

**ORGANIZATION OF
AFRICAN UNITY**

SECRETARIAT
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ADDIS ABABA

**ORGANISATION DE L'UNITE
AFRICAIN**

SECRETARIAT
B. P. 3243

COUNCIL OF MINISTERS
Fourteenth Ordinary Session
Addis Ababa - February 1970

CM/299/Rev.1

REQUEST FOR THE BUILDING OF AN OFFICIAL RESIDENCE FOR
THE ADMINISTRATIVE SECRETARY-GENERAL



CM0299

MICROFILM

Request for the Building of an Official Residence for
the Administrative Secretary-General

In the light of its experience of the past six years, the General Secretariat considers it its duty to propose, for obvious economic reasons for the OAU the building of an official residence for the Administrative Secretary General of the Organization. Since the General Secretariat came into being, an annual sum of US.\$9,600 has been regularly voted in the OAU budget, for the rent of the villa which is being used as the residence of the Administrative Secretary General.

This means that at the end of the present financial year, the rentals paid by the OAU on this residence will amount to 9600 x 6, which is equal to US.\$57,000. It should be added that the sum of US.\$10,000 was set aside for the furnishing of this residence out of the OAU budget. If one includes all the expenses incurred in effecting various repairs in the very old villa occupied now by the Administrative Secretary General for the past six years, which amount to more than US.\$2,000.--, one will realize that this residence must have cost OAU more than US.\$70,000.--.

Now, on the basis of information obtained from the department of architecture in the Ethiopian Ministry of Public Works, an equivalent amount would be quite enough for the construction of a suitable villa for the residence of the Administrative Secretary General. This means that the total cost could be completely offset by the rentals paid by the OAU in less than six years.

In fact, it should be noted that the rental rate of the present residence fixed since 1964 has not been altered and the landlord has already been offered much more than double the rent being paid now by the OAU. This situation cannot continue much longer.

This means that without the special considerations given to the OAU by the Ethiopian Government, the Secretary General would be obliged either to move out, or to request an increase for rental payment, which, from the look of things, is unthinkable in the present circumstances and with due regard to the policy of austerity being practised by the Council of Ministers with the full support of the OAU General Secretariat.

Thanks to the kind co-operation of the Ethiopian Ministry of Public Works, the services of this department have accepted to prepare, free of charge, at OAU request, a plan for a relatively modest but suitable villa. The OAU Secretariat is herewith attaching this plan for consideration by the Advisory Committee on Budgetary and Financial Matters.

This plan is accompanied by a note from the Assistant Chief Architect stating, on the basis of standards applied in Ethiopia, that such a villa would cost US.\$70,000, or 175,000 Ethiopian dollars.

Of course, this relatively low cost presupposes the close co-operation and generous assistance of the Ethiopian Government, however, there is every reason to believe that this co-operation and assistance, which have never been lacking in the past with regard to the General Secretariat of OAU, will be generously afforded to our Organization by the Ethiopian Government as soon as the decision to build the villa is taken by the appropriate bodies of OAU.

The architect's note suggests, in accordance with current practice in this matter, that a further 10% of the cost of the villa be envisaged for possible additional unforeseen expenses when the decision is taken. The amount of this lump sum would be used only if necessary.

It emerges, from all information supplied to the OAU General Secretariat by the appropriate construction services in Addis Ababa that this total amount, including the estimate of the villa (US.\$70,000) and unforeseen expenses (US.\$7,000) or

US.\$77,000 would be sufficient in any case to defray all building expenses whatever the circumstances may be. Be it as it may, the General Secretariat promises here and now to request any additional sum for this construction.

Finally, the Architect states that the duration of construction would be 6 to 8 months. Thanks to the kind co-operation of the Ethiopian Government and the appropriate services of Public Works, Domains and the Highway Authority, the OAU General Secretariat will make all necessary efforts to reduce this time to the minimum.

As a result of the foregoing the General Secretariat proposes, in the interest of OAU, that the Advisory Committee on Budgetary and Financial Matters and the Council of Ministers envisage the construction, as soon as possible, of an official residence for the Administrative Secretary General and authorize the amount of US.\$77,000 to this end. This sum could easily be taken out of the savings made on the 1968/69 budget which would be quite sufficient since they amount to US.\$172,966.

The advantage in authorizing that this amount be taken from the savings that are now available would be that this would make it possible for work to start immediately so that at the end of the current financial year the villa could be ready and there would be no need to include rental for the Secretary-General in the 1970/71 budget.

Ministry of Public Works
Public Buildings Department

Date: December 10, 1969

INTERNAL MEMORANDUM

TO: His Excellency Ato Makonnen Mulat - Vice Minister

FROM: Zewdie Teklu, Deputy Chief Architect,

SUBJECT: Residence of His Excellency Mr. Diallo Telli

Your Excellency,

Following my conversation and contact with His Excellency Mr. Diallo Telli concerning the estimation of the cost of a villa for the General Secretary of O.A.U. I hereby inform your Exc. that the cost of a villa with approximately the same programme as in his Excellency's letter Ref.ADM 90/1 can be estimated to about \$150,000 Eth. dollars of the following part of the job is done in our Ministry.

1. Architectural Design
2. Working Drawings
3. Structural Calculations
4. Bill of Quantities, Specification and Price
5. Electrical and Sanitary Installations
6. Supervision

Which makes 8-10% of the cost and the land granted free of charge which will cost about 25% of the estimated sum in the area which is now chosen. If maximum effort is put in to service the execution of the work can be done in a period of 6-8 months.

Ministry of Public Works
Public Buildings Department

Date: December 10, 1969

Internal Memorandum

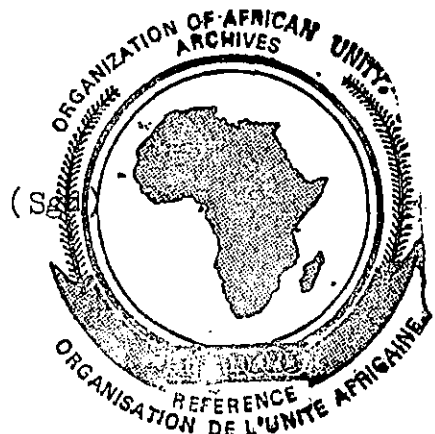
TO: His Excellency Ato Makonnen Mulat - Vice Minister
FROM: Zewdie Teklu, Deputy Chief Architect
SUBJECT: Residence for His Excellency Mr. Diallo Telli

Your Excellency,

Following my conversation and contact with His Excellency Mr. Diallo Telli concerning the estimation of the cost of a villa for the General Secretariat of O.A.U. I hereby inform your Exc. that the cost of a villa with approximately the same programme as in his Excellency's letter Ref. ADM 90/1 can be estimated to about \$150,000 Eth. dollars of the following part of the job is done in our Ministry.

1. Architectural Design
2. Working Drawings
3. Structural Calculations
4. Bill of Quantities, Specification and Price
5. Electrical and Sanitary Installations
6. Supervision

Which makes 80-10% of the cost and the land granted free of charge which will cost about 25% of the estimated sum in the area which is now chosen. If maximum effort is put in to service the execution of the work can be done in a period of 6- 8 months.



December 13, 1969

INTERNAL MEMORANDUM

To: His Excellency Ato Makonnen Mulat - Vice Minister
From: Zewdie Teklu, Deputy Chief Architect
Subject: Re:-Residence for His Excellency Mr. Diallo Telli

According to your order to prepare a preliminary plan of the Villa for the Secretary General of O.A.U. I hereby present the plan and the technical description.

The Villa has been understood to be the O.A.U. Secretary General permanent residence and as such the function had to follow both his normal residing and his official activities as far as the Villa is concerned. The programme given by O.A.U. and studied by our Architectural Department coordinatively consists generally of the ceremonial part, the living part and a guest's apartment including an office of the Secretary-General and the normal activity areas of a Villa.

The programme is as follows:-

- Entrance Hall
- Reception Halls
- Kitchen and Dining
- Four Bed rooms
- One family room
- One office
- One guest apartment
- Garage for two cars
- Three bath rooms and toilets
- Servants quarter

According to the preliminary plan which is prepared the area covered by the Villa is 560 sqm. estimated to 175,000 Eth.\$ plus 10 Fr contengancy that may be used if necessary occasions may arise and if not should be returned to O.A.U.

It is my opinion that this sum will be enough to construct this Villa without additional expenses.

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1970-02

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Organization of African Unity

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