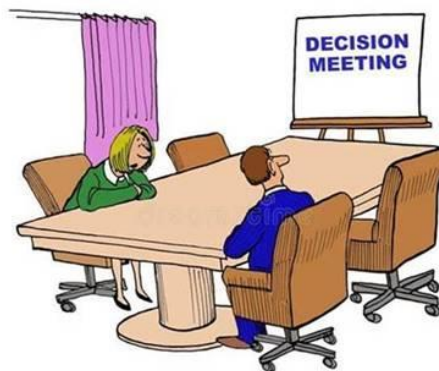


Do OIB policies still maintain some coherence ?  
Or are they polluted by local micro policies considerations ?

More than ever, transparency remains a strong obligation



"Quick, let's make the decision  
before everyone else shows up!"

Through various union messages, we informed you of the aberrations that we have observed through the incoherent manoeuvres carried out by the OIB for some time.

This is the case of the transfer of colleagues from the executive agencies who are going to be sent to a district (whose security was still in the headlines not long ago) on a dubious legal basis which is, in particular when it is confirmed **that this project has not been the subject of prior information to the budgetary authority** required by article 266.3 of the Financial Regulations.

The OIB invokes for the transfer of agencies Article 50a2 of the Financial Regulations applicable to said Agencies. We recall what was nevertheless invoked by the OIB at the real estate committee and the Inter Service Consultation (CIS). This is indeed Article 266.3 of the Financial Regulations with the constraints mentioned above and the subsequent risks of criticism.

Why this reminder? because the change of legal basis allows the OIB not to go through prior information, nor through an open and transparent call for the financial transactions for which it is in charge.

It is this aspect that arouses our attention today and our fears, because according to **the press** the OIB is preparing to sell part of our buildings for the sum of 1 billion euros (maybe closer to 750 millions) to the SFPI (headed by Koen Van Loo, an unelected senior civil servant of this public company), one of the 5 shared by **the current government coalition**, as Alain Hutchinson **trumpeted** (**former Member of Parliament and former member of the Committee of the Regions of the European Union** and today he is now Brussels Government Commissioner responsible for relations with European and international institutions).

**The Federation (FFPE)** still recalls **the scabrous statements** of Pascal Smet during a meeting with the OIB on our colleagues; In truth, if we listen carefully to all the declarations, the Commission and the OIB, in particular, do not seem to believe much in public tenders anymore, and prefer much more expeditious procedures? In short, the lack of transparency is glaring.

Would the market not offer more attractive prices, so what Council is urging us not to exceed **the budget ceilings for 2024**, a prospect of selling to the highest bidder according to specifications and a transparent procedure, would it have been luxury?

As a reminder, the sale price of old offices around rue de la Loi at the height of Art-Lois is already €2,600 to €2,800 per square meter. Around the Schuman roundabout, this can reach a higher amount, not to mention a surface of this size is rare to find in this area.

How does the OIB justify selling more than 350,000 m<sup>2</sup> at such a low price, without any market competition that could offer more, even though the Commission is under budgetary pressure?

Worse: once the renovation has been carried out, the SFPI will be able to multiply its gains, perhaps even by two, while the Commission will lose its historic sites. Let us add that the Commission could even re-let these future buildings at a high price for 10 or 20 years of rental (lease-back). It is clear that the Commission politically certainly pushes the OIB to establish a lose-lose transaction, is it so difficult for our politicians to understand?

**The Federation** is once again at the forefront in the defence of colleagues; while the OIB wants to cram us into flexi-desking, for which **the Federation** recalls that no standard or technical rule is validated in a manual of accommodation conditions (MCH), unlike individual or shared offices, or even open-spaces (the MCH1 and MCH2).

**The Federation** continuously asks that the well-being of colleagues be taken into consideration, that ease of work be put forward while establishing a legal framework to which colleagues can refer to challenge, where appropriate, the working arrangements that do not suit them; **transparency must be the basis of all action taken by our administration.**

**The Federation**  
**You will never walk alone!**