

MINUTES OF THE 69TH MEETING

FEDERAL GOVERNMENT EMPLOYEES HOUSING FOUNDATION
BLOCK NO.7(2ND FLOOR) MAIN CIVIC CENTRE
MELODY MARKET, ISLAMABAD

Subject:- MINUTES OF THE 69TH MEETING OF THE EXECUTIVE COMMITTEE OF THE FEDERAL GOVERNMENT EMPLOYEES HOUSING FOUNDATION HELD ON 13.5.2002 AT 9.30 A.M.

The 69th meeting of the Executive Committee of the Federal Government Employees Housing Foundation was held on 13.5.2002 at 9.30 A.M in the Committee Room of the Ministry of Housing & Works, B-Block, Pak. Secretariat Islamabad. The Secretary(H&W)/Chairman Executive Committee chaired the meeting. The list of participants is enclosed.

2. The proceedings began with recitation from the Holy Quran. The Chairman welcomed the participants who made it convenient to attend the meeting. The Agenda Items were then discussed.

Agenda Item No.1: CONFIRMATION OF THE MINUTES OF THE 68TH MEETING OF THE EXECUTIVE COMMITTEE.

3. The minutes of the 68th meeting of the Executive Committee were confirmed.

Agenda Item No.2: IMPLEMENTATION STATUS OF THE DECISIONS TAKEN IN THE 68TH MEETING OF THE EXECUTIVE COMMITTEE HELD ON 26.2.2002.

4. The implementation report was approved. It was however observed that the CDA, inspite of the previous decision that all matters relating to PC-I for the development of Sector G-13 shall be resolved by 15th March, 2002, has not furnished the PC-I. The draft PC-I prepared and submitted by the Housing Foundation on 11.5.2002

also came under discussion. The Member Engineering CDA, promised that it would be ensured that the PC-I is furnished to the Foundation by 25th May, 2002 and both the Foundation and the CDA would resolve/reconcile the estimated figures.

5. In connection with the Agenda Item 4 of the 68th meeting, it was decided previously that the Member Engineer, CDA would take up the issue of reduction in penalty for delay in construction of houses to be charged from the allottees of the Foundation in Sector I-8 Islamabad with CDA Board. Since the action was still pending, the Member Engineering was again requested to refer the matter to the CDA Board for a decision.

Agenda Item No.3: PROGRESS OF SENIORITY LIST IN PHASE-III AFTER COMPUTERIZED BALLOTING AND EXTENSION OF LIST FOR THE BALLOTING.

6. The Director General Housing Foundation briefed that after the computerized balloting held on 18.3.2002, letter of allotments were issued to 5477 applicants. After this the Foundation had the balance plots. In addition to this 144 cases of zero balance were examined who had failed to deposit any payment inspite of repeated reminders. These allotments were cancelled in the light of the decision taken in the 66th meeting of the Executive Committee held on 7.2.2001.

7. Accounting for the balance available plots and those available after cancellation, second computerized balloting was conducted by the members of the Executive Committee and the prints outs were signed.

8. It was however decided that the Housing Foundation should recheck the cancellations and ensure that action has been covered by legal requirements and if need be the effectee may be given an opportunity of personal hearing.

Agenda Item No.4: IMPOSITION OF 2% SURCHARGE ON THE BALANCE COST OF LAND YET TO BE DEPOSITED BY THE ALLOTTEES OF G-13, G-14/4.

9. In the 67th meeting of the Executive Committee held on 22.11.2001, it was decided that a surcharge of 2% should be levied on the balance amount on the allottees with effect from 27.7.2001 for a period of six months and the matter should be brought before the Executive Committee.

10. The Executive Committee was informed that after this decision the number of defaulting allottees have reduced from 695 to 488, reducing the outstanding amount from 111.694 million rupees to 65.378 million rupees. The position of recovery was not very satisfactory and the allottees have agitated the point of retrospective imposition of surcharge.

11. The matter was discussed at length by the Executive Committee and it was decided that the defaulting allottees shall have to pay surcharge at the rate of 1.0% per month on the default amount w.e.f. the date of decision i.e. 22.11.2001 upto 30th June 2002. The case would be reviewed by the Executive Committee after this date.

Agenda Item No.5: CRITERIA FOR HARDSHIP CASES.

12. In the 68th meeting of the Executive Committee held on 26.2.2002 it was decided that the Foundation should frame a criteria for the consideration of the hardship cases.

13. The Foundation drafted a criteria which was placed before the Executive Committee. The matter was discussed in detail and the criteria proposed was approved. According to the criteria the following category of cases shall be considered hardship quota:

- a) Where the legal rights of an applicant are denied on account of technical or administrative hindrance.
- b) Widows dependent children of a deceased employee who applied within due date but could not get a plot because of age factor and who do not own a house/plot anywhere.
- c) Widows of such Federal Government Employees who met with some tragic accident and left behind un-employed children and have no house/plot anywhere.

Agenda Item No.6: PENALTY IMPOSED ON ALLOTTEE OF PHASE-I – MR. MOHAMMAD MUNIR BUTT-RECOMMENDATIONS OF THE WAFAQI MOHTASIB.

14. The case of Mr. Muhammad Munir But, an allottee of House No.178, Cat-V, G-11/2, Islamabad Phase-I of the Housing Scheme was discussed in detail by the Executive Committee. Mr. Butt had delayed the payment of outstanding amount from 26.3.1993 to 15.11.1999 i.e. for a period of six and half years. He also trespassed and occupied the house in March 1999 prior to making payment. The Housing Foundation had claimed the following amount from him in the light of the decision taken by the Executive Committee in its 42nd meeting held on 25.1.1995:-

- | | | |
|------|--|--------------|
| (i) | Late payment surcharge @
1% per month from
15.12.1994 to 13.11.1999. | Rs.1,03,471 |
| (ii) | Watch and Ward charges @
Rs.700 P.M. from
12.12.1993 to 15.5.2000. | Rs.54,004.00 |

15. The compromise judgement of the Supreme Court was also discussed and it was agreed that judgement related to fixation of price but it does not bar the Foundation to take any action against the allottees for violation of other terms and conditions.

16. Mr. Munir But was allowed to appear in person and was heard patiently. It was observed by the Executive Committee that Mr. But had no valid grounds against imposition of penalty. He admitted that the payment was delayed and that he had trespassed. He alleged that when he occupied the house, wiring etc. had been stolen. The committee observed that if he had taken over the house in regular way the Foundation would have been responsible for the deficiencies.

17. The Executive Committee after careful consideration of the case observed that the arrangement for watch and ward by the Foundation were practically non existent and that is why the house was trespassed.

18. The Executive Committee accordingly decided that recovery of watch and ward charges was not valid and decided that penalty for late payment surcharge only Rs.1,03,471.00 should be levied.

Agenda Item No.7: CASE OF MIR. LAIQ SHAH FOR ALLOTMENT OF PLOT IN PHASE-III G-13, ISLAMABAD.

19. The case of Mir Laiq Shah was examined in detail. It was observed by the Executive Committee that Mir Laiq Shah was an applicant of the Phase-III of the scheme and had also deposited the seed money. He withdrew the seed money on the press publication by the Foundation. There was also a communication gap as the communications were addressed by the Foundation on his previous address. It was observed that Mir Laiq Shah had received the letters from the Foundation, though late,

and had committed to make payment after 2nd December 2000 on return from foreign tour but he did not make payment till April 2001 when the allotment was cancelled.

20. The Executive Committee after discussion decided that the Sub-Committee of the Executive Committee for hardship cases may examine the case and submit its recommendations in the next meeting.

Agenda Item No.8: PLAINT OF THE JOURNALISTS FOR REVISION OF THE SCHEDULE OF PAYMENT.

21. It was submitted before the Executive Committee that the Journalists who have been allotted plots in G-13 have demanded that the schedule of payment attached with the allotment letter was not affordable to them. They being low paid employees needed relaxation of the payment schedule. They had opted that they should at least be allowed to follow the schedule given in the brochure.

22. The matter was discussed at length by the Executive Committee and approved that the Journalists may be allowed to deposit the payments as given in the schedule in the brochure for the scheme.

Agenda Item No.9: HARDSHIP CASES.

23. Through this item six hardship cases were placed before the Executive Committee. The Executive Committee decided that these cases may be examined by the Sub-Committee constituted for the purpose and to submit recommendations for consideration of the Executive Committee.

Agenda Item No.10: REQUEST FOR CHANGE IN "CONDITIONS OF ALLOTMENT" FOR PLOTS IN HOUSING SCHEME AT KARACHI.

24. The Executive Committee was briefed that the Foundation's Scheme at Karachi was floated in the year 1992. The response was not very good and also the plots were not transferable before construction of houses. The reasons for lack of interest by the Federal Government Employees in the scheme as well as construction of houses were:

- a) The area earmarked for the F.G.E. Housing Scheme is located outside the city limits.
- b) Amenities are not easily available in the area.
- c) The law and order situation has discouraged the allottees to construct their houses.

25. The matter was accordingly placed before the Executive Committee for consideration of transferability of plots.

26. The matter was discussed in detail. After careful examination, the Executive Committee approved the transferability of plots in F.G.E. Housing Foundation Scheme at Karachi.

27. With no other point on the agenda, the meeting concluded with a vote of thanks to the chair.

LIST OF PARTICIPANTS

1. Mr. Mohammad Aslam, In Chair.
Secretary,
M/O Housing and Works.
2. Mr. Abdul Ghani Sameen,
Joint Secretary(Works),
M/O Housing & Works.
3. Brig. M. Khalid Sohail Cheema,
Director General,
Pak. PWD.
4. Mr. Muhammad Arshad Malik,
Joint Secretary(IV),
M/O Interior.
5. Mr. Muhammad Raziq,
Financial Advisor(Works),
M/O Housing & Works.
6. Mr. Maqbool Elahi,
Member Planning, CDA.
7. Mr. Shahid Hameed,
Joint Engineering Advisor,
M/O Housing and Works.

Co-opted Members.

8. Mr. Tariq Abbas,
Cat-II.
9. Rana Taj Muhammad Khan,
Cat-IV.

IN ATTENDANCE.

10. Mr. Sarfraz Ahmed Mirza,
Director General, Housing Foundation.
11. Mr. Mohammad Nawaz Awan,
Director(Admn), Housing Foundation.
12. *Mr. M. Zahir Shah Mohmand,*
Director(Finance), Housing Foundation.
13. Malik Zafar Abbas,
Law Officer, Housing Foundation.
14. Mr. Qanateer Ahmed,
Assistant Director(Tech), Housing Foundation.
15. Mr. Shamim Gul Durrani,
Assistant Director(Admn), Housing Foundation.