

MINUTES OF THE 64<sup>TH</sup> MEETING

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

SUBJECT:- MINUTES OF THE 64<sup>TH</sup> MEETING OF THE EXECUTIVE COMMITTEE OF THE FEDERAL GOVERNMENT EMPLOYEES HOUSING FOUNDATION HELD ON 29-8-2000.

The 64<sup>th</sup> meeting of the Executive Committee of the Federal Government Employees Housing Foundation was held on 29<sup>th</sup> August, 2000 at 11.30 a.m. in the Committee Room of M/O Kashmir Affairs, Northern Areas and States & Frontier Regions Division, S-Block, Pak-Secretariat, Islamabad, under the Chairmanship of Secretary, Ministry of Housing & Works. The list of participants is attached.

2. After going through all the agenda items the Executive Committee took the following decisions:-

Agenda Item No.1. CONFIRMATION OF THE MINUTES OF THE 63<sup>RD</sup> MEETING OF THE EXECUTIVE COMMITTEE HELD ON 8.6.2000.

3. The minutes of the 63<sup>rd</sup> meeting of the Executive Committee were confirmed.

Agenda Item No.2. IMPLEMENTATION STATUS OF THE DECISIONS TAKEN IN THE 63<sup>RD</sup> MEETING OF THE EXECUTIVE COMMITTEE HELD ON 8.6.2000.

4. The implementation report was approved.

Agenda Item No.3. CONSIDERATION OF PROPOSED DRAFT AGREEMENT BETWEEN CDA AND HOUSING FOUNDATION FOR DEVELOPMENT OF SECTOR G-13 AND G-14/4, ISLAMABAD.

5. The issues raised in the working paper were thoroughly discussed and the following decisions were taken: -

- i) The representative of the CDA argued that the transfer of commercial and business plots to the CDA on actual acquisition cost basis was necessary as the CDA have to bear the maintenance expenditure in perpetuity. The examples of other sectors were also quoted in support of this argument.

The majority of other members did not agree with this argument on various grounds. In the first place the auction price of these plots was not considered enough to enable the CDA to bear the maintenance cost in perpetuity. It was also argued that the position of this sector was totally different from the other sectors because in other sectors the Foundation purchased the developed plots from the CDA, while in Sector G-13 that all expenses of acquisition of land and compensation for built-up property were paid by the Foundation and, therefore, the previous examples were not relevant.

6. Some members also argued that as per tradition the maintenance of civic facilities is funded through municipal taxes. Such taxes are also levied by the CDA in Islamabad.

7. From the CDA side it was stated that this was not acceptable to CDA because it will have to resolve to heavy taxation and this would create different sets of taxation for different sectors. In reply it was pointed out that the municipal taxation system of the CDA was already having rates for different sectors.

8. It was pointed out that the cost of land in sector G-13 has already gone up from Rs.77000/- per Kanal to Rs.230,000/- per Kanal and allottees have already been put under tremendous burden and, therefore, the relief may be created through subsidy by auctioning of commercial and business plots by the Foundation.

9. It was also pointed out to the meeting that draft agreement had been vetted by the Legal Adviser of the Foundation who has given the formal opinion to the effect that the claim of the CDA to these plots as stated above had no legal basis whatsoever.

Decisions:

- i) It was decided that the commercial and business plots of Sector G-13 and G-14/4 shall not be handed over to the CDA on actual acquisition cost basis and instead shall be retained by the Foundation for creating subsidy for the allottees. (The representative of the CDA recorded the note of dissent about with this decision).

The majority of other members did not agree with this argument on various grounds. In the first place the auction price of these plots was not considered enough to enable the CDA to bear the maintenance cost in perpetuity. It was also argued that the position of this sector was totally different from the other sectors because in other sectors the Foundation purchased the developed plots from the CDA, while in Sector G-13 that all expenses of acquisition of land and compensation for built-up property were paid by the Foundation and, therefore, the previous examples were not relevant.

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Decisions:

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- ii) As for the reservation of certain plots for the employees of CDA the representatives of the CDA argued that this has been the past practice and should be agreed to as the CDA was the executing agency.

10. In reply it was pointed out that: -

- a) This practice has no legal basis.
- b) The CDA itself has withdrawn similar claims taken in respect of Sector G-14/4.
- c) The employees of the CDA were eligible to apply for the Foundation's housing scheme under 10% quota reserved for the employees of autonomous bodies.
- d) No plots were available at this stage for allotment to anybody other than the regular applicants of the Foundation.
- e) Even the employees of Housing Foundation had not been given any preference.
- f) The request of the District Administration through which the land has been acquired has also been turned down.

Decisions: -

11. No specific quota shall be reserved for the employees of CDA.

- iii) As for the development of Sector G-13 the representatives of the CDA relied generally on Capital Development Authority Ordinance 1960, the rules framed by the CDA, the decisions of the CDA Board and past practice and it was stated that development of G-13 could only be done through the CDA and not through any other agency.

This contention was refuted with various arguments summarized as follow: -

- a) CDA has no set up of undertaking any development work at its own and has always been undertaking such works through invitation of tenders from private contractors.

- b) The standards and specifications starting from planning up to the completion of development work can be prepared by equally (or may be more) qualified persons available in the market and submitted for approval to the CDA. The Foundation being welfare organization the driving force was to maximize the benefit for the allottees. One of the means to this end is minimizing cost of development through open competition. The CDA could be involved in the supervision of development works or even engaged as consultant by the Foundation.

Decisions:

12. It was decided that Foundation will undertake development work through open competition. To ensure the start and execution of work, it was decided to create a management board with two members from the CDA and two from the Foundation. The board would be headed by the Secretary, M/O Housing & Works. (The representatives of the CDA and Interior Division did not agree to this decision).

13. The question of plots size of category-I in the Quaid-I-Azam University Housing Scheme came under discussion. The present scheme prescribed an area of 666.66 sq.yds for category-I. It was pointed out that as per ECC decision about the National Housing Policy restriction was placed that in future the maximum size of plots in a public sector housing scheme will not to exceed 600 sq.yds.

Decision:

14. It was decided that M/O Law and Justice should be consulted in the matter.

Agenda Item No.4: DEVELOPMENT OF SECTOR G-13 ISLAMABAD. DISPOSAL OF BUILT-UP PROPERTIES.

15. The question of payment of compensation for built-up property in sector G-13 was discussed. It was decided that, property shown only on the Survey Sheets prepared by the Survey of Pakistan in 1997 should be paid for and the property not shown thereon shall not qualify for any compensation.

16. It was also decided that in line with the decision taken in respect of built-up property for G-14/4, owners of built-up property in G-13 should be allowed to take away the

material of their properties, free of cost and as per affidavit to be obtained by the Land Acquisition Collector from each individual affectee.

Agenda Item No.5: REPRESENTATION BY FLAT OWNERS AGAINST THE DECISION TAKEN IN THE 49<sup>TH</sup> MEETING OF EXECUTIVE COMMITTEE HELD ON 31.8.1999.

Decision.

17. It was decided that ownership of a flat irrespective of the size shall be treated as a dis-qualification for the purpose of allotment in the housing schemes of the Foundation.

Agenda Item No.6: CASES REGARDING ARREARS AND HANDING OVER OF HOUSES UNDER PHASE-I OF HOUSING SCHEME.

18. The following decisions were taken:-

- i) The watch & ward charges should not be recovered from the widows.
- ii) The matter should be brought before the next meeting of the Executive Committee, after examining the facts and legal position of each case.
- iii) The houses in respect of which no response has been received from the allottees/owner should be notified in the press for locating the allottees/owner for taking further necessary action.

Agenda Item No.7: ALLOTMENT OF PLOTS UNDER RETIRED QUOTA IN PHASE-III, G-13, ISLAMABAD.

Decision.

19. The cases of the five petitioner who had filed writ petitions in the Rawalpindi Bench of the Lahore High Court may be brought before the next meeting of Executive Committee.

Agenda Item No.8: CASES OF FORFEITURE.

20. The following decisions were taken:-

- i) In case of mis-declaration/concealment of facts a penalty of 10% of the deposit may be imposed in cases where the concealed property was acquired by applicant from the open market.

- ii) A penalty of 50% of the deposit may be imposed in cases where the mis-statement or concealment relates to property acquired by an applicant through any Government Agency/organization.

Agenda Item No.9: BILLS OF THE CONTRACTORS.

21. The following decision were taken:-

- a) The issue of over payments made to the contractors should be looked into.
- b) The payment to contractors for the bills finalized may be made.
- c) Where the over payments have been made and recoveries are to be affected negotiations may continue.

Agenda Item No.10. NOTICES TO THE DEFAULTING ALLOTTEES OF SECTOR G-14/4.

Decision.

22. The provisional offer letters in respect of Foundation's allottees of Sector G-14/4 who have not made any payment or have made part payment should be withdrawn and cancelled and eligible candidates next on the waiting list should be considered for such offers.

23. The meeting ended with a vote of thanks for the chair.



## LIST OF PARTICIPANTS

1. Mr. Javid Akram,  
Secretary,  
Housing & Works.
2. Syed Javed Raza,  
Joint Secretary(Works).
3. Mr. Sarfraz Ahmad Mirza,  
Director General, Pak. PWD.
4. Mr. Muhammad Arshad Malik,  
Joint Secretary,  
Interior Division.
5. Mr. Muhammad Bashir,  
Financial Adviser(Works).
6. Mr. Alam Zeb Khan,  
Joint Engineering Adviser,  
M/O Housing & Works.
7. Mr. Ali Abid,  
Deputy Secretary(Admn),  
M/O Housing & Works.

### Co-Opted Members.

8. Mr. Mahmud Ahmad,  
Managing Director,  
National Zakat Foundation. I
9. Mr. Tariq Abbas,  
Chief(Retd),  
15-B, Park Road,  
F-8/1, Islamabad. II
10. Rana Taj Muhammad  
Assistant, M/O Interior. IV

### IN ATTENDANCE.

11. Mr. Naved Asghar Qureshi,  
Director General, Housing Foundation.
12. Mian Ayaz Gul Kakakhel,  
Director(Admn),  
Housing Foundation
13. Mr. Mahmood Akhtar,  
Director(Finance).
14. Mr. Safdar Ali,  
Director(Tech).
15. Mr. Qanateer Ahmad,  
Dy. Director(Tech),  
Housing Foundation.
16. Malik Zafar Abbas,  
Law Officer
17. Syed Mohammad Ali,  
Assistant Director(E)