

MINUTES OF THE 71ST MEETING

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

F.No.18(3)/2002-HF(A)

November 16, 2002

Subject:- MINUTES OF THE 71ST EXECUTIVE COMMITTEE MEETING OF THE
FEDERAL GOVERNMENT EMPLOYEES HOUSING FOUNDATION
HELD ON 13.11.2002.

The 71st Executive Committee meeting of the Federal Government Employees Housing Foundation was held on Wednesday, 13th November, 2002 at 10.00 A.M in the Committee Room of M/O Housing & Works, Block 'B', Pak. Secretariat, Islamabad.

2. The minutes of the said meeting are enclosed for information please.


(Shamim Gul Durrani)
Assistant Director(Admn)

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|--|---|
| 1. Mr. Mohammad Aslam,
Secretary,
M/O Housing & Works, Islamabad. | 2. Mr. Abdul Ghani Sameen,
Joint Secretary(Works),
M/O Housing & Works,
Islamabad. |
| 3. Brig. M. Khalid Sohail Cheema,
Director General,
Pak. PWD, Islamabad. | 4. Mr. Muhammad Arshad Malik,
Joint Secretary(IV),
M/O Interior, Islamabad. |
| 5. Mr. Muhammad Raziq,
Financial Advisor(Works),
Islamabad. | 6. Mr. Maqbool Elahi,
Member Planning,
CDA, Islamabad. |
| 7. Mr. Shahid Hameed,
Joint Engineering Advisor,
M/O Housing & Works, Islamabad. | 8. Mr. Ali Abid,
Deputy Secretary(Admn),
M/O Housing & Works. |

Co-Opted Members.

- | <u>Co-Opted Members.</u> | Category |
|---|----------|
| 9. Mr. Mahmud Ahmad,
H.No.21, St.11, F-6/3, Ibd. | I |
| 10. Mr. Tariq Abbas,
H.No.15-B, Park road, F-8/1,
Islamabad. | II |
| 11. Mr. Ali Muhammad Sabir,
H.No.873, St.71, G-10/4, Ibd. | III |
| 12. Rana Taj Muhammad Khan,
H.No.153-B, St.101, G-6/1-4, Ibd.. | IV |
| 13. Mr. Faiz Akbar son of Pullah Khan,
Naib Qasid, Fed. Dte. Of Education,
Naib Qasid, M/O Education,
Islamabad. | V |

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

Subject:- MINUTES OF THE MEETING OF THE 71ST MEETING OF THE EXECUTIVE COMMITTEE HELD ON 13.11.2002.

71st meeting of the Executive Committee was held on 13.11.2002 at 10.00 A.M. in the Committee Room of the Ministry of Housing and Works, B-Block, Pak. Secretariat, Islamabad. Secretary, Housing & Works was in Chair. List of participants is enclosed.

2. The proceedings began with recitation from the Holy Quran. The Chairman welcomed the participants. Agenda items were then discussed.

Agenda Item No.1: CONFIRMATION OF THE MINUTES OF THE 70TH MEETING.

3. The minutes of the 70th meeting were confirmed.

Agenda Item No.2: IMPLEMENTATION STATUS OF THE DECISIONS TAKEN IN THE 70TH MEETING.

4. The implementation status of the decisions taken in the 70th meeting of the Executive Committee was reviewed and found satisfactory.

5. However a question was raised by a member in connection with the item 5(Development Charges of Sector G-13) that the Executive Committee had approved the rate at Rs.300/- per sq.yards in installments but actual installments were not approved by the Executive Committee.

6. It was decided that the installments shall be got approved from the Executive Committee.

Agenda Item No.3: PROPOSED AMENDMENTS IN THE MEMORANDUM AND ARTICLE OF ASSOCIATION OF THE F.G.E. HOUSING FOUNDATION.

7. The issue of amendments in the Memorandum and Article of Association of the F.G.E. Housing Foundation was hinged on the question of the definition of the 'member' of the Foundation. The Executive Committee in its 70th meeting held on 26.9.2002 finalized the definition of the 'member'.

8. On the basis of this definition, draft amendments were proposed by the Housing Foundation and placed it before the Sub-Committee constituted for the purpose in its meeting held on 29.10.2002. The Sub-Committee examined the draft and recommended it for presentation to the Executive Committee.

9. The Housing Foundation made a detailed presentation to the Executive Committee, where each proposed amendment was discussed and debated in detail. After incorporating necessary improvements/changes, where necessary, the amendments were finalized. Approved amendments are annexed.

10. The Executive Committee resolved that the final draft amended Memorandum & Article of Association based on the amendments approved in the meeting be submitted to the Security Exchange Commission after obtaining concurrence of the Chairman, Board of Governors of the Foundation.

Agenda Item No.4: CASE OF PIR SHAH ZAMAN FOR REFUND OF AMOUNT WITH PROFIT ON ACCOUNT OF THE AMOUNT DEDUCTED BY THE FOUNDATION.

11. The Housing Foundation presented a case of an applicant, Pir Shah Zaman who had deposited a sum of Rs.59,500/- with the Foundation and was issued provisional offer letter. Subsequently he opted to surrender the allotment and to withdraw the amount deposited. The Foundation released his amount after deducting 5% of the deposited amount in accordance with the provision of clause 19 of the terms and conditions given in the brochure.

12. Aggrieved, the applicant filed a complaint with the Wafaqi Mohtasib. The Honourable Wafaqi Mohtasib in his findings recommended that:-

“ The Housing Foundation’s Executive Committee should consider on case to case basis the payment of three years profit to all those Government employees who have to surrender their plots in view of their poverty and inadequate financial resources. The complainant’s case would also be similarly considered and disposed off on merit.”

13. The matter was examined in detail. It was observed that every applicant signs a statement while submitting the application form that he has read all the terms and conditions given in the brochure and undertakes to abide by those. These terms and conditions also includes Clause 19 which specifies that if an applicant surrenders the plot after receiving provisional allotment letter, 5% of the deposited amount would be deducted. Accordingly the action of the Foundation was in accordance with the accepted conditions. It was further observed that during currency of the scheme, no change in the

terms and conditions can be made and accordingly it is not possible to consider the proposition of allowing interest Or profit to the allottees who withdraw from the scheme.

Agenda Item No.5: TRANSFERABILITY OF PLOTS IN PHASE-III SECTOR G-13/G-14/4.

14. The case regarding transferability of plots in Phase-III, Sector G-13/G-14/4 was submitted by the Foundation on the grounds that the scheme was launched in 1996 and while the provisional allotments were issued as back as in 1999, the development of the Sector has not started so far. This is causing frustration amongst the allottees, who are either nearing retirement or have already retired with their desire to have a house remaining unfulfilled. Some of the allottees have also expired.

15. It was pointed out by the Foundation that this abnormal delay in commencement of the development, for reasons which are on record and, inspite of best efforts by the Executive Committee since year 2000 onwards, has given rise to a tendency on the part of the allottees to sell the plot allotted to them in this Sector and purchase piece of land elsewhere to have a shelter. In the absence of permission to transfer, the plots are changing hands on power of attorney which is not legal. This is resulting in mounting pressure on the Foundation at one hand while on the other hand the Foundation is being deprived of the transfer fee.

16. It was argued that this practice can not be controlled as no document is filed with the Foundation nor the Foundation can entertain such a document, but it is leading to speculative price hike by the property agents.

17. The Foundation had proposed that since on identical grounds transferability has been allowed in Sectors D-12/E-12 where too no development activity has started so far, and in Peshawar also PDA has made plots in Regi Lalma transferable,

the plots in Phase-III, G-13, G-14/4 may also be declared transferable. The Foundation has further proposed to charge transfer fee of Rs.150/- per sq.yards (as is the current rate being charged by CDA) for all types of transfer.

18. The Executive Committee after detailed discussion approved the proposal.

Agenda Item No.6: REPLACEMENT OF VEHICLE IN THE HOUSING FOUNDATION'S OFFICE AT KARACHI.

19. The Housing Foundation presented the case of replacement of existing vehicle (Suzuki Khyber Car – Registration No. GP 1065) at Karachi office of the Foundation by Suzuki Cultus VXR (CNG fitted). The existing vehicle has outlived its useful life and has become heavy on operation & maintenance. It was proposed that the existing vehicle would be written off and disposed through public auction. The difference in the price of the new vehicle and the expected auction price of the existing vehicle is estimated at Rs.3,35000/-. Funds were confirmed to be available.

20. The Executive Committee approved the proposal with direction to complete the required formalities.

Agenda Item No.7: PC I FOR DEVELOPMENT OF SECTOR G-13 ISLAMABAD.

21. The Housing Foundation presented a PC-I for the development of Sector G-13 Islamabad at a cost of Rs.3106.473 million (including the cost of land). In the 69th meeting of the Executive Committee held on 13.5.2002, it was decided that there should be a consensus between CDA and the Foundation on the PC-I. Accordingly the document presented had the consensus.

22. Salient features of the PC-I alongwith the comparison of cost with that of Sector D-12 were discussed. The Executive Committee was briefed on the issues and the major break up of cost estimates which was presented as:-

Direct Cost	-	Rs.1102.293 Million
Indirect Cost	-	Rs. 441.600 Million
Cost of Land (including compensation for built up property.	-	Rs.1562.580 Million
Total		Rs.3106.473 Million

23. A question arose whether the PC-I should be got approved by the Board of Governors of the Housing Foundation or be forwarded to the Planning Commission. After discussion it was decided that the PC-I may be forwarded to the Planning Commission.

24. The meeting concluded with a vote of thanks to the Chair.

LIST OF PARTICIPANTS

1. Mr. Mohanumad 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. Rana Taj Muhammad Khan,
Cat-IV.

IN ATTENDANCE.

9. Mr. Sarfraz Ahmed Mirza,
Director General, Housing Foundation.
10. Mr. Mohammad Nawaz Awan,
Director(Admn), Housing Foundation.
11. Mr. Ali Akbar Sheikh,
Project Director, Karachi.
12. Mr. Amjad Pervaiz Malik,
Deputy Director(Tech), Housing Foundation.
13. Malik Zafar Abbas,
Law Officer, Housing Foundation.
14. Mr. Qanateer Ahmad,
Assistant Director(Tech), Housing Foundation.