



CPME 2010/098

TITLE / TITRE

CPME Premises Strategy

AUTHOR / AUTEUR

Executive Committee

CONCERNING / CONCERNE

All delegations

PURPOSE / OBJET

Questionnaire

DATE

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KEYWORDS / MOTS CLEFS

CPME Premises, Domus Medica



CPME premises strategy

Introduction

At the last Board meeting in June, the President and the EC were authorised to take forward the idea of the CPME for a Domus medica, including the information of the individual financial and legal risks for the CPME's members involved. This paper describes the steps to be undertaken for this process.

Items for consideration

- (1) **Current rent contract:** The CPME has a rent contract which terminates on 31 July 2016. Under the current contract it is possible to terminate the contract by 31 July 2013 if notice is given six months before that date. Until 31 July 2013, the rent needs to be paid. It is possible to sublet the premises, but it is not possible to end the contract earlier than 31 July 2013, even if a penalty was paid (this interpretation of the current rent contract needs to be confirmed by a Belgian lawyer). In any way, sufficient time needs to be foreseen to prepare properly for the move, including for any works which might need to be undertaken in the new premises.
- (2) **Questionnaire:** the questionnaire attached as an annex is intended to be sent to the CPME members and the European Medical Organisations (EMOs) in order to ask them about their own wishes or intentions in relation to any future CPME premises. This will inform the CPME's own decision, particularly regarding size and lay-out, and no final decision will be able to be taken on these matters until the views of the delegations/EMOs are known. The deadline for replies is 15 October 2010 in order to discuss the outcome of the questionnaire at the November General Assembly.
- (3) **Figures:** It appears advisable to consult the bigger estate agents (Jones Lang, CBRE Richard Ellis, etc.) rather than a consultant. Estate agents provide information on the estate market for free and are considered as efficient as a consultant. With the results of the questionnaire it should be able to consult various estate agents in Brussels and put together the financial consequences over the coming decades of the CPME leasing or purchasing new premises at various levels of rent or investment, and depending on particular mortgage amounts and time-lengths.

A paper will come to the November Board meeting with the outcome of the questionnaire and more definite proposals.



QUESTIONNAIRE ON PREMISES

1. **Have your association/European Medical Organisation got premises in Brussels?** Yes No

If yes, would you be interested in moving your Brussels representation into a common property with all other medical organisations?

Yes No

If so:

- a) **Would you want to be co-purchaser?** Yes No

- b) **Is your organization allowed to take a mortgage?** Yes No

Or

- c) **Would you be interested in leasing space from the CPME?** Yes No

- d) **If so, what is the maximum rental you wish to pay?**

2. **In case you are interested in either co-purchasing or renting:**

- a) **What is your timetable for moving? Immediate (i.e. by the end of next year)? Medium-term (i.e. within the next 3-5 years)? Or long-term (i.e. more than 5 years)?**

- b) **How much space would you require in square meters?**

- c) **How many parking places would you want?**

- d) **Do you have a preference as far as location is concerned? If yes, what area or district?**

- e) **If we found a ready-made office, how many offices would you need?**

- f) **Would you be interested in sharing a big meeting room?** Yes No

- **How many times a year?**

- **Would you need translation equipment in that room?** Yes No



g) **Would you be interested in sharing any other common services (receptionist, cleaning, etc)?**

3. **Would your NMA be interested in occasionally renting rooms in any future CPME premises e.g. for meetings?**

Yes No