

MINUTES OF THE 81TH MEETING

(M-1)

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

No. 18(2)/2004-HF (A)/81

Islamabad the 13th July 2005

Subject:- **81ST EXECUTIVE COMMITTEE MEETING OF THE FEDERAL GOVERNMENT EMPLOYEES HOUSING FOUNDATION HELD ON 05-07-2005**

The 81st Meeting of the Executive Committee of the Federal Government Employees Housing Foundation was held on Tuesday 5th July, 2005 at 330 PM in Committee Room of Ministry of Housing & Works, B-Block, Pak, Secretariat, Islamabad.

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


**(Muhammad Jamil Khan)
Assistant Director (Admn)**

- | | |
|---|--|
| 1. Mr. Abdur Rauf Chaudhry,
Secretary,
M/o Housing & Works, Islamabd. | 2. Mr. S.M. Junaid,
Senior Joint Secretary,
M/O Interior, Islamabad. |
| 3. Mr. Muhammad 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. Shafqat Hussain
Naghmi,
Director General,
FGE Housing Foundation. |
| 7. Brig. M. Khalid Sohail Cheema,
Director General,
Pak. PWD, Islamabad | 8. Brig. Nusratullah,
Member Planning,
C.D.A. Islamabad. |
| 9. Mr. Abid Bashir,
Deputy Secretary (Admn),
M/O Housing & Works, Islamabad. | |

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

Subject: - MINUTES OF THE 81ST MEETING OF THE EXECUTIVE COMMITTEE HELD ON 5-07-2005.

The 81st meeting of the Executive Committee was held on 5th July 2005 at 330 PM in the Committee Room of the Ministry of Housing and Works, B Block Islamabad. Secretary Housing & Works was in Chair. List of participants in annexed.

2. The meeting commenced with recitation from the Holy Quran.
3. The Secretary (H & W) welcomed the participants and informed that the meeting had to be called at a short notice to discuss certain vital issues including the Revised Charges from the allottees of phase IV (G-14/1,2 & 3). Agenda Items were then discussed.

Agenda Item No. 1 CONFIRMATION OF THE MINUTES OF 79TH AND 80TH MEETING.

4. There were certain observations from Mr. Mohammad Raziq Financial Adviser (Works) and Brig. Khalid Sohail Cheema in respect of minuting of certain items of 79th meeting. These observations were examined by the Executive Committee: -

Agenda Item No. 4 (79th Meeting)

REVISION OF COST OF DEVELOPMENT CHARGES IN PHASE-III

5. Mr. Mohammad Raziq, FA. had observed that the minutes have not been recorded correctly. In his opinion the Housing Foundation was to initiate

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auction of commercial area first and as a result of revenue generation, further action to charge the additional amount could be determined.

6. The Executive Committee observed that the recording of the minutes was as per actual proceedings and this doubt may have arisen as Mr Mohammad Raziq had to leave the Executive Committee meeting for some other meeting.

7. The Executive Committee endorsed the recording of the minutes of the agenda item.

Agenda Item No. 7 (79th Meeting)

APPOINTMENT OF A PROJECT DIRECTOR FOR PHASE-V

8. The matter was discussed in detail by the Executive Committee. It was decided that in the light of the recent summary initiated for the Prime Minister for an alternate proposal to induct a Builder / Developer to undertake the whole project to provide relief to the F.G Employees, immediate steps to engage a project director is not warranted. The P.D may be appointed, once the outcome of the summary is known.

Agenda Item. No. 10 (79th Meeting)

PROPOSED AMENDMENTS IN THE ARTICLE OF ASSOCIATION OF THE FEDERAL GOVT EMPLOYEES HOUSING FOUNDATION

9. Both Mr. Mohammad Raziq FA and Brig. Khalid Sohail Cheema DG Pak. PWD had observations on the issue. The Law Officer of the Housing Foundation briefed the Executive Committee that the amendments made in the year 2002 were not referred to the Cabinet.

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10. The Executive Committee, however, decided that since both the movers of the observations were not present in the meeting, being away from the country, this item may be deferred for the next meeting.

Agenda Item No. 12 (79th Meeting)

11. Mr. Mohammad Raziq FA had raised the following observations on the delegation of financial powers to the DG.

- (a) Whether or not financial powers proposed to be delegation to DG Housing Foundation is available to the Secretary (H & W) in the capacity of Principal Accounting Officer and
- (b) Whether or not the said powers stand delegated to the Secretary (H & W) as Chief Executive of the Housing Foundation

12. The Executive Committee was apprised that financial powers vested with the Secretary (H & W) as Principal Accounting Officer are not relevant in the case as the status of the Housing Foundation was that of a company limited by guarantee and it was not drawing any budget from the government. The Committee noted that the Secretary (H & W) in his capacity as the Chief Executive of the Housing Foundation has all the powers and can perform all the duties of the Executive Committee as detailed in Article VIII under the provision of Article IX of the Article of Association and can delegate powers to any member / officer under the provision of Article IV-B (e) of the Article of Association. The Executive Committee confirmed the powers delegated to the DG Housing Foundation in the 79th meeting


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Agenda item No. 2 IMPLEMENTATION OF THE DECISIONS TAKEN IN 79TH & 80TH MEETING.

Agenda Item No. 3 (79th Meeting)

13 The Executive Committee approved the action of placement of funds with Bank Al-Habib. The Executive Committee however suggested that since some Banks are carrying out aggressive banking, as such the Housing Foundation should keep a close watch on the invested funds. The Executive Committee was also apprised of the fact that the Foundation had completed all necessary codal formalities before placement of funds with the banks. The Executive Committee also agreed with the proposal of D.G Housing Foundation to invest funds in more than one bank with a view to get healthy competition.

Agenda Item No. 4 (79th Meeting)

ARMY LAND

14 The Executive Committee was informed that a meeting has been sought from GHQ and a d.o letter has also been sent to the QMG in this regard. Date of the meeting is awaited.

15. Member Planning CDA pointed out that CDA had already compensated / adjusted the Army in lieu of its various pockets of land at a location near the under construction GHQ, as such the matter was now to be settled between Housing Foundation and CDA regarding the compensation to be given to CDA for the adjustment.

16. It was decided that an urgent meeting would be arranged by the Member Planning with the concerned officers of CDA so that this outstanding issue is resolved.



17. On the implementation of other items, the Executive Committee expressed its satisfaction with the direction that IESCO & SNGPL may be pursued vigorously for early action.

Agenda Item No. 3 REVISION OF COST OF LAND & SCHEDULE OF PAYMENT FOR PHASE -IV SECTOR G-14 & G-15

18. The DG Housing Foundation explained the background that the award for land in G-13 was announced in the year 1999 at Rs. 2,30,000/- per kanal and in the same year a reference was made to the LAC for acquisition of Land in G-14/1,2 & 3. Considering the previous award, the cost of land was estimated at Rs. 3,20,000/- per kanal. The LAC however announced the award in Jan 2005 at Rs. 5,90,000/- per kanal. The cost of land was accordingly to be charged to the allottees, as Housing Foundation had no other resources. So far as the cost of Built Up Property (BUP) is concerned, the Housing Foundation has no access to the area even as of today. Accordingly the cost of BUP was estimated and not based on detailed survey

19. In order give relief to the allottees, DG suggested the following options:-

- (a) To reduce the cost by deleting the cost of BUP at this stage.
- (b) By spreading the installments over 24 months instead of 18 months.
- (c) By giving subsidy from the sale of commercial areas of G-13.
- (d) By obtaining loan from the Banks. It was also pointed out that National Bank of Pakistan was prepared to give a loan from 1.0 billion to 1.5 billion subject to the Govt. guarantee, or other guarantees.

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20. An honourable Member pointed out that there was a strong reaction from the Govt Servants regarding the cost and that the options are only deferment of the payment and not actual reduction. He further pointed out that subsequent addition of development charges would make the total payment exorbitant.

21. Various options were discussed in detail. The Executive Committee decided that,

- (a) The cost of BUP should be deleted from the payment schedule at this stage. This cost would be recovered later on when actual estimates are finalized
- (b) The installments should be spread over 24 months and the total amount be recovered in eight installments, with first installment starting on 1st Sep. 2005.
- (c) A grace period of 2 months may be allowed to deposit each installment.
- (d) Default clause should be invoked after default of two installments
- (e) Default charges shall be reduced from 2.0 % to 1.0 % on the outstanding payment
- (f) A case may be initiated asking for grant or loan from the Government.

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Agenda Item No. 4 REBATE ON LUMP SUM PAYMENT OF COST OF LAND FOR PHASE-IV

22. The proposition to allow 5-10 % rebate to those allottees who are prepared to make up front payment was discussed in detail. It was observed that allowing such rebate is a common practice in many Housing Societies. This would also help the Foundation in generation of funds for payment to the LAC.

23. After detailed deliberation, the Executive Committee approved that a rebate of 5 % may be allowed by the Housing Foundation on up front payment.

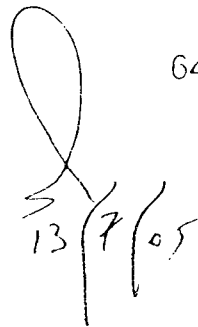
Agenda Item No. 5 CONSTRUCTION OF OFFICE BUILDING FOR FEDERAL GOVT. EMPLOYEES HOUSING FOUNDATION

24. The Executive Committee was informed that in response to a press advertisement 34 Architectural firms responded, out of which 10 including NESPAK were prequalified. Nine firms were asked to furnish their proposals within 3 weeks. NESPAK was dropped as they are already over worked.

25. Out of these nine firms, 5 submitted their proposals in the form of Architectural plans, elevations and perspectives. These were examined by a team of experts comprising Principal Architect NESPAK and Architect Pak. PWD and were graded.

26. The following position of these Architectural Firms emerged: -

1.	M/s Ali Arshad Associates	74 MARKS
2.	M/s ICON. Architecture & Designers.	72 MARKS
3.	M/s Naqvi & Siddiqui	72 MARKS
4.	M/s Khalilur Rehman Associates	71 MARKS
5.	M/s ACE ART.	64 MARKS


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27. The presentation drawings submitted by these Consultants / Architects were displayed before the Executive Committee and various aspects of each were discussed.

28. The Executive Committee decided that the first three Architectural Firms Viz.

1. M/s Ali Arshad Associate.
2. M/s ICON, Architects & Designer
3. M/s Naqvi & Siddiqui

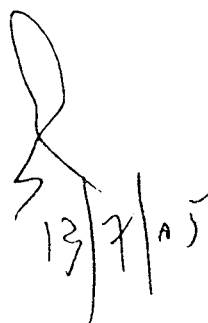
may be asked to make a detailed presentation before the Executive Committee within three weeks for final decision.

Agenda Item No. 6 CONSTRUCTION OF TWO UNDER PASSES RAILWAY TRACK IN SECTOR G-13 SIGNING OF MOU WITH RAILCOP

29. Housing Foundation intends to undertake the construction of two underpasses in Sector G-13 under the Railway track through Railway Construction Pakistan Ltd (RAILCOP), a subsidiary of Pakistan Railways.

30. In this connection meetings were held with RAILCOP. The terms of reference for the RAILCOP are: -

- (a) Complete consultancy services including topographic survey, soil investigation, inception report, Design Report, technical specification, Engineer's Estimates, BOQ, Construction Drawings & Specification.
- (b) Construction of underpasses including track diversion.


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The work shall be carried out as deposit work.

31. In order to formalize the assignment, an MOU is to be signed with RAILCOP and an amount of Rs. 2.0 million is to be deposited for jobs mentioned at (a) above.

32. - The Executive Committee discussed the matter in detail and approved:

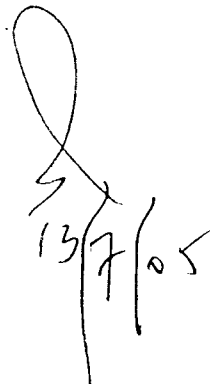
- (a) Signing of MOU with RAILCOP
- (b) Release of amount of Rs. 2.0 million to them.

33. The Executive Committee also proposed that RAILCOP may be requested to reduce their Departmental Charges for the project.

Agenda Item No. 7 FUTURE REQUIREMENT OF LAND FOR F.G. EMPLOYEES AND PROCED FOR ITS IDENTIFICATION & PROCUREMENT

34. The Executive Committee was briefed regarding the efforts being made by the Housing Foundation for identification of land for future schemes. In this connection, in addition to identification of prospective land in the vicinity of Islamabad, following steps have been taken: -

- (a) During a meeting with Secretary Housing and Physical Planning Punjab, it has been agreed to identify and procure suitable land in the vicinity of Lahore City through a Joint Venture between the Housing Department, Punjab Employees Housing Foundation and Federal Govt. Employees Housing Foundation.


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- (b) Approximate 5000 kanals of land situated near Defence Lahore has been identified. Chief Minister Punjab is being requested by the Minister for Housing & Works to allow purchase of this land from the Live Stock & Dairy Development Department, Punjab.
- (c) Senior Member, Board of Revenue Sindh has been requested to identify land at Karachi in similar manner.
- (d) Federal Minister for Housing & Works has sent a summary to the Prime Minister for provision of two more Sectors to the Housing Foundation for developing residential plots for Federal Govt. Employees at Islamabad.

35. Housing Foundation put forth other options for procurement of land from private parties by engaging panel of parties through advertisement in press. However, the issues involved are: -

- (a) Selection of a suitable party
- (b) Fair price of land.

36. Various options put forth by the Housing Foundation were discussed. The Executive Committee observed that the model followed by DHA appears more convenient as it does not involve monetary transaction. The Member (Planning) CDA informed that the CDA has got a policy for procurement of land, approved from the government, on the model of DHA. It was also observed that to handle such land affairs, the staff of the Foundation will not be able to cope with the process, as they are not trained for it. The Executive Committee decided: -

- (a) Procurement of land may be done on the lines of land procurement policy of CDA, approved by the Government.

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- (b) A full time Revenue officer may be taken on deputation to the Foundation.
- (c) A management system for the procurement of land may be created

Agenda Item No. 8 REPORT OF THE SUB COMMITTEE TO EXAMINE THE PLAINT OF THE JUDGES OF CIVIL COURTS, ISLAMABAD

37. The recommendations of the Sub Committee in its report were examined in detail and the following decisions were taken: -

- (a) Recommendation (a) was not approved. It was decided that exact quota for the judges be worked out and list along with the quota be referred to the High Court for dispensation.
- (b) Recommendation (b) was approved. It was decided that the criteria for selection / recommendation would rest with the Organization concerned, and the criteria laid down by the Housing Foundation subsequent to sale of brochures was not valid.
- (c) Recommendation (c) was approved. The concerned organization would decide the eligibility of deputationists etc, or whether he had applied or not. However, the contract employees or adhoc employees shall not be eligible.

38. It was also decided that in future scheme, the Housing Foundation should specify the terms and conditions for each quota in the brochure.

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Agenda Item No. 9 ALLOCATION OF SEPARATE QUOTA FOR THE EMPLOYEES OF CIVIL COURTS ISLAMABAD IN FUTURE SCHEME.

39. The Executive Committee agreed to the proposal of providing a separate quota for the employees of Civil Courts Islamabad in future scheme.

Agenda Item No. 10 DECISION OF THE HONARABLE WAFAQI MOHTASIB --- VARIATION IN THE DATE OF BIRTH AND OTHER BASIC REQUIREMENTS OF ALLOTMENT CRITERIA IN PHASE-III

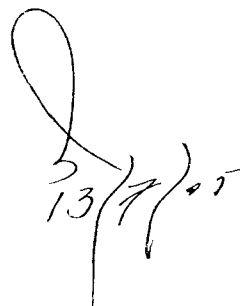
40. The Housing Foundation submitted before the Executive Committee that in the light of the exercise of reconfirmation of the date of birth of the F.G Employees, it has come to the notice that in case of low paid employees i.e. Cat. V, employees, there are variations in the actual date of birth and that entered in the application forms. It was further stated that in a number of cases, the actual date of birth is within the maturity date of that category and requested that such cases, where there is a change of date of birth but is within the date of maturity, the Foundation may not cancel the plots.

41. After discussion, the Executive Committee approved the proposal.

Agenda Item No.11 PAYMENT OF BONUS TO THE STAFF OF THE FOUNDATION OUT OF URGENT TRANSFER CHARGES

42. The matter was discussed in detail and the Executive Committee approved that: -

- (a) 25 % of the amount generated through urgent transfer charges may be paid to the staff as bonus while 75 % should be placed in the welfare funds.


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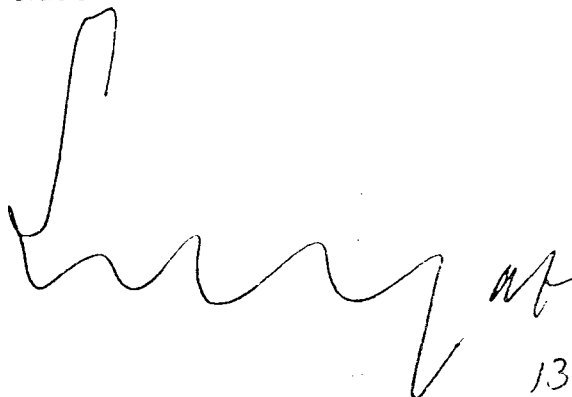
- (b) The periodicity and eligibility shall be determined by the Director General Housing Foundation.

Additional Point

43. The Chairman observed that the Accounts of the Housing Foundation have not been audited so far. It was clarified that initially the accounts had not been audited due to the impediment that according to Memorandum & Articles of Association each allottee was treated as Member. Since the auditors were to be appointed through AGM, which could not be held being members in thousands in numbers. Subsequently through an amendment in the Memorandum & Articles of Association in 2002, the number of members were restricted to ten. Thereafter the AGM was convened and auditors were appointed and the accounts for the last 10 years stand audited.

44. The Chairman directed that the audited accounts may be presented before the Executive Committee in its next meeting.

45. The meeting concluded with a vote of thanks.



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LIST OF PARTICIPANTS OF 81ST 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. Abrar Alam, Joint Secretary (Works), M/O Housing & Works.
4.	Mr. Shahid Hameed, Joint Engineer Advisor M/o Housing & Works.
5.	Mr. Shafqat Hussain Naghmi, Director General, FGE Housing Foundation.
6.	Mian Moeen, Chief Engineer (North), Pak. PWD, Islamabad.
7.	Brig. Nusratullah, Member Planning, CDA, Islamabad.
8.	Mr. Abid Bashir, Deputy Secretary (Admn) M/O Housing & Works
9.	Mr. Sarfraz Ahmed Mirza, Consultant, FGE Housing Foundation.