

MINUTES OF THE 23TH MEETING

MINUTES OF THE 23RD MEETING OF THE
EXECUTIVE COMMITTEE OF THE BOARD OF
GOVERNORS HELD ON 18TH AUGUST, 1990
IN THE WORKS DIVISION.

The 23rd meeting of the Executive Committee of the Board of Governors of the Housing Foundation was held in the Office of the Joint Secretary, Works Division on the 18th August, 1990. The following attended the meeting:-

1. Mr. Iqbal Ahmad,
Joint Secretary,
Works Division. In the Chair
2. Mr. Manzur Hussain,
Financial Adviser,
Works Division.
3. Mr. Muhammad Samiullah,
Joint Secretary,
Cabinet Division.
4. Mr. Muhammad Yunus Khan,
Deputy Secretary,
Works Division.
5. Mr. Sarshar Ali Malik,
OSD(P&EC),
Works Division.
6. Dr Mohammad Rasool Khan,
Director General,
Housing Foundation.

The following were also present in the meeting:-

1. Mr. Moin Ahmad Siddiqi,
Director (Administration),
Housing Foundation.
2. Mr. Abdul Hamid Arif,
Director (Technical),
Housing Foundation.
3. Mr. Perviez Akhter,
Section Officer,
Housing Foundation.

The meeting commenced with 'Dua' for the departed soul of Late Mr. S.A.S. Ainuddin, Secretary, Housing and Works. The members of the Executive Committee and others present highly appreciated the dynamic leadership and pivotal role played by him in promoting the cause of the Scheme. The guidance provided by him, it was stated, had always been the inspiring source for others to work devotedly for the Scheme.

2. The meeting then took up for consideration the

items on the Agenda.

I. AWARD OF CONTRACT

3. The D.G. Housing Foundation dwelling upon the question of award of tenders explained briefly the actions taken about the prequalification of contractors/builders, appointment of consultants, preparation of tender documents, floating of tenders followed by attempts made for reducing rates through negotiations etc. He made a reference to the decisions arrived at in this connection in the meeting of the Board of Governors held on 22-7-1990 and authorization of the Executive Committee by it to decide upon at whatever best possible rates but at the same time ensuring commencement of construction work without further delay. He also explained that the decision with regard to the award of contract on the basis of the negotiated rates from bidders was proposed to be taken in the Executive Committee meeting scheduled to be held on 11-8-1990 which unfortunately could not be held due to the sad demise of the Secretary (H&W). He informed the meeting that the Technical Committee had been busy in working out the final recommendations to put forward for the consideration of the Executive Committee and that the report in this connection would now be finalised on return of the D.G. Pak PWD from Tour. The D.G. Housing Foundation making particular reference to the basic schedule of rates finalised and the %age required to be quoted above it by the contractors stated that the minimum possible rates agreed so far is 15% above as against the 12% demanded by the Technical Committee in the negotiations held on 17-7-1990. The DG(H) explained further that there were some indications that if the negotiation was not kept restricted to the original bidders, there was every likelihood of getting reduced rates from some parties. A detailed discussion

then place regarding the inclusion of more parties and their capabilities to work on a housing scheme like the one under consideration. While asking for finalizing the report of the Technical Committee as soon as possible the Executive Committee decided to proceed as follows:-

- (i) M/S ABAD and M/S NASCO Group be asked to furnish particulars/credentials of their members.
- (ii) The standard of prequalification which was originally followed as 60% aggregate marking be reduced to 50% and more builders/contractors be included in the list.
- (iii) D.G. Pak PWD be requested to furnish ^{officially} a list of ~~officials~~ of approved 'A' Class Pak PWD contractors who are considered suitable for the work.
- (iv) The agreed schedule of BOQ be supplied to all the original bidders as well as the new members for quoting rates.
- (v) Efforts be made to finalise action by the 30th August, 1990 and decision regarding award of work taken in the 1st week of September.

II. ALLOTMENT OF BALANCE PLOTS OF CATEGORY-I AND CATEGORY-III:

4. It was explained in the meeting that after availability of plots for Phase-I Extension of the Housing Scheme the allotments to the applicants on the waiting list in Category-I, II and III had almost been completed. The Committee was informed that in both Category-I and Category-III the number of applicants of Priority-I was less than the number of plots available. It was also pointed out that there were 54 Category-I and 47 Category-III applicants who had earlier applied for allotment of houses but subsequently withdrawn their deposits. The Committee was requested to decide as to what procedure should be adopted for allotment of the remaining plots. The Committee after considering various proposals decided as follows:-

- (a) Those applicants who fulfil all the prescribed conditions but have taken back their deposited amount under the presumption that their turn would not come may be asked to furnish the

requisite affidavit if they are still interested in allotment of a house in the Housing Scheme.

- (b) The list of Priority-II applicants indicating their dates of superannuation may be prepared and placed before the next meeting of the Executive Committee to assess the situation.
- (c) A final notice may be issued in respect of those applicants who were earlier asked to furnish an affidavit but have failed to do so so far by fixing a dead line failing which their names may be removed from the waiting list.
- (d) List of those applicants who fulfil all the terms and conditions of the Scheme but could not submit their applications in time for various reasons may be prepared and placed before the Executive Committee for consideration.

III. PROCEDURE FOR ALLOTMENT OF PLOTS EARMARKED FOR CDA:

5. It was explained by Director General, Housing Foundation, that in the additional land that had become available on Phase-I Extension in I-8/3 and I-8/4, 20% of the plots have been earmarked for CDA. The Committee was requested to decide as to what procedure should be adopted for allotment of these plots to CDA employees. The Executive Committee decided that the matter should be first discussed by Joint Secretary, Works Division, and D.G. Housing Foundation, with the Chairman, CDA, and the result thereof should be brought to the notice of the Executive Committee when the new Secretary, Housing and Works, has joined.

IV. BALLOTING OF PLOTS FOR PHASE-I EXTENSION:

6. The Executive Committee was informed that since the provisional allotments of plots both in the discretionary quota and under merit had since been completed the stage was set for completing the balloting for allotment of the plots with their numbers and sector. The Committee desired that all actions for this purpose should be completed and the matter should be placed before the next meeting after the arrival of the new Secretary. The Committee also decided that the plots vacated in Phase-I of the Scheme as a result of upgradation of plots of certain allottees may be allotted to the applicants of the same phase and they may also be asked to deposit the

remaining instalments as cost of construction within three months period in lump sum so that the construction of houses allotted to them could be ensured. It was also decided that 100% allotments should be by ballot and no exception should be made except in the case of members of the Executive Committee who have been earlier given opportunity to select the plots of their own choice.

V. ALLOTMENT OF SURPLUS PLOTS OF CATEGORY-V
IN PHASE-I:

7. The Committee was informed that after allotments of houses to all the eligible applicants of Category-V a large number of plots in that category were still available. The remaining plots were allotted to the Priority-II applicants and an option was given to the Category-III applicants for allotment of houses. Most of them gave their acceptance and were allotted Category-V houses. The Committee was informed that even after this there were about 47 plots left which if remained unallotted it will not be possible to recover the cost of land as well as the cost of construction of houses thereon and would have adverse effect on the cash flow. The Committee decided that those of the allottees of Category-V under discretionary quotas of the Chairman, Board of Governors and the Executive Committee who qualified to be allotted plots on merit may be adjusted accordingly. The excess allotments made in Category-IV and V houses may then be adjusted against the available plots and those applicants who have been earlier allotted category-VI houses but they were entitled to a Category-V house may also be transferred to Category-V houses. If there still remained some plots in category-V the matter may be placed before the next meeting of the Executive Committee.

VI. APPROVAL OF THE ALLOTMENTS MADE AGAINST
THE DISCRETIONARY QUOTAS:

8. The approved lists of allotments made by the Chairman, Board of Governors and the Executive Committee under

their discretionary quotas were placed before the Executive Committee. The lists showed that in certain categories the quotas had been exceeded. The Executive Committee decided that efforts should be made to make adjustment by transferring to the merit list those cases which had matured on merit.

VII. CASES REQUIRING APPROVAL OF THE EXECUTIVE COMMITTEE:

(a) Question regarding eligibility of the employees serving in the Directorate of Federal Government Educational Institutions under Contt/Gnum

9. The matter regarding the eligibility of these employees had already been decided by Executive Committee in its 9th and 19th meetings but keeping in view the facts that they have about 15 years Federal Government service to their credit on the cut off date of the Scheme their cases required reconsideration, specially so when certain relaxation was made in the cases of those who had previously served under the Provincial Governments and in the Armed Forces Headquarters before their regular appointment under the Federal Government. The Executive Committee desired to know the exact number of employees in each category and directed that the case may be placed in the next meeting of the Executive Committee with all relevant information.

(b) Allotment to Mr. Ghulam Asghar Malik, Deputy Secretary (Retd), Establishment Division:

10. The facts of the case were brought to the notice of the Executive Committee and it was decided that he may be allotted a house of his entitlement on Priority-I basis.

(c) Mrs. Anwar-un-Nisa, Headmistress, Federal Government Primary School No. 41, 1-10/4, Islamabad:

11. All the facts of the case were explained to the Executive Committee. The Committee, taking into consideration the facts of the case reviewed its earlier decision made in the 14th meeting of the Executive Committee according to which her request was to be considered for allotment of a category-II or category-III house against the discretionary quota of the Committee from the plots expected to be made available in

Phase-I Extension. The Committee decided that as the applicant owned a plot in the Model Village Humak, she is not entitled for allotment of a house in the Housing Scheme.

(d) Dr. Zahir-ud-Din Khan, Director General,
Population Welfare Division:

12. The facts of the case were explained to the Executive Committee and it was decided that as Dr. Zahir-ud-Din Khan owned a house in Lahore, he may be accorded Priority-II as already decided in similar cases.

(e) Mr. Taj Mohammad, Joint Economic Adviser,
Finance Division, Islamabad:

13. The facts of the case of Mr. Taj Mohammad, Joint Economic Adviser, Finance Division who is an applicant for allotment of a Category-I house in Phase-I of the Scheme were explained to the Committee. The Committee was informed that the applicant had been given an opportunity to explain his case earlier before the honourable members of the Executive Committee in its meeting held on 13-5-1990. Keeping in view the fact that the applicant had sold his flat on 14-12-1988 i.e. after the cut off date of the Scheme, the Committee felt that his case could not be considered on merit. However, keeping in view the hardship likely to be caused to him because of his being shelterless at the moment, it was decided that to accommodate him against any plot that might become available as a result of readjustment in the discretionary quota.

(f) Case of Mr. Muhammad Hafeez, Information Officer:

14. The Committee was apprised of the facts of the case of Mr. Muhammad Hafeez, Information Officer, Press Information Department. It was decided by it that the allotment of Category-V house already made to him against the discretionary quota of the Executive Committee may be restored.

(g) Mr. Raza Hasnain, Member, Federal Anti-Corruption
Committee:

15. The Committee was informed that Mr. Raza Hasnain, Member, Federal Anti-Corruption Committee, an applicant for allotment of a Category-I house, was accorded Priority-II

on the ground that his son, who had also attained majority, had a house, No. 115-A, Model Town, Lahore. On presentation his case was reviewed and it was decided that he should be asked to produce documentary evidence that the house in question is in the name of his son, stated to be major, ^{including} the date from which it is in his name.

(h) Mr. Mukhtar Hussain Rizvi:

16. The case of Mr. Mukhtar Hussain Rizvi, Radiographer, Pakistan Institute of Medical Sciences, was discussed and it was decided that ^{the} earlier decision of the Executive Committee declaring the employees of PIMS ineligible for this Scheme should stand.

(i) Mr. Muhammad Nazir, Senior Auditor, Ministry of Foreign Affairs and Mr. Mohammad Inamul Haq, Assistant Engineer, TRT Department:

17. After considering the facts of their cases it was decided that they may be allotted Category-III houses on merit.

(j) Request to consider the retired Government Servants in the Housing Scheme:

18. The Committee discussed the matter in some detail but did not find it possible to agree to the request of the retired Government Servants Welfare Association to provide them the "smallest sizes of plots in Islamabad under the Scheme" as the Scheme was meant essentially for the Federal Government employees nearing retirement.

(k) Mr. Sher Mohammad Joya, Accountant:

19. After examining the facts of the case the Committee decided that the case may be deferred and put up in the next meeting of the Executive Committee with a list of all such applicants.

VIII. CASES OF DESERVING PERSONS WHO COULD NOT APPLY:

20. The Committee deferred the consideration of such cases and desired that a list of all such cases with necessary details should be prepared and put up before the Committee in its next meeting.

IX. APPROVAL OF EXPENDITURE INCURRED BY THE HOUSING FOUNDATION UNDER THE DELEGATED POWERS:

21. The Executive Committee discussed in detail the expenditure made by the Housing Foundation and accorded approval to the following expenditure:-

- (a) Payment to M/S PEPAC of Rs. 1,20,000.00 incurred on account of preparation of architectural outline plans.
- (b) Pay^{ment} to CDA of Rs. 66,840.00 in connection with the sub-soil investigation being carried out by them.
- (c) Payment to M/S Olympia Typewriters of Rs. 88,923.25 on account of purchase of one electric and five manual typewriters for use in the Housing Foundation.

X. GRANT OF 10% AD HOC INCREASE TO THE EMPLOYEES OF THE HOUSING FOUNDATION:

22. Grant of ad hoc increase to the employees of the Housing Foundation with effect from 1-7-1990 in terms of Finance Division Office Memorandum No. F.1(14)Imp.II/90 dated the 10th July, 1990 was approved by the Executive Committee.

XI. EXTENSION IN THE PERIOD OF APPOINTMENT OF MR. MOIN AHMAD SIDDIQI, DIRECTOR, ADMINISTRATION:

23. The Committee considered the case and decided to extend the period of appointment of Mr. Moin Ahmad Siddiqi under the existing terms and conditions for a period of one year with effect from 28-6-1990.

XII. DRAFTING OF FINANCIAL ANNUAL FOR THE HOUSING FOUNDATION BY CHARTERED ACCOUNTANT:

24. The Executive Committee was informed that in pursuance of its earlier decision to get the Financial Rules of the Housing Foundation framed on commercial lines by some Chartered Accountant, M/S Khalid Majid & Company were contacted for the purpose. A representative of the Company visited the office of the Housing Foundation sometime back and subsequently