

MINUTES OF THE 20TH MEETING

FEDERAL GOVERNMENT EMPLOYEES HOUSING FOUNDATION
SHAHEED-E-MILLAT SECRETARIAT

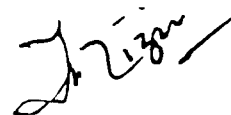
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Islamabad, the 2nd June, 1990.

Subject:- MINUTES OF THE 20th MEETING OF THE EXECUTIVE
COMMITTEE OF BOARD OF GOVERNORS HELD UNDER THE
CHAIRMANSHIP OF SECRETARY, HOUSING AND WORKS
IN THE COMMITTEE ROOM OF THE WORKS DIVISION
AT 3.30 P.M.

A copy of the 20th meeting of the Executive Committee
the Board of Governors which was held on 13-5-1990 in the
Committee Room of works Division at 3.30 P.M. is forwarded
for information and necessary action.

- (1) Mr. S.A.S. Ainuddin,
Secretary,
Ministry of Housing and Works.
- (2) Mr. M.I. Rajput,
Director General,
Pak. PWD.
- (3) Joint Secretary,
Works Division.
- (4) Mr. Manzur Hussain,
Financial Adviser,
Works Division.
- (5) Mr. Mohammad Samigllah,
Joint Secretary,
Cabinet Division.
- (6) Mr. Sarshar Ali Malik,
OSD (P&EC),
Works Division.
- (7) Dr. Mohammad Rasool Khan,
Director General,
Housing Foundation.



(Firoz H. Rizvi)
Assistant Administrative Officer

MINUTES OF THE 20TH MEETING OF THE EXECUTIVE
COMMITTEE OF BOARD OF GOVERNORS HELD UNDER
THE CHAIRMANSHIP OF SECRETARY, HOUSING AND
WORKS IN THE COMMITTEE ROOM OF THE WORKS
DIVISION AT 3.30 P.M.

The 20th meeting of the Executive Committee of the Board of Governors was held on 13-5-1990 in the Committee-Room of Works Division at 3.30 P.M. The following attended the meeting:-

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| (1) Mr. S.A.S. Ainuddin,
Secretary,
Ministry of Housing and Works. | Chairman |
| (2) Mr. M.I. Rajput,
Director General,
Pak PWD. | Member |
| (3) Mr. Jalees Ahmad Siddiqi,
Joint Secretary,
Works Division. | Member |
| (4) Mr. Manzur Hussain,
Financial Adviser,
Works Division. | Member |
| (5) Mr. Mohammad Samiullah,
Joint Secretary,
Cabinet Division. | Member |
| (6) Mr. Sarshar Ali Malik,
OSD (P&EC),
Works Division. | Member |
| (7) Dr Mohammad Rasool Khan,
Director General,
Housing Foundation. | Member/Secretary |

2. The following attended the meeting by special invitation:-

- (1) Mr. Khalid Amin,
Joint Secretary,
Senior Minister's Office.
- (2) Mr. Ghulam Hussain Memon,
Acting Chief Engineer (North),
Pak PWD.
- (3) Mr. Shafaat Ali Malik,
Chief Architect,
Pak PWD.

The following were also in attendance:-

- (1) Mr. Moin Ahmad Siddiqi,
Director Administration,
Housing Foundation.
- (2) Mr. S.A. Malik,
Superintending Engineer,
Pak PWD.

(3) Mr. A. Hamid Arif,
Director (Technical),
Housing Foundation.

(4) Mr. Perviez Akhter,
Section Officer,
Housing Foundation.

3. Welcoming the participants the Chairman described in brief the background of the Scheme for the benefit of those who attended the meeting for the first time. He stated that the Scheme was approved by the Cabinet in 1986 for construction of 5,000 houses on Ownership basis, in two phases. In the first phase, construction of 1886 houses was being undertaken in Sector I-8/2 and G-11 for which all arrangements for taking up the construction work had been finalised. The second phase in which 2825 houses of six different categories will be constructed in Sector D-12 and E-12 would be undertaken shortly.

The Secretary, Housing and Works, intimated that through special extra efforts, land in the Sector I-8/3 and I-8/4 has also been obtained for the construction of approximately 1526 houses of categories I, II and III. The Secretary (H&W), added that provisional allotment of houses to be built in I-8/3 and I-8/4 will be made after obtaining the formal approval of the layout plan from the CDA with complete numbers duly marked. He also stated that a portion of these plots would be given to the CDA for allotment to their officers/officials as agreed in the meeting already held with the Chairman of CDA. The proposed plan of the I-8/3 and I-8/4 was also presented to the members for inviting comments of the participants. Mr. Khalid Amin, Joint Secretary, Senior Minister's Office suggested that arrangements for advance development of horticulture be taken in hand even before providing infrastructure in the area. The D.G. Pak PWD, pointed out that unless water supply was arranged, it would not be possible to plant and maintain

trees/horticulture.

The Director General, Housing Foundation, intimated that the CDA Authorities had agreed to finalise the marking of numbers on the plots in I-8/3, I-8/4 and Category-VI of G-11/2 on 15-5-1990. It was also intimated that work on providing infrastructure in I-8/2 had also been resumed at the site by the CDA. The Secretary, Housing and Works, intimated that the prospective allottees have been informed of the progress of work being done in the form of news letter. He desired that the D.G. Housing Foundation would keep on issuing such monthly news letters even if no progress was made during the month for keeping the members informed. The points on the agenda were subsequently taken up for discussion.

4. HEARING OF THE APPLICANTS

The Committee interviewed the following applicants who appeared before the Executive Committee:-

(i) Mr. Mohammad Saeed Siddiqi, Deputy Director, Ministry of Food and Agriculture, Islamabad.

4.1 Mr. Mohammad Saeed Siddiqi had been refused allotment of category-II plot under the Scheme on the ground that he owned plot No. 653 in G-10/1 although in his declaration for the year ending 31st December, 1989, he had stated that the plot had been disposed of in February, 1988. Pleading his case the applicant stated that although he had disposed of his plot in February, 1988, the sale deed was finalised by 7th August, 1989. He stated that the problem of delay in finalising the sale deed was due to the fact that transfer of property was possible only after the construction of house on the plot was complete and CDA has accepted such completion. The applicant also produced the sale and payment documents (copy of bank draft and payment receipt and agreement on stamp paper purchased in December 88). The documents were accepted by the Committee

and it was decided that the applicant may be put on merit for allotment of a category-II house under the Scheme.

(ii) Mr. Mohammad Azim, Stenographer, Ministry of Commerce.

4.2 Mr. Mohammad Azim applied for category-III house under the Housing Scheme on Ownership basis in Islamabad. On an enquiry regarding his previous service the applicant informed that he had served with the Pakistan Air Force from 27-2-1950 to 6-5-1969. Thereafter he joined the Ministry of Commerce. If his service was reckoned from the date he entered civil service (5-7-1969), the qualifying service for the consideration of his case becomes less (by about ten months) than 20 years (on the cut off date i.e. 1-9-1988) rendering him ineligible for a house.

4.3 The applicant pleading his case stated that as per conditions stated in the Brochure he was short by a few months in qualifying service although he had put in 40 years of Government service and was retiring in 1994. He also added that there was no break in his service.

The Committee having heard his case decided that he may be allotted category-V house in phase-I (as already offered to him) by counting 50% of his service in Air Force towards qualifying service on the basis of the earlier formula adopted in the case of those applicants who had rendered service under a Provincial Government. The Committee also observed that any other similar case should also be brought before it.

(iii) Mr. Taj Mohammad, Joint Economic Adviser, Finance Division.

4.4 Mr. Taj Mohammad, Joint Economic Adviser, was refused allotment of a category-I house in the Housing Scheme for the reason that on verification it was found that he owned a three room residential flat in Sector I-8/1, Islamabad. He, therefore, approached the Secretary (H&W), with the arguments that he had sold the flat before applying

for a house as it was too small to meet his requirements and further that even under CDA's rules a flat owner can apply for a house or plot in Islamabad and that provision of 600 sq. yd. house under the subject Scheme implied that a small flat could not fulfil the residential requirements of a first category officer.

4.5 The applicant pleading his case before the Committee explained that he had sold the flat before applying for the Scheme. He further stated that the purchaser of his flat had sold it to another person and finally in May, 1989, the transfer was effected. The documents produced by the applicant were examined and he was asked to produce the original documents e.g. the cheque/bank draft for payment, stamp paper showing purchase date etc., which the applicant did not possess at that time.

The Committee, therefore, asked him to furnish the required documents to OSD (P&EC) the next day for getting a decision from the Secretary (H&W) in his case.

5. ELIGIBILITY OF EMPLOYEES OF JINNAH POST GRADUATE MEDICAL CENTRE.

In the 19th meeting of the Executive Committee held on 25-3-1990 it was, inter alia, decided that Jinnah Postgraduate Medical Centre was a non-entitled department for the purpose of the Scheme. This decision was taken under the impression that JPMC had since been converted into an autonomous body. Subsequently it came to notice that JPMC was still an attached department of the Ministry of Health. Mr. Manzur Hussain, who was a Joint Secretary, in the Ministry of Health before taking over as F.A.(Works), verified the fact. The Committee, therefore, decided that the employees of JPMC may be considered for allotment of houses in the Ownership Scheme.

6.

CASE OF MR. MUKHTAR HUSSAIN RIZVI
AN EMPLOYEE OF PIMS.

Mr. Mukhtar Hussain Rizvi, Radiographer, Pakistan Institute of Medical Science, Islamabad, applied for allotment of category-IV house in the Housing Scheme on Ownership basis in Islamabad; According to age-wise seniority his name did not mature on the waiting list. However, in pursuance of the Executive Committee's decision taken in its meeting held on 28-5-1989, the applicant was asked to submit his option for the allotment of a category-VI house. However, before issuance of provisional allotment letter, the Pakistan Institute of Medical Sciences was asked to favour the Foundation with the terms and conditions of the service of the applicant. The PIMS informed that the applicant was a Federal Government employee. This reply was based on a judgement of the Federal Services Tribunal, Islamabad, dated 13-8-1987 in Appeal No. 366(R)/85 filed by Raja Muhammad Aslam, Office Superintendent formerly of C.G.H., Rawalpindi against the Secretary, Ministry of Health and others, in which it had been decided that the employees of PIMS are civil servants.

Since the PIMS is not an attached department of the Health Division, the Committee re-iterated its earlier decision that its employees were not entitled to participate in the Scheme.

7.

TENDERS

In a brief on the point the Director General, Housing Foundation, stated that tenders were invited for the work from pre-qualified contractors in the month of March, 1990, which were opened on the due date i.e. 22nd April, 1990. The same have since been forwarded to the Consultants for scrutiny and submission of an evaluation report. However, a brief report regarding the reasonableness or otherwise of the rates and to ascertain further line of action on the subject, was prepared by him and submitted

along with his recommendations to the Committee. He further stated that his recommendations were the result of a detailed study of a category VI house.

The Secretary, Housing and Works, intimated that decision in this respect would be taken in a meeting specially convened for the purpose on the 19th May, 1990, which would be attended by all concerned including the Consultants. It was further desired that the Director General, Housing Foundation, should discuss on the 14-5-1990 the details of a similar study done in Pak PWD and keep the matter ready for the meeting scheduled to be held on 19th May.

8. REPRESENTATION OF THE ALLOTTEES IN THE EXECUTIVE COMMITTEE.

In the originally proposed management system for the Foundation it was envisaged that the Committee will have six representatives of the prospective buyers in addition to the other members. The question as to how the selection of the representatives be made was discussed in detail and it was decided that a Ministry-wise list of allottees be got prepared and put up to the Secretary, Housing and Works for nominating on behalf of the Executive Committee six persons (one per category) as representatives of the allottees. The Committee desired that the list should be got ready for consideration in the meeting scheduled to be held on 19-5-1990.

9. FINANCIAL RULES

9.1 It was brought to the notice of the Executive Committee that Mr. H.A. Niazi could not provide Financial Rules of the Foundation in consultation with Chartered Accountants, as was decided in its 19th meeting, before relinquishing charge of the office of Financial Adviser (Works).

9.2 Meanwhile the draft Financial Rules prepared by the Foundation had been circulated to the members of the

Executive Committee. Pending finalisation of proper rules on commercial lines in consultation with Chartered Accountants, these rules may be adopted provisionally so that there was no vacuum in the disposal of financial matters. The Committee desired that a copy of the Financial Rules circulated to the members should be given to the new Financial Advisor for doing the needful as soon as possible. Accordingly a copy of the draft Financial Rules was handed over to him in the meeting.

10. ADVANCEMENT OF LOANS THROUGH HOUSE BUILDING FINANCE CORPORATION TO THE BENEFICIARIES OF THE HOUSING SCHEME ON OWNERSHIP BASIS IN ISLAMABAD.

10.1 The position that had developed after a series of meetings held with the representatives of the House Building Finance Corporation and CDA and the points still requiring consideration were briefly explained at the meeting by the Joint Secretary (Works). In order to resolve the remaining matters, the most important of them being the title to the land for advancement of loan by HBFC, it was suggested that another meeting under the Chairmanship of JS(W), to be attended among others by the representatives of HBFC and CDA, may be convened within the next few days.

10.2 The Secretary, Housing and Works, also invited attention of the participants to the fact that the HBFC authorities had been prevailed upon to set aside 60 million rupees for the current financial year which will be transferred to the accounts of the Housing Foundation and that the recovery will be effected from the individual allottees one month after completion of the houses. It was, however, suggested by the Director General, Pak PWD, that Law Division may also be consulted in the matter to ensure that the Housing Foundation did not have to face any

financial liability on this account.

Office accommodation:

It was also impressed that as soon as suitable additional accommodation in Shaheed-e-Millat Secretariat for the Housing Foundation was made available, the HBFC may be asked to set up their office for the purpose of documentation. The D.G. Housing Foundation stated that the case for converting the available space on the ground floor of the Shaheed-e-Millat Secretariat for the Housing Foundation had already been taken in hand and that formal reference would be made to the Works Division as directed by the Secretary(H&W). The D.G. was advised to sort out the matter with the concerned officers in the Works Division at personal level.

11. INCLUSION OF THE NAME OF MR. MANZUR HUSSAIN,
F.A. WORKS, IN PLACE OF MR. H.A. NIAZI.

As a result of transfer of Mr. H.A. Niazi, former F.A. (Works) it was necessary to fill the position of member of the Managing Committee. The name of Mr. Manzur Hussain was proposed by JS(Works), and seconded by D.G., Housing Foundation.

The Committee agreed to include the name of Mr. Manzur Hussain, F.A. (Works) as a member of the Executive Committee.

12. PHASE-II OF THE HOUSING SCHEME AT ISLAMABAD.

The point with regard to allotment of plots earmarked in D-12 and E-12 also came up for discussion in the meeting and it was agreed in principle that arrangement for ^{the} allotment of the same may be made.

The Secretary, Housing and Works, suggested that a meeting of the Board of Governors be arranged so that a decision in this respect could be obtained. He further desired that all necessary papers such as Brochure, forms, advertisement, other documents, etc., be revised and updated in the light of the experience gained during the processing of Phase-I of the Scheme. The Secretary directed the

OSD(P&EC), Works Division, to coordinate the work in this connection and finalise the draft of the documents under JS(W)'s guidance for approval by end of May, 1990. The Director Administration of the Foundation will immediately prepare basic papers for this purpose.

13. ALLOTMENT OF PLOTS IN I-8/3 AND I-8/4.

The question of allotment of plots in Phase-I Extension also came up for discussion and it was desired by the Secretary, Housing and Works, that as soon as the minutes of the meeting held on 24-4-1990 with Chairman, CDA and the formal approval of the layout plans duly marked were received from the CDA, quota-wise number of plots would be worked out in the light of the decisions made in the 19th meeting of the Executive Committee and necessary arrangements for allotment taken in hand.

14. CHANGES IN ARCHITECTURAL PLANS PROPOSED BY THE ALLOTTEES.

The Director General (Housing Foundation) invited the attention of the Committee to the fact that in response to our letter asking the allottees for the selection of plans for the house to be constructed for them, in most of the cases, they had suggested changes in the basic design. Sorting out such requests, he added, would not only entail considerable time, skill and energy but would amount to deviation from the basic policy enunciated in our letter.

The Secretary (H&W), observed that the Housing Foundation and the Consultants should sort out these problems and clarify the position to the members suitably to satisfy them.