

MINUTES OF THE 50TH MEETING

FEDERAL GOVERNMENT EMPLOYEES HOUSING FOUNDATION
SHAHEED-E-MILLAT SECRETARIAT
ISLAMABAD

Subject: Minutes of the 50th Meeting of the Executive Committee of the Housing Foundation held on 2.12.1998.

The 50th meeting of the Executive Committee of the Federal Government Employees Housing Foundation based on one item agenda pertaining to housing scheme at Karachi was held on December 2, 1998 at 930 a.m. in the Committee Room of the Ministry of Housing and Works, Block "B", Pakistan Secretariat, Islamabad. The list of the participants is appended.

3. The proceeding started with the recitation from the Holy Qur'an. The resume of the discussion taken place and decisions arrived at is enumerated below:-

Agenda Item 1(A)

Review Progress of Federal Government Employees Housing Scheme at Karachi (Phase-I).

3. The Director General, Housing Foundation informed the participants of the up-to-date progress achieved in respect of Phase-I of the housing scheme at Karachi, and emphasized the necessity for making payment of balance cost of land to the revenue authorities in view of the boom in construction activities in the surroundings of the area, so as avoid the encroachments by the professional land grabbers. He also informed the Committee that organized attempts are being made to excavate the earth from the land of the housing scheme at Karachi by unauthorized dumper operators which is being checked by engaging security guards. The Director General suggested to the Committee that in order to pre-empt against encroachers and thieves, to foil their attempts, following actions were warranted for consideration:-

- i. The entire balance payment amounting to Rs 19.698 million towards cost of land be paid to the revenue authorities so that allotment of land may not be cancelled for being declared defaulter..
- ii. To Launch Phase-II of the housing scheme and start development thereof.

4. In reply to a query, the Director General, Housing Foundation further informed the Committee that the requisite amount of payment towards cost of land was readily available and that same could be made right away. The Director General also brought to the notice of the Executive Committee that the Government of Sindh lately imposed a ban on the execution of lease / sub-leases of land in favour of the allottees through an administrative order. The plots in Phase-I, therefore, could not be transferred in the individual names of the allottees. In view of the above, he proposed that the matter may be taken up with the Sindh Government at appropriate level to seek immediate exemption from the said ban.

5. All issues were discussed thread-bare, and the out-come of the deliberations is as under:-

Decision:

- i. *The Project Director, Housing Foundation, Karachi should intimate the revenue authorities, the future programme of the Housing Foundation regarding handing over of developed plots to its allottees in Phase-I.*
- ii. *The Project Director may apprise the Sindh revenue authorities the intention of the Housing Foundation regarding launching of Phase-II of the housing scheme in Sectors 19-C, 25-B, 4-C and 30 of KDA Scheme No.33, Karachi..*
- iii. *The Project Director, Housing Foundation, Karachi was authorized to pay the remaining balance towards the cost of land in respect of sectors 19-C, 25-B and 30, whereas for sector 4-C, he was directed to make the remaining payment only after the encroachment have been removed by the District administration.*
- iv. *A letter from the Secretary, Housing and Works will be sent to the Governor and Chief Secretary, Sindh for seeking exemption from the ban imposed by the Government of Sindh and removal of encroachment in sector 4-C.*
- v. *Phase-II of the housing scheme may be launched after the approval of the brochure of the scheme, which will be discussed in the next meeting of the Executive Committee proposed to be held between December 15 and 20, 1998 based on a two items agenda.*

Agenda Item 1(B)

Construction of houses for Federal Government Employees on Ownership Basis at KDA Scheme No.33 (Phase-I) – Call of Tenders

6. The Director General, Housing Foundation apprised the members of the Committee of the background of the process undertaken by the Project Director, Housing Foundation, Karachi regarding invitation of tenders for construction of 83 built-up units for those

allottees who had opted for the construction of their houses through Housing Foundation. He informed the committee that a Finance Committee was constituted by the Secretary, Housing and Works / Chairman, Executive Committee on 16.11.1998 to evaluate and assess the bids received from the contractors and also to review the offer prices to be intimated to the allottees as proposed by the Project Director, Housing Foundation, Karachi. The said Finance Committee held a meeting in the office of the Director General, Pakistan PWD on 28.11.1998 and its recommendations have been circulated to all the members.

7. The Committee consisted of the following members:-

Mr. Sarfraz Ahmad Mirza, Chairman
Director General, Pakistan PWD.

Mr. Mehboob Elahi, Member
Joint Secretary, Ministry of Finance /
Financial Advisor (Works)

Mr. Bashirud Din A. Memon, Member / Secretary
Director General,
Housing Foundation

8. The recommendations of the Finance Committee were discussed at length and approved as under:-

Decision:

9. *i. The rates quoted by the lowest contractor, M/s Steel Crete, @ 73.6% above the amount put to tender are approved for all the three (3) packages subject to payment of earnest money by M/s Steel Crete for the other two (2) packages.*
- ii. The offer prices of the built-up units in Phase-I as proposed by the Project Director, Housing Foundation, Karachi and recommended by the Finance Committee are approved subject to receipt of any note of dissent from any member of the Executive Committee within one week. Where after, the Project Director is authorized to go ahead to communicate the offer price along with mode of payment to all the allottees of Phase-I and receive their consent along with the instalment of the payment within one month of the issue of said letter.*
- iii. On receipt of firm commitment from the allottees, the Project Director may re-cast the package value of the work and if the offer of cost of total work*

is upto 5 crore, then the entire work be entrusted to one contractor. However, if the value of the work is more than 5 crore then it should be divided into 2 or 3 packages as the case may be.

- iv. The Project Director would explore and invite the pre-qualified contractors to execute package 2 and 3 of the work on the approved rate i.e., 73.6% above, if the magnitude of the work is more than 5 crore. However, if no response is received from any of the pre-qualified contractors then the Project Director is authorized to award a single contract work of all the three (3) packages.*

10. The Meeting concluded with a vote of thanks to the Chair.

PARTICIPANTS OF 50TH MEETING OF THE EXECUTIVE COMMITTEE OF THE FEDERAL GOVERNMENT EMPLOYEES HOUSING FOUNDATION HELD ON 2.12.1998

1. Mr. Muhammad Zafarullah Khan,
Secretary,
Housing and Works, Islamabad.
2. MR. Maula Bux Lund,
Joint Secretary (Works),
Islamabad.
3. Mr. Sarfraz Ahmad Mirza.
Director General,
Pakistan PWD., Islamabad
4. Mr. M. Amjad Shaikh,
Joint Secretary,
Cabinet Division, Islamabad.
5. Mr. Mehboob Elahi,
Financial Advisor (Works).
Islamabad.
6. Mr. Sarshar Ali Malik,
Joint Engineering Advisor.
Ministry of Housing and Works,
Islamabad.
7. Mr. Bashirud Din A. Memon,
Director General,
FGE Housing Foundation, Islamabad.
8. Mr. Ghulam Mustafa Kazi,
Deputy Secretary (Admn),
Ministry of Housing and Works,
Islamabad.
9. Syed Hamid Hussain,
Director (Finance and Admn),
FGE Housing Foundation, Islamabad