

MINUTES OF THE 68TH MEETING

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

Subject:- MINUTES OF THE 68TH MEETING OF THE EXECUTIVE COMMITTEE OF THE FEDERAL GOVERNMENT EMPLOYEES HOUSING FOUNDATION HELD ON 26.2.2002.

The 68th meeting of the Executive Committee of the Federal Government Employees Housing Foundation was held on 26.2.2002 in the Committee Room of the Ministry of Housing & Works, B-Block. Pak. Secretariat Islamabad at 2.00 P.M. The Secretary, Housing & Works/Chairman. Executive Committee chaired the meeting. List of participants is attached.

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 Item were then discussed:-

Agenda Item No.1. APPROVAL OF THE MINUTES OF THE 67TH MEETING OF THE EXECUTIVE COMMITTEE.

3. The minutes of the 67th meeting of the Executive Committee were confirmed.

Agenda Item No.2. IMPLEMENTATION STATUS OF THE DECISIONS TAKEN IN THE 67TH MEETING OF THE EXECUTIVE COMMITTEE HELD ON 22.11.2001.

4. The implementation report was approved. However, on item No.6 i.e. 'Matters relating to the development of Sector G-13, and sub-Sector G-14/4 Islamabad,'

the Chairman directed that all matters relating to the finalization of PC-I should be resolved by 15.3.2002, so that the PC-I could be taken to the CDWP for approval.

Agenda Item No.3. PROPOSED AMENDMENTS IN THE MEMORANDUM & ARTICLES OF ASSOCIATION OF THE FEDERAL GOVERNMENT EMPLOYEES HOUSING FOUNDATION.

5. The Housing Foundation, in the light of the recommendations of the Sub-Committee constituted on 21.4.1999 by the Board of Governors for the amendments to the Memorandum and Articles of Association of the Foundation, submitted the case for defining the term 'members'. The opinion put forward by the Foundation was that the Executive Committee including co-opted members who represent the views of the allottees, constitute the members for the purpose of holding General Body Meeting. In its support the Foundation also submitted the opinion of their former Legal Advisor(now Law Secretary).

6. The matter was discussed in detail, however it was observed by the committee that the objective for making the amendment was not very clear. During the discussion the examples of other Foundation's and Societies also came into consideration. A question was also raised whether the Foundation should have been registered under Companies Ordinance or under Societies Law.

7. After detailed deliberations, it was decided that the issue needed further examination by the Foundation. It was further decided that the Foundation should examine the question in detail with reference to similar organizations and bring up the case in the next meeting of the Executive Committee.

Agenda Item No.4. PENALTY ON ACCOUNT OF DELAY OF CONSTRUCTION OF HOUSES IN SECTOR I-8 ISLAMABAD.

8. It was submitted by the Housing Foundation that in Sector I-8 Islamabad, a number of allottees were delaying construction of their houses. So in the 49th meeting of the Executive Committee held on 31.8.1998, it was decided that a penalty @ Rs.25/- per sq.yd. per annum should be imposed in such cases on account of delay in construction. This penalty was reduced to Rs.5/- per sq.yds per annum w.e.f. 1.1.2001 in the light of the decision of the Executive Committee in its 57th meeting held on 20.7.1999.

9. The Foundation submitted that the allottees had been agitating the issue because CDA was also charging a penalty of Rs.45/- per sq.yds per annum w.e.f. 1.7.1998 and allottees felt that such penalty should be imposed by one agency only.

10. The matter was discussed at length and it was agreed that duplication of penalty should be removed and only one agency should charge the same. As in Sector I-8 the land and other facilities outside the plots belonged to CDA the penalty should be charged by CDA alone.

11. It was decided that:

- a) The Housing Foundation shall not charge this penalty w.e.f. 1.3.2002.
- b) The penalty may be charged by CDA as per their rules.
- c) It was also recommended that for allottees of the Housing Foundation the CDA may consider to reduce the rate of penalty by about 50% (i.e. 50% of Rs.45/- per. Sq.Yds).

12. The Member Planning CDA agreed to take up the point(c) to the CDA Board.

Agenda Item No.5. JOURNALIST QUOTA-FINALIZATION OF LIST.

13. It was submitted by the Foundation that against a 3% quota for the Journalist which constituted 171 plots of different categories in Sector G-13 and 20 plots of different categories in G-14/4 a total nomination of 59 cases had been received from PID. The cut off date for the submission of these nominations was 10.7.2001 and no further nominations had been received. The Foundation recommended:-

- a) That allotment letters may be issued to the 59 applicants nominated by PID.
- b) The balance plots available may be permitted to be transferred to the general merit quota of 77%.

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

Agenda Item No.6. EXTENSION OF DATE UNDER HARDSHIP QUOTA.

15. In Phase-III of the Housing Scheme for G-13 and G-14/4, there is a provision of 1% for hardship cases. The quota constituted 65 plots of different categories in both the sectors and sub-sector against which so far only 04 cases have been approved.

16. The Housing Foundation had submitted that since hardship cases kept on pouring in the Foundation, deserving cases in them merited examination and consideration whereas the date of application had already expired. The Foundation had recommended the extension of date for hardship quota.

17. The matter was discussed in detail and it was observed by the Executive Committee that criteria for the hardship quota was not clearly laid down. It was accordingly decided that Housing Foundation should prepare criteria for hardship quota and submit the same for examination by the Executive Committee in its next meeting. The Executive Committee however, approved the extension of date under hardship quota upto 30.6.2002.

Agenda Item No.7. PENALTIES IMPOSED ON ALLOTTEE OF PHASE-I. MR. MUHAMMAD MUNIR BUTT:RECOMMENDATIONS OF THE WAFAQI MOHTASIB.

18. The case submitted by Housing Foundation related to an allottee Mr. Muhammad Munir Butt, on whom was imposed a penalty of Rs.157475/- as surcharge on account of delayed payment as well as for Watch & Ward charges.

19. Mr. Muhammad Munir aggrieved by the decision of the Foundation, went to Wafaqi Mohtasib who was pleased to order that Mr. Muhammad Munir may be given personal hearing by the Executive Committee.

20. The matter was examined in detail by the Executive Committee but it was observed that the Foundation could not convince them about the additional amount being charged, especially in view of the judgement of the court which had frozen the cost to Rs.3,04,000/- as per compromise decision. It was decided that the Foundation should re-examine the case in the light of the judgement and facts on record and re-submit it for consideration of the Executive Committee in its next meeting. It was also decided that Mr. Muhammad Munir may also be called to appear before the Executive Committee during the next meeting in the light of the decision of the Wafaqi Mohtasib.

Agenda Item No.8. IMPOSITION OF 2% SURCHARGE ON THE BALANCE COST OF LAND YET TO BE DEPOSITED BY ALLOTTEES OF G-13/G-14/4.

21. In the 67th meeting of the Executive Committee it was decided that a 2% surcharge per month from 27.7.2001 on the balance amount shall be levied on the allottees upto 6 months and after expiry of the period the matter should be put up to the Executive Committee for a decision. The 6 months period was supposed to expire on 27.1.2002.

22. The Foundation submitted that due to fire incident at Shaheed-e-Millat Secretariat where the office of Housing Foundation was located, the functioning of the Foundation was disrupted and the allottees could not contact the Foundation to deposit the amount. The Foundation on its own had extended the period upto 28.2.2002 and had requested ex post facto approval for extension of time.

23. The Executive Committee approved the action.

Additional Agenda Item: TRANSFERABILITY OF PLOTS IN SECTOR G-13 AND SUB-SECTOR G-14/4, ISLAMABAD.

24. It was proposed that the transferability of the plots of Sector -13 and G-14/4 may be allowed amongs the applicants. It was observed by the Executive Committee that the proposal was pre-mature and could be brought to the Executive Committee at an appropriate time.

25. With no other point to discuss, the meeting concluded with a vote of thanks to the Chair.