

MINUTES OF THE 79TH MEETING

FEDERAL GOVERNMENT EMPLOYEES HOUSING FOUNDATION
AL-ASGHAR PLAZA(1ST & 2ND FLOOR) BLUE AREA
ISLAMABAD

F.No.18(2)/2004-HF(A)/79

Islamabad, the 3rd June, 2005.

Subject:- MINUTES OF THE 79TH EXECUTIVE COMMITTEE MEETING OF
THE FEDERAL GOVERNMENT EMPLOYEES HOUSING
FOUNDATION HELD ON 25.05.2005.

The 79th meeting of the Executive Committee of the Federal Government Employees Housing Foundation was held on Wednesday, 25th May, 2005 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 your information please.

(Syed Kazim Abbas)
Assistant Director(Admn)

1. Mr. Abdur Rauf Chaudhry,
Secretary,
M/O Housing & Works, Islamabad.
2. Mr. Mr. S.M. Junaid,
Senior Joint Secretary,
Ministry of Interior, Islamabad.
3. Mr. Muhamamd Raziq,
Senior Joint secretary
(Finance)/Financial Advisor
(Works), Islamabad.
4. Mr. Abrar Alam,
Joint Secretary(Works),
M/O Housing & Works,
Islamabad.
5. Mr. Shahid Hameed,
Joint Engineer Advisor,
M/O Housing & Works,
Islamabad.
6. Mr. Shaifgal Hussain Naghmi,
Director General,
FGE Housing Foundation.
7. Brig. M. Khalid Sohail Cheema,
Director General,
Pak. PWD, Islamabad.
8. Brig. Nusratullah,
Member Planning,
CDA, Islamabad.
9. Mr. Abid Bashir,
Deputy Secretary(Admn),
M/O Housing & Works, Islamabad.

P.T.O.

Copy of the minutes also forwarded to:-

1. The Consultant, Housing Foundation, Islamabad.
2. Director (Admn), Housing Foundation, Islamabad.
3. Director(Finance), Housing Foundation, Islamabad.
4. Director(Technical), Housing Foundation, Islamabad.
5. The Law Officer, Housing Foundation, Islamabad.

FEDERAL GOVERNMENT EMPLOYEES HOUSING FOUNDATION
AL-ASGHAR PLAZA, BLUE AREA
ISLAMABAD

Subject: MINUTES OF THE 79TH MEETING OF THE EXECUTIVE COMMITTEE HELD ON 25-05-2005.

The 79th meeting of the Executive Committee was held in the Committee Room of the Ministry of Housing & Works on 25th May 2005 at 10.00 AM. Secretary, Housing & Works was in Chair. The list of participants is appended.

2. The meeting commenced with recitation from the Holy Quran. Secretary, Housing & Works welcomed the participants and presented a resolution in recognition of the services rendered by the former Secretary, Housing & Works, especially in launching the scheme of apartments for low-paid employees. The resolution was unanimously passed.

3. The Director General, Pak. PWD pointed out that the officers/staff who had put in great efforts in making the ceremony a successes, needed appreciation. It was agreed that appreciation would be conveyed to them in writing.

The agenda items were then discussed.

Agenda item-1

CONFIRMATION OF THE MINUTES OF 77TH & 78TH MEETING

4. The minutes of the 77th and 78th meetings were confirmed. On an observation from the Sr. Joint Secretary, Ministry of Interior that no meeting of

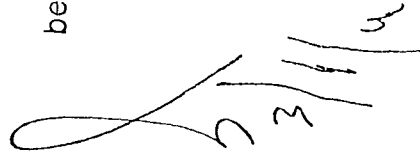


the Executive Committee should be held without participation of Sr. Joint Secretary, Finance and Sr. Joint Secretary, Interior, it was observed by the Executive Committee that this condition was not possible under the rules of the prescribed quorum. It was, however, decided that in future, a reasonable time shall be given for a meeting after obtaining confirmation of the availability of members.

Agenda item -2

IMPLEMENTATION STATUS OF THE DECISIONS TAKEN IN 77TH & 78TH MEETING

5. The Executive Committee, expressed general satisfaction over the implementation status. However, on presentation of implemented status of agenda item No.4 of 77th meeting, it was observed that since the decision had been taken by the Executive Committee, the final position should have been brought to the Executive Committee for approval. On presenting an explanation that the Housing Foundation was under pressure to proceed in the light of the court order, the issue was not pressed.
6. A question was raised whether the allotment of plots to employees of educational institutions would, in any way, adversely affect those who had already been allotted plots under the 75% quota. It was clarified by Director (Admn) that plots for employees of educational institutions had been blocked under 75 % quota pending decision of the issue as such those who have already been allotted plots will not be affected.


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Agenda item. 3

PRESENTATION OF FINANCIAL POSITION OF HOUSING FOUNDATION & INVESTMENT OF SURPLUS FUNDS IN PRIVATE/FOREIGN BANKS.

7. The Executive Committee approved the proposal of investment of Rs. 700 million in Citibank and Bank Al-Falah for short-term deposit at rates indicated in the working paper.

Agenda Item. 4

PRESENTATION ON PHYSICAL & FINANCIAL STATUS OF PHASE-III (G-13 & G-14/4)

8. A detailed presentation was made by the DG Housing Foundation on the scope of work undertaken by FWO in G-13 and by NCL-HCL (JV) in G-14/4. It was pointed out by the Director General that the FWO had not been able to achieve progress in accordance with the schedule. The reasons for the delay as quoted by FWO are unprecedented rains, delay in decisions, change over of the unit and hindrance caused by land occupied by Army. Director General, Housing, Foundation pointed out that during his recent inspection, FWO had committed to complete the assigned work by 31st December 2005.

9. The Director General informed the Executive Committee that previously one overhead bridge and one under pass was proposed for construction across the railway line that bisects G-13. The overhead bridge is now proposed to be replaced with underpass to avoid un-necessary wastage of land as well as for economy of cost. He informed the committee that for these

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underpasses, RAILCOP, a subsidiary of Pakistan Railways, has been contacted for undertaking the job on Turn Key basis.

10. The Committee was further informed that in G-14/4 also, progress of work by NCL is behind schedule. However, the Director (Technical) through progress charts explained that during April, there had been significant improvement in the progress and the same pace is being maintained till now. M/s NCL-HCL (JV) have committed to complete the work by December 2005.

11. The committee was informed that M/s NESPAK have already prepared design for electrification which has been submitted to IESCO for vetting and that now IESCO, SNGPL and PTCL would be pursued for early action at the level of DG, Housing Foundation.

ARMY LAND:

12. The matter regarding Army land was discussed in detail. Director General Pak PWD pointed out that in case the entry of the land in question is in the MLR, then the claim of the Army shall hold.

13. After a detailed discussion it was decided that good offices of Member Planning, CDA may be used for settling the issue with GHQ on the proposition:-

a) The Army may accept the payment for the land in G-13 and surrender the area;

OR

b) The Army may be provided equivalent area near new GHQ, through CDA and the Housing Foundation may bear the expenses.

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14. It was decided that the Consultant, Housing Foundation shall coordinate with Member Planning, CDA for arranging an early meeting with GHQ. A progress report will be submitted by the Consultant in the next meeting of the Executive Committee.

REVISION OF COST OF DEVELOPMENT CHARGES IN PHASE-III

15. The Executive Committee was informed that as against estimated development charges of Rs. 1300/- per sq. yards, an amount of Rs. 300/- per sq. yard (1,50,000/- per kanal) was recovered from the allottees of the residential plots in G-13, G-14/4 while about Rs. 1000/- per Sq. yards (Rs. 5,10,000) per kanal) needed to be recovered to breakeven in terms of development cost. A schedule of recovery was also presented for approval.

16. Sr. Joint Secretary Finance pointed out that in the year 2002 when development charges were initially evaluated, it was decided to give a subsidy of Rs.1000/- per sq. yards to the allottees as the entire land in the G-13 and G-14/4 was acquired from the funds generated by them. The cost of this subsidy was to be borne through funds generated by auctioning the commercial areas.

17. After a detailed discussion it was decided:-

(a) That the Housing Foundation may provisionally charge additional development charges to the extent of Rs. 300/- per Sq. yard in installments spanning over six months.

(b) The Housing Foundation may, as a test case, auction, after proper publicity in the press, one of the small commercial markets within two to three months to asses the revenue generation. The result of the

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auction will then determine whether the remaining subsidy would be required or not.

Agenda Item.4

PRESENTATION ON PHYSICAL AND FINANCIAL STATUS OF PHASE – IV (G-14/1.2. 3& G-15)

18. The Executive Committee was briefed about the efforts made so far in acquisition of land, its planning and assessment of built up structures. It was informed that award for compensation of land was announced on 29th Jan. 2005. A sum of Rs. 1000 Million had already been placed at the disposal of LAC, while a balance of Rs. 1846 millions are yet to be released. The award for portion of G-15 has not been announced so far.

19. The Deputy Commissioner, Islamabad, who attended the meeting on special invitation, briefed the Executive Committee that while announcing the award, an understanding was reached with the inhabitants that District Administration would facilitate them in buying the plots in some private housing society. The plots would be purchased by them from their own resources and this would have no connection whatsoever with the Housing Foundation. He further informed that last meeting with the landowners and the MNA of the area was held on 24-05-2005 and that it was expected that matter would be resolved within 10-15 days after which the survey party would be allowed to enter the area to conduct survey/ assessment of the built up property. The Executive Committee was further informed that the payment to the land owners would be linked with possession of the area.

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20. On a query the LAC informed that Pak. PWD team has intimated that assessment of built up property would take about a fortnight.

21. The Sr. Joint Secretary, Interior desired that the layout plan of G-14/1,2,3 and G-15 should be placed before the Executive Committee for consideration before submission to CDA for approval. It was decided that the plan would be presented before the Executive Committee in its next meeting.

REVISION OF COST OF LAND & SCHEDULE OF PAYMENT PHASE-IV.

22. It was presented before the Executive Committee that in the light of the award for the compensation of land at the rate of Rs.5,90,000/- per kanal (gross area), there was an urgent need to review and revise the cost of land to be collected from the allottees, especially in view of the fact that LAC has now demanding balance payment for the land to be disbursed to the land owners. The cost of land has been evaluated as Rs.14,80,000/- per kanal of the net area.

23. After detailed discussion, the Executive Committee approved that communications may be sent to the allottees to deposit additional amount in installments spreading over a period of 18 months.

AGENDA ITEM NO.8:

PRESENTATION ON PROGRESS ON PHASE-V (CONSTRUCTION OF APARTMENTS FOR LOW PAID FEDERAL GOVERNMENT EMPLOYEES (BPS 1-16)).

24. The Executive Committee was informed that till the last date of submission of applications, 4700 applications have been received which are being processed by the Banks. M/s NESPAK have been formally inducted as Consultants who are carrying out the detailed design and would also be

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responsible for the detailed supervision of the project. 24 applications have been received from Contractors for pre-qualification which are being processed by NESPAK.

25. The Executive Committee was informed that the Honourable Minister for Housing & Works was pleased to direct that cost of the apartments should be reduced and the repayment schedule should be within the reach of the allottees according to their pay/income.

26. A presentation was made on the working carried out. It was pointed out that though the Banks could provide loan to the extent of 85% of the cost of apartment, the actual loan amount would be determined through the repayment capacity of the individual. Working on the basis of 30% of the average pay plus rental ceiling indicated on this basis, the loan entitlement was much less than the loan demanded. It would mean that in most of the cases, the applicants shall have to generate their own resources.

27. The construction cost has been reviewed in the light of data of NESPAK and Foundation's working, reduction in the cost to the extent of cost of land could only be made.

28. The representative of CDA pointed out that in G-11, a proposal was in pipe line that instead of Ground + Three, Ground + Seven flats may be allowed.

29. The Executive Committee desired that re-working on the basis of this proposition may also be carried out. It was also decided that a



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presentation on the plans of the apartments would be made in the next meeting of the Executive Committee.

AGENDA ITEM NO.7:

APPOINTMENT OF A PROJECT DIRECTOR FOR PHASE-V.

30. The Executive Committee approved in principle appointment of a Project Director for Phase-V for coordination, as detailed supervision is being carried out by NESPAK. The expenditure would be charged to the Consultancy charges payable to NESPAK.

AGENDA ITEM NO.8:

ALLOCATION OF QUOTA IN PHASE-V FOR JUDGES OF CIVIL COURTS ISLAMABAD.

31. After detailed discussion, the Executive Committee constituted a Sub-Committee as follows:-

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|------|--|------------------|
| i) | Brig. Khalid Sohail Chasema,
Director General,
Pak. PWD. | Chairman |
| ii) | Mr. Abrar Aftab,
Joint Secretary,
Housing & Works. | Member |
| iii) | Mr. Sarfraz Ahmed Mirza,
Consultant,
Housing Foundation. | Member |
| iv) | Malik Zafar Abbas,
Law Officer,
Housing Foundation. | Member/Secretary |

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32. The Sub-Committee shall examine the quota and frame its TOR in the light of the plea taken by the District & Session Judge. The Sub-Committee shall furnish its findings/recommendations by 15th June, 2005.

AGENDA ITEM NO.9:

FINDINGS OF WAFAQI MOHTASIB TO CONFIRM THE DATE OF BIRTH OF THE ALLOTTEES OF PHASE-III & PHASE-IV.

33. After detailed discussion, the Executive Committee took the following decisions:-

- i) Housing Foundation will allow the transfer and allotment of plots, after verifying the date of birth of the allottees of Phase-III and Phase-IV by referring their cases to their respective departments / ex-departments, if the allotments have been made on the basis of age-wise seniority, in-accordance with the decision of Wafaqi Mohtasib.
- ii) In case the date of birth of allottee received is found different from the date of birth, on which the allotment was made, the allotment shall be cancelled, irrespective of the status of the plot.
- iii) Wafaqi Mohtasib's recommendations may be implemented and Honourable Wafaqi Mohtasib may be apprised about the position.

AGENDA ITEM NO.10:

PROPOSED AMENDMENT IN THE ARTICLE OF ASSOCIATION OF THE FEDERAL GOVERNMENT EMPLOYEES HOUSING FOUNDATION.

34. Under the provision contained in para-V of the Memorandum of Association of Federal Government Employees Housing Foundation, the Executive Committee adopted a unanimous special resolution for amendment in the Article-IV-A(!) "Management System" of Articles Association of Federal

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Government Employees Housing Foundation as proposed in the working paper.

The amended Article shall read as follows:-

"The Foundation shall have a three tier management system; a Board of Governors headed by the Minister for Housing & Works, Executive Committee headed by the Secretary, Housing and Works, as well as Housing Foundation headed by Director General, in BPS-20/21 appointed by the Government of Pakistan".

AGENDA ITEM NO.11:

ELIGIBILITY OF EMPLOYEES OF FEDERAL EDUCATIONAL INSTITUTIONS IN ISLAMABAD FOR ALLOTMENT OF PLOT IN PHASE-IV.

35. The Executive Committee regularized the action taken by the Housing Foundation in connection with issuance of allotment letters to the eligible employees of educational institutions.

AGENDA ITEM NO.12:

DELEGATION OF FINANCIAL POWERS TO DG(HF) TO MEET THE DAY TO DAY OPERATIONAL REQUIREMENT.

36. After discussion, the Executive Committee approved the recommendations at para 4(a), 4(b) and 4(c) of the working paper provided that the expenditure shall not exceed Rs.1.0 million in each case in para 4(c).

ADDITIONAL AGENDA ITEM:

DISPENSATION OF URGENT TRANSFER CHARGES – DISTRIBUTION OF A PORTION AMONG STAFF AS COMPENSATION/INCENTIVE.

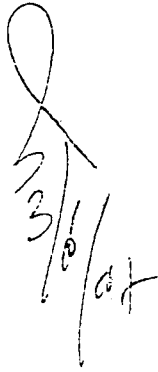
37. The Executive Committee directed that the item should be brought before the Executive Committee in its next meeting duly supported by work load and justification.


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The next meeting of the Executive Committee will be held on 8th June 2005 at 3.30 PM in the Committee Room of the Ministry of Housing & Works.

38.

The meeting concluded with a vote of thanks.



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LIST OF PARTICIPANTS OF 79TH MEETING OF EXECUTIVE COMMITTEE

1.	Mr. Abdur Rauf Chaudhry, Secretary, M/O Housing & Works.
2.	Mr. S.M. Junaid, Senior Joint Secretary, M/O Interior, Islamabad.
3.	Mr. Muhammad Raziq, Senior Joint Secretary(Finance)/ Financial Advisor(Works).
4.	Mr. Abrar Alam, Joint Secretary(Works), M/O Housing & Works.
5.	Mr. Shafqat Hussain Naghmi, Director General, FGE Housing Foundation.
6.	Brig. M. Khalid Sohail Cheema, Director General, Pak. PWD, Islamabad.
7.	Mr. Muhammad Noor, Director Urban Planning, CDA, Islamabad.
8.	Mr. Abid Bashir, Deputy Secretary (Admn) M/O Housing & Works
9.	Mr. Nazir Ahmad Nasim, Director(Admn), F.G.E Housing Foundation.
10.	Mr. Hasnat A. Qureshi, Director (Finance), F.G.E. Housing Foundation.
11.	Mr. Amjad Pervez Malik, Deputy Director (Technical), F.G.E. Housing Foundation
12.	Malik Zafar Abbas, Law Officer, F.G.E. Housing Foundation.
13.	Mr. Sarfraz Ahmed Mirza, Consultant, FGE Housing Foundation.