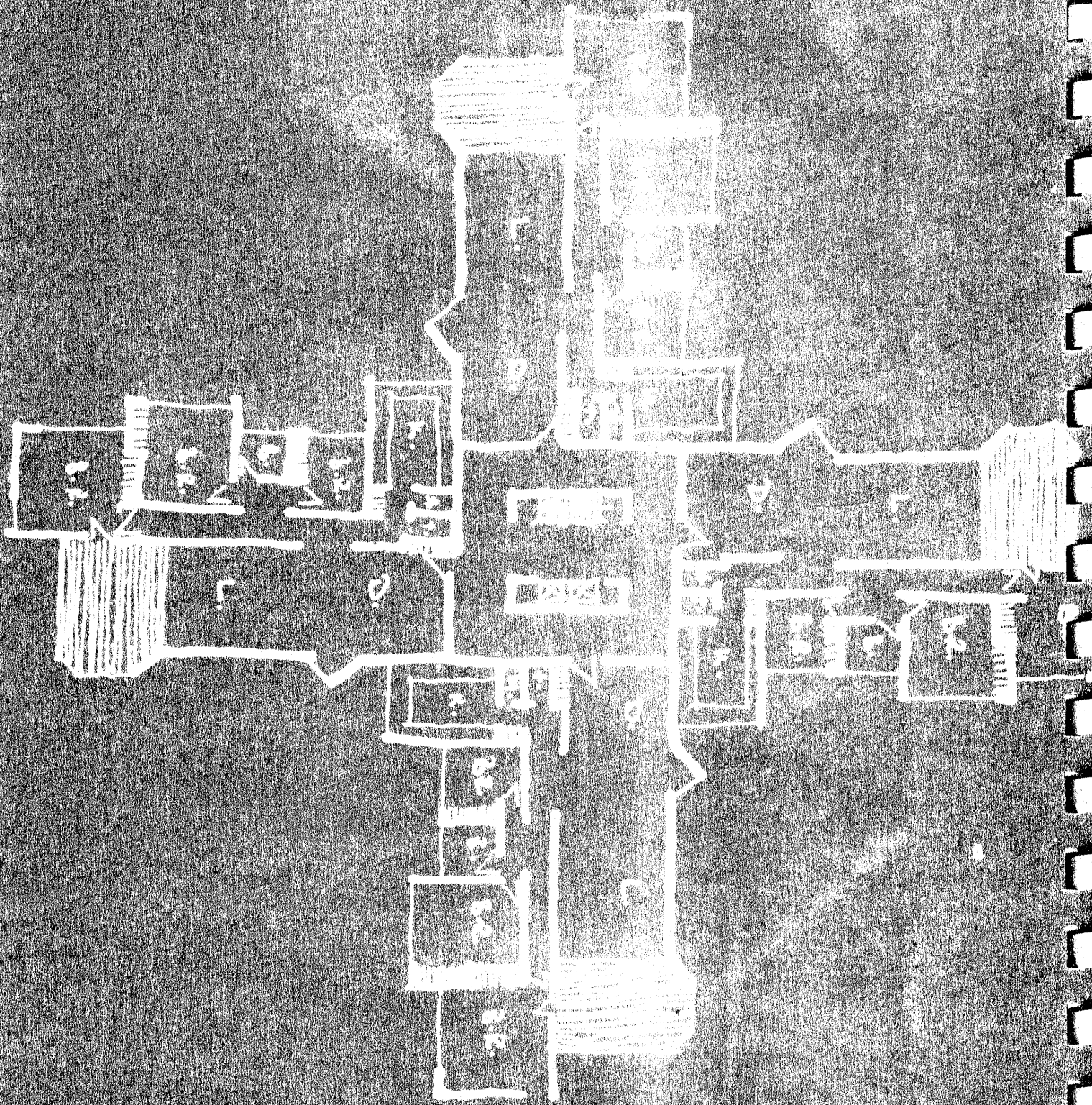
مقترح النشاطات الاجتماعية والرياضية مقياس ١: ٥٠٠





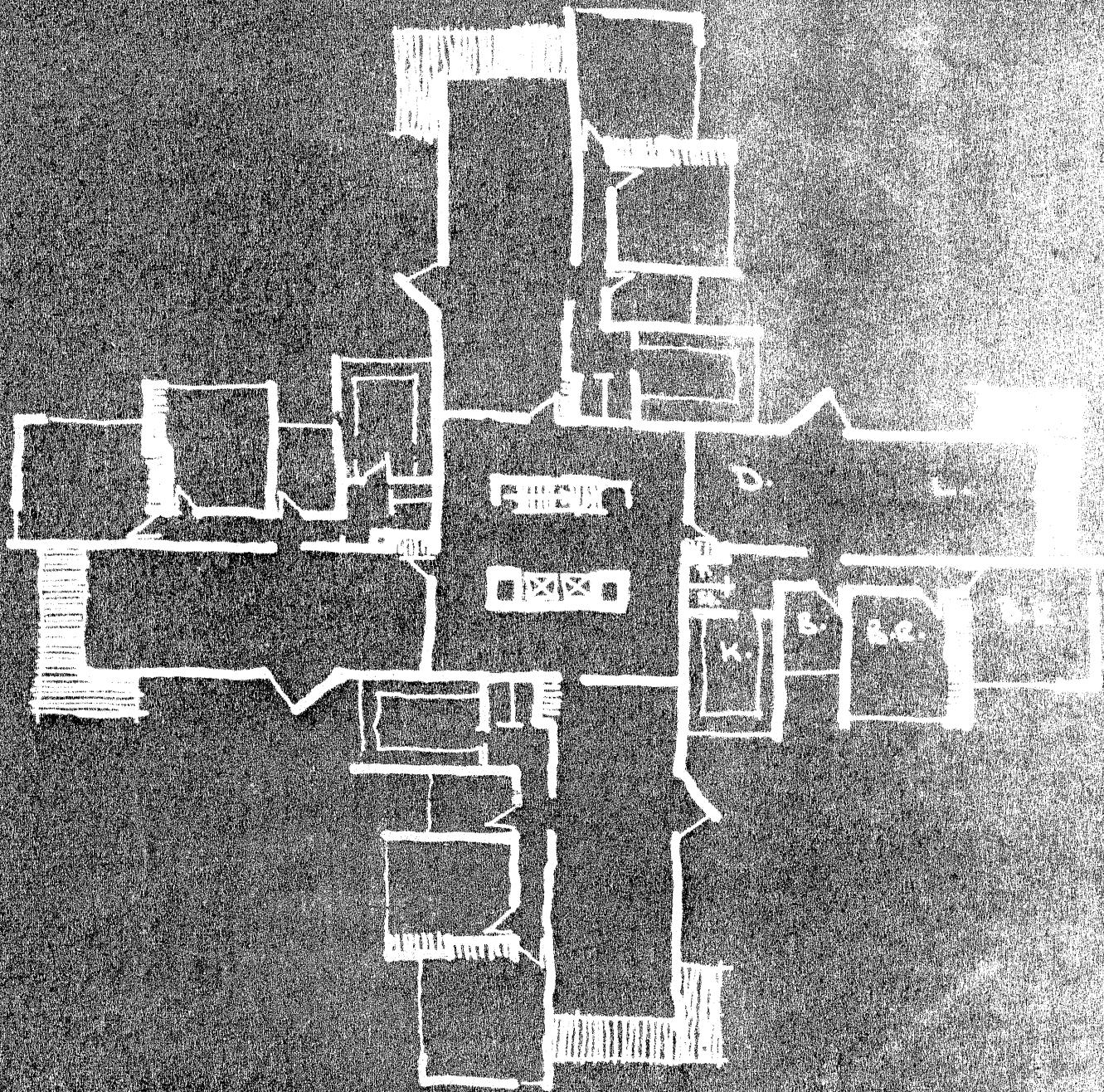
TYPE A lev. 1

1 200



TYPE B-1

1-100



TYPE B-2

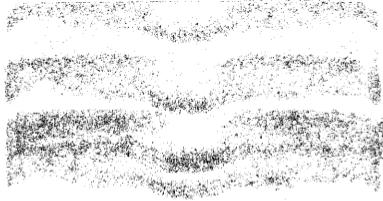
1-200





TYPE 0

1 : 200



ANNEX OF THE REQUESTED CHANGES

Introduction

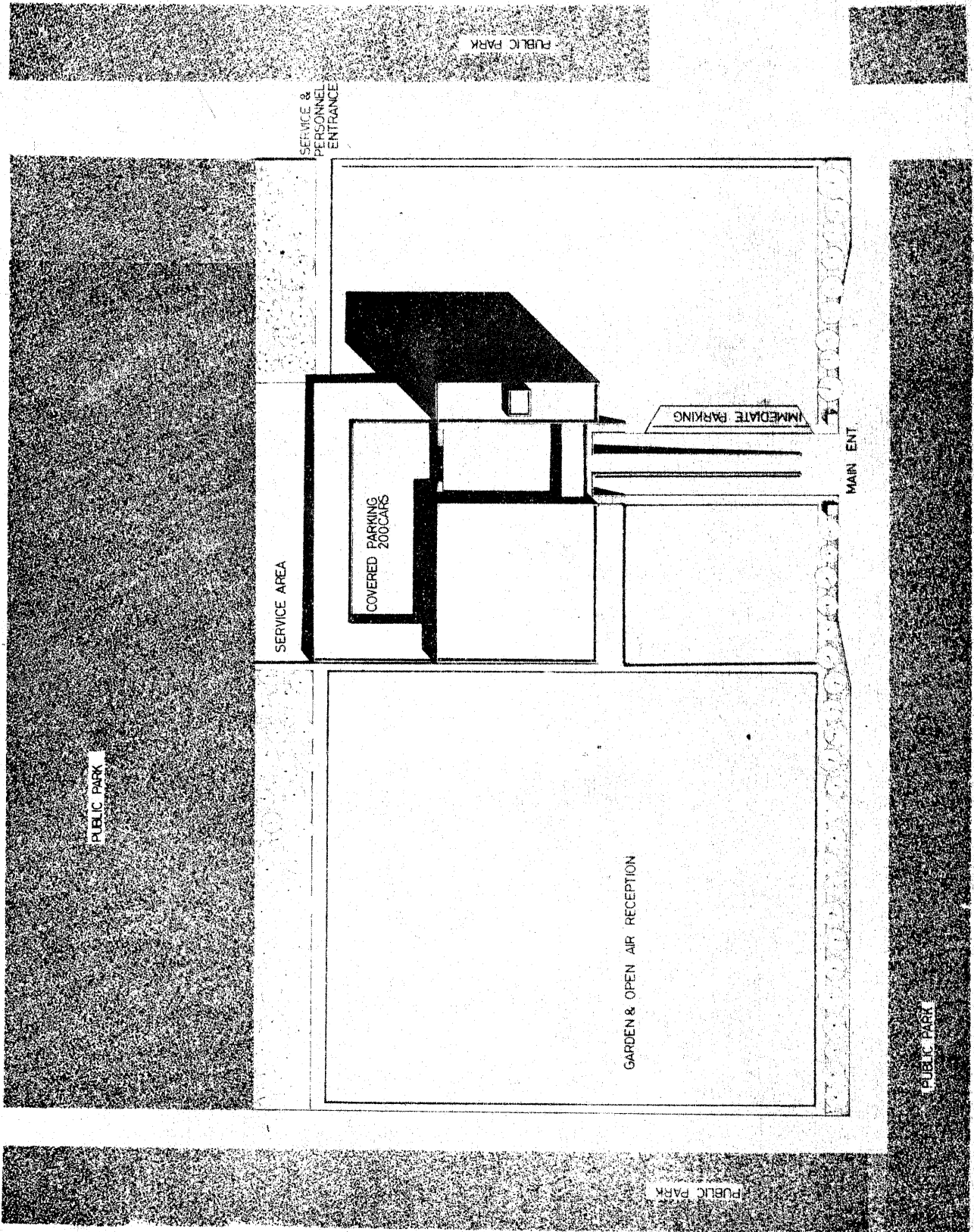
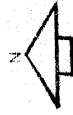
In the light of the comments set forth in the note by the secretariat of the Economic Commission for Western Asia (document 10312 (3)) of 27 February 1976, which contains the comments of the United Nations Secretariat on the project, the following design and executive steps have been taken.

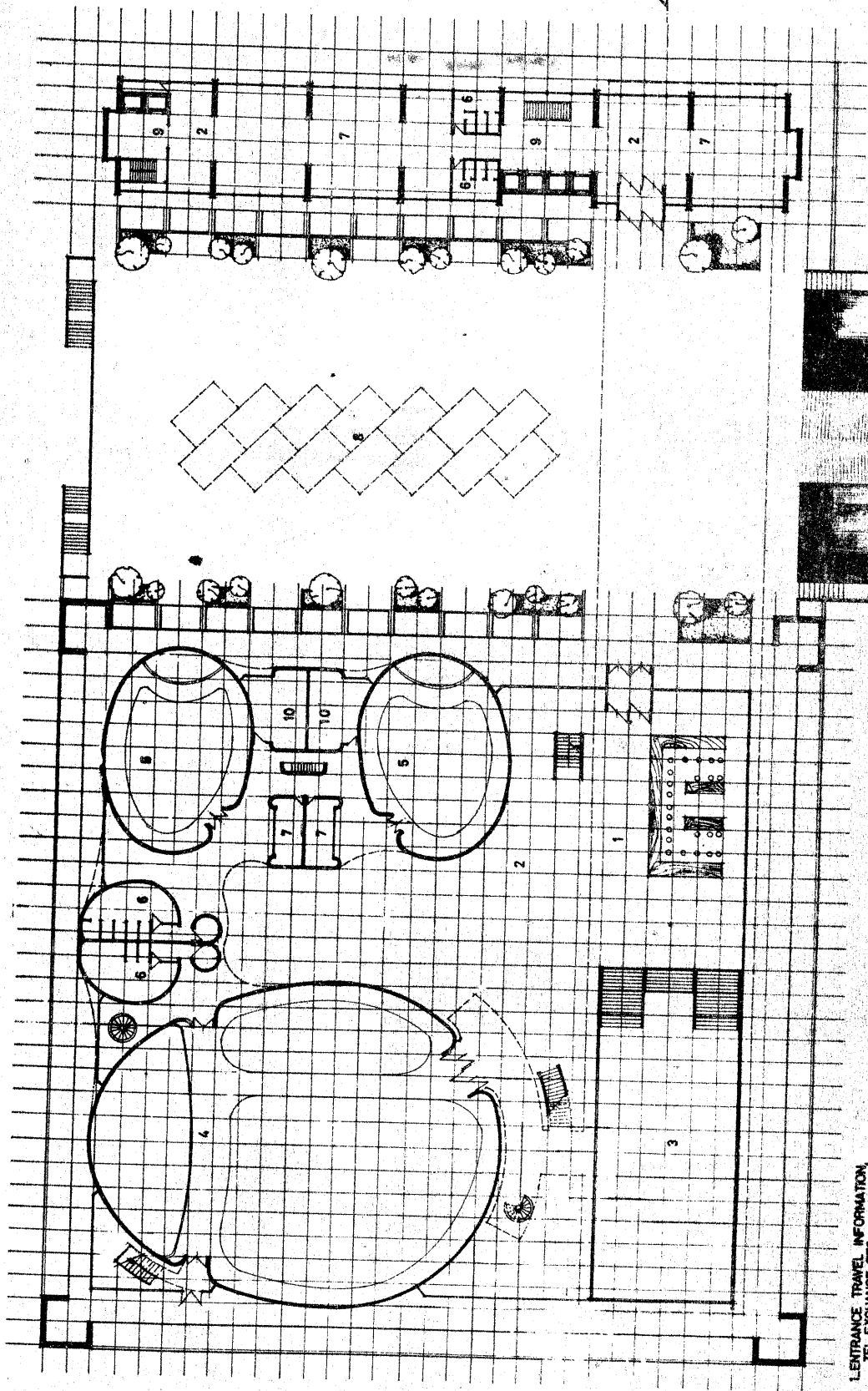
It was decided that the project site should comprise a land area of 100,000 square metres, measuring 250 metres x 400 metres, surrounded by public gardens near to the road linking the centre of the city of Baghdad and Baghdad International Airport. In the land utilization proposal for this district, it was planned to contain buildings and amenities for similar functions.

In the architectural layout consideration was taken of the fact that they were to be edifices surrounded by gardens, which could be used for receptions and outdoor activities and also for parking cars, as well as providing the necessary separation between the edifices and surrounding buildings.

The design of level 2 was revised, taking into consideration a complete separation between the two lecture halls so as to ensure the desired sound control and prevent noise interference between the two. Also, two caucus rooms, with a capacity of 8 persons and all requisites in the way of offices and amenities, were added to each.

The annexed plans of the project site and level 2 show the above-mentioned changes made in the light of the comments in the secretariat's note.





LENTRANCE TRAVEL INFORMATION,
TEL. EXCHANGE ETC.

- 2. LOBBY, TEL. EXCHANGE ETC.
- 3. LOBBY
- 4. LOBBY
- 5. LOBBY
- 6. LOBBY
- 7. LOBBY
- 8. LOBBY
- 9. LOBBY
- 10. LOBBY

مستوى - ٢
LEVEL - 2

0 2 4 6 8 10 12 14

