



**9<sup>th</sup> Meeting of the Parties (MoP9)**  
**Reunion Island, 4–8 July 2022**

**MOP-09-INFO-04**  
**Report on potential new premises for SIOFA Secretariat**

SIOFA Secretariat

Submitted 17.06.2022

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<b>Abstract</b>	
<p>As requested during MoP8, the Executive Secretary has started working with the host country to identify new premises for the SIOFA Secretariat and provide information in that regard to the ninth Meeting of the Parties (ref. MoP8 Report para 195). This document and its annexes inform of the contacts, exchanges, visits and possibilities in the short, medium or long term.</p>	

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<sup>2</sup> Documents available only to members invited to closed sessions as per SIOFA RoP 20.

## Introduction

The Meeting of the Parties requested the Executive Secretary to start working with the host country to identify new premises for the SIOFA Secretariat and provide information in that regard to the ninth Meeting of the Parties.

In line with the requirements above, the Executive Secretary has contacted the Prefect of Reunion, representing the French State in the Department of Reunion, as well as other local French authorities. Visits have also been made.

### 1. CONTACTS WITH AUTHORITIES FROM THE HOST COUNTRY

#### 1.1: Prefect of la Réunion (Representant of the French Government).

A first letter was sent to the Prefect of Reunion Island on 19<sup>th</sup> July 2021, requesting either a new arrangement of the current workspace or a move to premises better suited to support the Secretariat's future needs.

The Prefect replied that the French Government had made available to SIOFA, within the Directorate of Food, Agriculture and Forestry (DAAF), three offices (with a total surface area of about 37 m<sup>2</sup>) to accommodate 3 offices, as well as parking spaces and access to meeting rooms and services such as telephone and internet networks. "Given the current tensions on the spaces occupied by the DAAF and the needs for shared office space, which are expressed in the context of the relocation of other Government services", the Prefect could not give a favourable response to our request for an increase in space to be made available to SIOFA.

For the time being, the Prefect has invited us to look for alternative real estate solutions, including, if necessary, the private rental market.

#### 1.2: Other contact with local authorities

Other contacts have been made by the Secretariat with local authorities.

1.2.1. the Head of the South Indian Ocean Sea Directorate and the Director of the maritime port of La Réunion.

An option for relocation has been visited in November 2021 and March 2022 in Le Port, but it has not resulted in fruitful options for the future, due to a restructuration postponed of the department concerned.

Other meetings with local authorities have been planned in order to study potential options, notably with the Head of the Government's real estate policy for Reunion Island.

#### 1.2.2. Military building

A free military building in Le Port has also been investigated in April 2022 but it also did not result in a possible option for the future, as this building is already planned to be used by the Navy.

Visits have been organised with the Data Manager present to ensure that the premises have sufficient capacity to support SIOFA's IT hardware and security, and the capacity to potentially host a SIOFA VMS.

## 2. MARKET STUDY AND PUBLIC DOMAIN

In accordance with article 3(1) of the SIOFA Headquarters Agreement, a relocation within public premises in La Réunion is the preferred option. Nevertheless, some research has been done to determine the necessary budget and potential opportunities that exist at this time in the private rental market.

### 2.1: The commercial real estate market in Reunion in 2021

The average transaction for the sale or lease of office space is approximately 210 m<sup>2</sup>. However, as in previous years, the core of the market is centred on spaces of less than 100 m<sup>2</sup>. Offices between 50 and 100 m<sup>2</sup> are the most sought after, and they represent nearly 30% of the total space sought in 2021.

There has been a significant decrease in the availability of office space to rent. It is estimated that the office vacancy rate is close to 1%. As of December 31, 2021, the stock of immediately available office space was estimated at 7,700 square meters, whereas the previous year, 25,000 square meters of space were available at the end of the year.

Average rental values have decreased slightly in the northern and western micro-regions of Reunion. Average rental values have decreased from 22 € to 19 € per square meter, excluding VAT and rental charges.

### 2.2: Examples of office spaces currently available (Annex 1)

Annex 1 provides an overview of 10 offices that are currently available to rent on the public market in Reunion. These have been included to provide an indication of the average size and prices of office spaces.

Please note that the office size varies significantly. The Secretariat is looking for an office of 100 to 120 m<sup>2</sup>, meeting the criteria mentioned in the SIOFA Headquarters agreement between the French government and the Secretariat. <http://www.apsoi.org/node/5>

Overall, some possibilities of varying quality seem to be available in the private market. It is to be noted that a rental in the private market can be evaluated to approximately 35,000 € per year (+/- 5,000 €). The minimum period listed for a leasing agreement is 3 years.

It is also worth highlighting that some of the offices on the rental market are not furnished. These offices may be offered at a lower cost, however if refurbishment is required, the Secretariat has projected that a minimum of 500€/m<sup>2</sup> will be required to cover the cost. Depending on the state of the office this may include the cost of painting, air-conditioning installation, electrical fitting, etc.

### 3. Future prospects







A new contact has been made with the main person in charge of public real estate in order to try to find a solution at lower cost for the Secretariat.















If there are no possibilities in the public domain, it might be wise to look for offers that meet SIOFA's needs in the private domain, in conjunction with the French government.







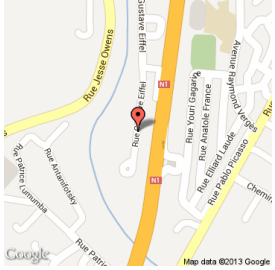





Finally, it can be noted that if recruitment is planned for the 1<sup>st</sup> January 2023, the Secretariat may accommodate this new recruitment within current premises, by organizing desk-sharing and rotational remote working, for example. This temporary solution would allow to minimize the urgency of relocating the Secretariat.




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ANNEX 1 TO MOP 09 - INFO -04

TITRE - ADRESSE	SURFACES - ACCES	AMENAGEMENTS	CONDITIONS FINANCIERES	PLAN
<p><b>THALES A</b>  <b>5, CHEMIN DE GRAND CANAL</b>  <b>97490 SAINTE CLOTILDE</b></p>  <p>515192</p>	<p><b>Bureaux à Louer</b>                      Disponibilité : Immédiate                        393 m<sup>2</sup> non divisibles</p>	<p>Offices offering a pleasant working environment with their many through openings overlooking a green interior patio                      Space divided into various individual offices and open space                      Served by an elevator and fully equipped with: false ceilings, recessed lighting, air conditioning, power outlets, computer wiring, toilets adapted for PRM                      14 parking spaces in the basement</p>	<p><b>Loyer Global :</b> 9 825,00 €/mois HT HC  <b>Charges :</b> 3,31 €/m<sup>2</sup>/mois HT  <b>Régime fisc. :</b> T.V.A.  <b>Bail :</b> 3-6-9 ans  <b>Paiement :</b> Mensuel d'avance</p>	
<p><b>IMMEUBLE THALES</b>  <b>10, RUE DE L'AMITIE</b>  <b>97490 SAINTE CLOTILDE</b></p>  <p>1026199</p>	<p><b>Bureaux à Louer</b>                      Disponibilité : 01/07/2022                        120 m<sup>2</sup> non divisibles</p>	<p>Offices located on the 1st floor served by an elevator                      Access to the South Boulevard at the foot of the building: 1 reception, 1 closed office office, 1 open space for 8/10 stations, a very pleasant rest room                      Offices that can be used immediately, equipped with a patch bay and computer cabling, air conditioning, plenty of storage space, toilets, shower                      5 secure parking spaces</p>	<p><b>Loyer Global :</b> 2 750,00 €/mois HT HC  <b>Charges :</b> 1,00 €/m<sup>2</sup>/mois HT HC  <b>Régime fisc. :</b> T.V.A.  <b>Bail :</b> 3-6-9 ans  <b>Paiement :</b> Mensuel d'avance</p>	
<p><b>12, RUE DE NICE</b>  <b>97400 SAINT DENIS</b></p>  <p>545955</p>	<p><b>Bureaux à Louer</b>                      Disponibilité : Immédiate                        242 m<sup>2</sup> divisibles à partir de 107 m<sup>2</sup></p>	<p>House with traditional architecture divided into 2 parts                      Building 1 including in R+1 two beautiful open space with sanitary and shower and in R+2 an open space                      Building 2 including in R+1 a reception, an open space, a meeting room, 2 toilets and in R+2 a beautiful open space</p>	<p><b>Loyer Global :</b> 5 324,00 €/mois HT HC  <b>Régime fisc. :</b> T.V.A.  <b>Bail :</b> 3-6-9 ans  <b>Paiement :</b> Mensuel d'avance</p>	

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<p><b>VILLA SAINT-JOSEPH - 15, RUE MALARTIC 97400 SAINT DENIS</b></p>  <p>488687</p>	<p><b>Bureaux à Louer</b></p> <p>Disponibilité : 3ème trimestre 2022</p> <p><b>805 m² divisibles à partir de 95 m²</b> Immeuble neuf</p> <ul style="list-style-type: none"> <li> Citalis: 'Jardin de l'Etat', lignes 10, 11, 12, 14, 19, 21, 22, 22a et 23</li> <li> N1 à 10 min</li> </ul> <p>A 10 min de la gare routière</p>	<p>Recent building offering good quality services on a busy axis of the city center and with parking spaces nearby</p> <p>The Jardin de l'Etat is located just opposite, offering a green setting for lunch, relaxing after work or playing sports</p> <p>Fully secured site with intercom and digicode at the entrance;</p> <p>Vicinity with Police Central office</p> <p>Elevator</p> <p>All lots are bright and equipped.</p>	<p><b>Loyer :</b> 25,00 €/m²/mois HT HC</p> <p><b>Charges :</b> 2,50 €/m²/mois HT En cours de détermination</p> <p><b>Régime fisc. :</b> T.V.A.</p> <p><b>Bail :</b> 3-6-9 ans</p> <p><b>Paieiment :</b> Mensuel d'avance</p>	
<p><b>Clos des Indes 131, RUE JULIETTE DODU 97400 SAINT DENIS</b></p>  <p>280528</p>	<p><b>Locaux commerciaux à Louer</b></p> <p>Disponibilité : Après accord</p> <p>95 m² non divisibles</p> <ul style="list-style-type: none"> <li> Aéroport Roland Garros à 15 min</li> <li> Car Jaune : 'Jardin de l'Etat', ligne O4</li> <li>Citalis : 'Dodu', ligne 14</li> <li> Gare routière de Saint Denis à 5 min</li> </ul>	<p>Une situation rare et exceptionnelle pour un commerce, bureau ou showroom atypique en centre-ville</p> <p>A proximité de la BNPI, La Poste, Orange, Corsair, cabinets d'avocats, professions médicales et de très nombreux commerces</p> <p>Plateau de plain-pied offrant 4 entrées rue Juliette Dodu et 1 entrée rue Sainte-Anne</p> <p>Prestations et équipements de qualités : pierres et briques apparentes, faux plafonds avec luminaires, courant fort et faible incluant baie de brassage, climatisation en split, sanitaire avec lave-mains et espace de</p>	<p><b>Loyer Global :</b> 2 162,20 €/mois HT HC</p> <p><b>Régime fisc. :</b> T.V.A.</p> <p><b>Bail :</b> 3-6-9 ans</p> <p><b>Paieiment :</b> Mensuel d'avance</p>	
<p><b>10, RUE DE PARIS 97400 SAINT DENIS</b></p>  <p>842418</p>	<p><b>Bureaux à Louer</b></p> <p>Disponibilité : Immédiate</p> <p>132 m² non divisibles</p> <ul style="list-style-type: none"> <li> Aéroport Roland Garros à 10 min</li> <li> N1 à 5 min</li> <li> Arrêt "Paris" : lignes 22, 22A, 23, 12B, 11, 10, 19, 14,</li> </ul>	<p>Locaux donnant sur une cour arborée, calme, accessible immédiatement depuis la rue de Paris.</p> <p>Pour activités de bureaux, professions libérales ou commerces : architecte, agence immobilière, tatoueur, notaire, médecin, infirmier ect.</p> <p>Le lot se compose de la façon suivante : accueil, 3 bureaux clos, 1 salle de réunion/ openspace, 1 salle d'archive, rangements, WC, cuisine.</p> <p>Emplacement pour enseigne rue de Paris.</p>	<p><b>Loyer :</b> 22,00 €/m²/mois HT HC</p> <p><b>Régime fisc. :</b> T.V.A.</p> <p><b>Bail :</b> 3-6-9 ans</p> <p><b>Paieiment :</b> Mensuel d'avance</p>	

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<p><b>8, RUE ALEXIS DE VILLENEUVE 97400 SAINT DENIS</b></p>  <p>1000075</p>	<p><b>Bureaux à Louer</b></p> <p>Disponibilité : Immédiate</p> <p>106 m<sup>2</sup> non divisibles</p> <ul style="list-style-type: none"> <li> Barachois à 2 minutes Route du Littoral à 3 minutes</li> <li> Gare routière Car Jaune à 5 minutes</li> <li> Aéroport Roland Garros à 20 minutes</li> </ul>	<p>Surface distributions:</p> <ul style="list-style-type: none"> <li>- 50 m<sup>2</sup> on the second floor with sanitary and shower, patch bay, partitioned offices and reception.</li> <li>- 56 m<sup>2</sup> on the second floor with toilets and large partitioned offices.</li> </ul> <p>Technical characteristics :</p> <ul style="list-style-type: none"> <li>- Air conditioning</li> <li>- High and low voltage</li> <li>- Manual awning</li> </ul>	<p><b>Loyer Global :</b> 2 300,00 €/mois HT HC  <b>Charges :</b> 1,50 €/m<sup>2</sup>/mois HT  <b>Régime fisc. :</b> T.V.A.  <b>Bail :</b> 3-6-9 ans  <b>Paiement :</b> Mensuel d'avance</p> <p>Bureaux très lumineux, grandes fenêtres, beaucoup de rangements (possibilité de garder les meubles)  Parkings dans la zone, bars, restaurants,</p>	
<p><b>33, RUE GUSTAVE EIFFEL 97419 LA POSSESSION</b></p>  <p>391779</p>	<p><b>Bureaux à Louer</b></p> <p>Disponibilité : Immédiate</p> <p>145 m<sup>2</sup> non divisibles</p>	<p>Office building built in R+3 closed and secured  Located on the first floor of an office building, fully equipped offices consisting of a reception area, an open space, 9 offices all equipped with full height storage, sanitary facilities  Quality services: air-conditioning, computer cabling, alarm, elevator, possibility of putting up a sign visible from the 4-way road  2 parking spaces</p>	<p><b>Loyer :</b> 17,00 €/m<sup>2</sup>/mois HT HC  <b>Charges :</b> 2,84 €/m<sup>2</sup> / mois HT  <b>Régime fisc. :</b> T.V.A.  <b>Bail :</b> 3-6-9 ans  <b>Paiement :</b> Mensuel d'avance</p>	
<p><b>7, RUE DE LOBELIE 97419 LA POSSESSION</b></p>  <p>891017</p>	<p><b>Bureaux à Louer</b></p> <p>Disponibilité : T2 2022</p> <p>176 m<sup>2</sup> non divisibles</p> <ul style="list-style-type: none"> <li> RN1 à 3 minutes</li> <li> Aéroport Roland Garros à 30 minutes</li> <li> Réseau Kar'Ouest Ligne 17 arrêt "Nelson Mandela" à 3 minutes</li> </ul> <p>Réseau Kar'Ouest Ligne</p>	<p>Bâtiment indépendant à usage de bureaux répartis d'un rdc de 76 m<sup>2</sup> et d'un R+1 de 99 m<sup>2</sup> et équipés de :</p> <ul style="list-style-type: none"> <li>- faux plafonds avec éclairage encastré</li> <li>- carrelage au sol</li> <li>- cloisonnement type placoplâtre</li> <li>- système de climatisation</li> <li>- courant fort</li> <li>- courant faible</li> </ul>	<p><b>Loyer Global :</b> 3 696,00 €/mois HT HC  <b>Régime fisc. :</b> T.V.A.  <b>Bail :</b> 3-6-9 ans  <b>Paiement :</b> Mensuel d'avance</p>	

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<p><b>CENTRE D'AFFAIRES DE SAVANNA</b>  <b>14, RUE JULES THIREL</b>  <b>97460 SAINT PAUL</b></p>  <p>1046805</p>	<p><b>Bureaux à Louer</b></p> <p>Disponibilité : Immédiate</p> <p>100 m<sup>2</sup> non divisibles</p> <ul style="list-style-type: none"> <li> Car Jaune : "Pont de l'Étang", ligne O4</li> <li>Kar'Ouest : "Savanna", lignes 4, 5, 8.0, 8.1, 8.2, 8.3, 8.4, 8.5 et 10</li> <li> A 32 min de l'aéroport Roland Garros</li> <li>N1 à 2 min</li> </ul>	<p>Office space fully equipped and offering great benefits</p> <p>The surface is distributed as follows: 1 reception, 4 offices with 1 to 2 workstations, 1 meeting room, archive space, toilets</p> <p>Designed to accommodate 5 to 8 people</p> <p>The platform is equipped with :</p> <ul style="list-style-type: none"> <li>- parquet floor</li> <li>- false ceiling with air-conditioning cassettes and recessed lighting</li> <li>- removable semi-glazed partitions</li> <li>- strong and weak current:</li> </ul>	<p><b>Loyer Global :</b> 2 200,00 €/an HT HC</p> <p><b>Charges :</b> 360,00 €/mois HT Incluant la climatisation</p> <p><b>Régime fisc. :</b> T.V.A.</p> <p><b>Bail :</b> 3-6-9 ans</p> <p><b>Païement :</b> Mensuel d'avance</p>	