

**MINUTES OF THE
95TH MEETING**

MOST IMMEDIATE
BY SPECIAL MESSENGER

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

<<>>

No.18(3)/2001-HF(A)/95

January 09,2008

Subject. **MINUTES OF 95TH EXECUTIVE COMMITTEE MEETING OF THE**
FEDERAL GOVERNMENT EMPLOYEES HOUSING FOUNDATION
HELD ON 05.01.2008

95th meeting of the Executive Committee of the Federal Government Employees Housing Foundation was held on 5th January, 2008 at 10.30 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 / record.

sd/-

(S.M. FAROOQI)
Director (Admn.)
Tele: 9209396

- | | |
|---|--|
| 1. Mr. Abdur Rauf Chaudhry,
Secretary,
Ministry of Housing & Works,
Islamabad. | 2. Mr. Muhammad Zafeer Abbasi,
Additional Secretary,
Ministry of Interior,
Islamabad. |
| 3. Mr. Ahmed Owais Pirzada,
Financial Advisor (Works),
Islamabad. | 4. Mr. Abrar Alam
Senior Joint Secretary,
M/o Housing & Works, Islamabad. |
| 5. Brig. Nusratullah,
Member Planning,
CDA, Islamabad. | 6. Mr. Shahid Hameed,
Director General
FGE Housing Foundation. |
| 7. Mr. Ali Akbar Shaikh,
Director General,
Pak PWD, Islamabad | 8. Mr. Saleem iqbal Qureshi,
Consultant/Engineering Advisor,
M/o Housing & Works, Islamabad. |
| 9. Ms. Ghayoor Sultana,
Deputy Secretary (Admn.),
M/o Housing & Works, Islamabad. | 10. Rana Taj Muhammad Khan,
Co-opted Member. |

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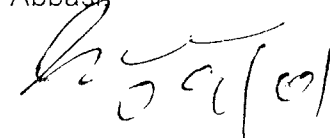
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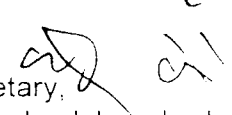
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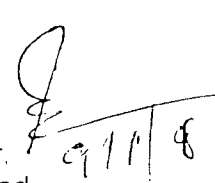


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FEDERAL GOVERNMENT EMPLOYEES HOUSING FOUNDATION
AL- ASGHAR PLAZA (1ST & 2ND FLOOR) BLUE AREA
ISLAMABAD

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Subject: MINUTES OF 95TH MEETING OF THE EXECUTIVE COMMITTEE OF F.G.E. HOUSING FOUNDATION HELD ON 5TH JANUARY, 2008

The 95th meeting of the Executive Committee was held on 5th January, 2008 at 10.30 a.m. in the Committee Room of Ministry of Housing & Works, 'B' Block, Pak Secretariat, Islamabad, under the Chairmanship of Secretary (H&W). List of participants is annexed.

2. The meeting started with recitation from the Holy Quran. The Chairman welcomed the participants and gave a brief background of the meeting.

3. Various agenda items discussed in the meeting and decisions taken are as under :-

AGENDA ITEM NO.1 CONFIRMATION OF THE MINUTES OF THE 94TH MEETING HELD ON 24.11.2007

4. There being no observation/comments, the Executive Committee confirmed minutes of the 94th meeting. It was, however, desired that the addendum issued against agenda item No.10 may be added to the minutes.

AGENDA ITEM NO.2 IMPLEMENTATION STATUS OF 94TH MEETING

5. The Chairman, Executive Committee desired that while preparing Implementation Status Report, only operative part of the decision taken in the last meeting should be given. Similarly, instead of all items only actionable items should be included in the implementation report. This would save time of the Committee.

6. DG(HF) presented the implementation status of the 94th meeting. Discussions held and decisions taken on agenda items of the last meeting are given below :-

Agenda Item No.3 of the 94th Meeting
Housing Facilities to Federal Government Employees Phase IV
of Housing Scheme at Islamabad (G-14/1,2,3) – Present Status

7. The Chairman, Executive Committee apprised the committee that a meeting was held with PSPM on 24th November, 2007 but no tangible progress regarding bridge finance of Rs.2 billion could be made. The participants of the meeting including Cabinet Secretary supported the request of the Housing Foundation for provision of loan amounting to Rs.2 billion but Secretary Finance did not agree. He has proposed to contact Mr. Javed Malik, Additional Secretary (Banking), Ministry of Finance to ascertain the possibility of getting loan from any scheduled bank. However, despite repeated efforts no meeting could be held with AFS (Banking). He requested FA (Works) to have a meeting with Additional Secretary (Banking) to discuss the issue. FA(Works) was of the view that with the availability of sovereign guarantee by the Government, Housing Foundation could easily get loan from the commercial banks at prevailing market rates. He consented to discuss the issue with AFS (Banking).

Agenda Item No.5 of the 94th Meeting
Status of Service Connections for Phase-III
(Sector G-13 & G-14/4), Islamabad

8. DG(HF) apprised the meeting that no tangible progress had been made by the CDA for providing bulk service connections for water supply & sewerage. He requested the CDA to put up workable proposals for disposal of treatment of sewerage of Sector G-13/3, G-13/4 and G-14 alongwith their cost implications for consideration by the Housing Foundation / Executive Committee.

9. Member Planning CDA informed that CDA had engaged private consultants for the purpose and all possible options/solutions would be conveyed to Housing Foundation. He, however, desired Housing Foundation to send a *fresh reference to CDA.*

10. Though it was not on the agenda of the meeting, FA(Works) suggested that Housing Foundation should prepare a scheme for providing houses/plots to government employees on the pattern of Army at the time of their retirement. Chairman, Executive Committee informed that there was a difference in the Army Housing Schemes and those of Housing Foundation, as the army deals with the commissioned officers only as against the Housing Foundation which caters for more than 3 lacs Federal Government employees from BS-1 to BS-22. Moreover, Army had been utilizing A-1 land (fully developed) of the cantonment areas, whereas the Housing Foundation has to acquire and develop the land for its schemes.

11. After detailed discussion, the chair desired Housing Foundation to convene an exclusive meeting of the Executive Committee to discuss the future plans of Housing Foundation to ensure a plot for every civil servant, at or before retirement.

Agenda Item No.6 of the 94th Meeting
Amendment in Memorandum and Articles
of Association of the Housing Foundation

12. DG(HF) informed that the Resolution had been filed in SECP for approval. The chair desired Law Officer of Housing Foundation to pursue it vigorously and get it approved quickly to get the benefit of tax exemption.

Agenda Item No.7, 8 and 9 of the 94th Meeting

13. FA(Works) informed the meeting that the Sub Committee would submit its report/recommendations in the next meeting of Executive Committee.

Additional Agenda Item No.1 of the 94th Meeting
Balloting Of Housing Scheme Phase-IV

14. *The meeting was informed that computer balloting for 5130 plots held on 04.12.2007.* The chair desired that outstanding dues of each allottee should also be shown on the website of Housing Foundation.

AGENDA ITEM NO.3

AUCTION OF COMMERCIAL AREA (BAZAR) IN
SECTOR G-13, ISLAMABAD

15. DG(HF) apprised the meeting that with the approval of Executive Committee, Housing Foundation went for auction of 72 plots of 8 bazars falling in Sector G-13, Islamabad. In order to have a smooth and transparent auction process, an Auction Committee comprising four members was also constituted with the approval of Chief Executive of Housing Foundation. The auction was held on 15.12.2007 at Aabpara Community Centre. A "Reserve Price" at Rs.60,000 per square yard was kept in view by the Auction Committee. He further informed that the Auction Committee in its meeting held on 26.12.2007 in the office of D.G. Housing Foundation recommended bids of Rs.62500/- and above per square yard for acceptance by the Executive Committee. If this threshold was maintained, the Foundation would be able to auction 8 plots and fetch Rs.235.725 million.

16. The Member Planning, CDA, in reply to his query was informed that Housing Foundation was not obliged to consult CDA before fixing the reserve price for auction of plots. Further the bids price could not be compared with the prices of plots auctioned by the CDA in fully developed sectors whereas no proper services i.e. water, electricity and gas etc. were available in Sector G-13. It was also informed that the CDA has been offered the "first right of refusal" to the plots being auctioned by the Housing Foundation. In case, CDA matches the recommended bid prices for any plot that would be offered to CDA with condition to pay full price within 45 days.

17. After detailed deliberations, the Committee approved the following :-

- a. *Bids valued at Rs.62,566/- or more per square yard (Average price of auction), subject to provision of NOC (First right of refusal) by CDA.*
- b. *No negotiation of any sort be undertaken with any of the bidders.*

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- c. No plot be allotted in any other name except original bidder. In case there are a number of bidders then the partnership deed be obtained before allotment to avoid litigation in future.
 - d. The auctioned commercial plots be made transferable as per the procedure in vogue in CDA. The transfer fee, as being charged by the CDA be charged by the Foundation. The subsequent transfer i.e. after completion of the building would be done as per CDA rules on the subject.
 - e. The auctioned commercial plots would be handed over with all available utility services, rest of the services would be provided as and when made available by concerned utility agencies.
 - f. EOBI and WWF Benevolent Fund etc. should should not be offered plots on the average accepted bid price, as recommended by the Auction Committee but participate in the open auction as and when held.
 - g. An honoraria equal to one basic salary be paid to the members of the Auction Committee.
 - h. 25% of plots reserved for schools/colleges should be privatized. Similarly plots reserved for mosques be offered to Auqaf Department for allotment as per the prescribed procedure. In this regard, Housing Foundation should bring up proposal before the Executive Committee in its next meeting.

AGENDA ITEM NO.4

APARTMENTS FOR LOW PAID GOVERNMENT
EMPLOYEES (BS 1-16) SECTOR G-11/3,4,
ISLAMABAD, MAKING THE APARTMENTS
TRANSFERABLE

18. The Secretary/Chairman, Executive Committee gave brief details of the item. He apprised the Committee that despite various meetings at the highest level, National Bank of Pakistan failed to provide loan facility as provided in the brochure of the scheme.

19. DG(HF) informed that the construction work on all the 1190 apartments was in progress. Out of those, 1000 apartments had been allotted to F.G. employees, 96 apartments were to be provided to CDA on actual cost basis and 94 apartments would be auctioned by Housing Foundation to provide subsidy to the scheme. In this way, the Foundation was expecting to fetch Rs.1973 million as against anticipated completion cost of Rs.2315 million with a deficit of Rs.342 million (say Rs.350 million).

20. After detailed deliberations, the Committee approved the following :-

- a. The apartments be made transferable with immediate effect after clearance of 100% of their costs indicated in the brochure.
- b. The amount of transfer fee/urgent transfer fee to be charged for category C, D & E would be the same as was being charged for Cat.III, IV & V plots respectively, for Phase-III & IV. The rates are as listed below :-

Category	Normal Transfer Fee (Rs.)	Urgent Transfer Fee (Rs.)
III	68,000/-	15,000/-
IV	50,000/-	15,000/-
V	27,777/-	15,000/-

- c. The schedule-II allottees (self-finance) who have failed to deposit their installments be given a last chance to clear all the dues before 31.03.2008 without levy of surcharge, otherwise their allotment would be cancelled. The Executive Committee directed that apart from issuing individual Notices to all allottees, it should be advertised in all major newspapers.
- d. (i) The schedule-I allottees (loan seekers) who want to opt for *schedule-II (Self)* be allowed to deposit the differential (50%) in three equal instalments to be charged on 15.02.2008, 15.06.2008 and 15.10.2008 as tabulated below :-

Installment	Date	Amount		
		Cat-C	Cat-D	Cat-E
1 st Installment	15.02.2008	300,000	245,000	200,000
2 nd Installment	15.06.2008	300,000	240,000	200,000
3 rd Installment	15.10.2008	300,000	240,000	200,000

- (ii) The remaining 10% be paid at the time of possession of apartment.
- (iii) A surcharge of 1% per month would be levied in case of non-deposit of instalment on due date after a grace period of 30 days from the date of payment of each instalment.

AGENDA ITEM NO.5 DELEGATION OF FINANCIAL POWERS TO THE MANAGEMENT OF HOUSING FOUNDATION FOR ADMINISTRATIVE AND TECHNICAL MATTERS

21. Keeping in view the designated financial powers of Pak PWD officers, the Executive Committee approved / delegated the same financial powers to the management of Housing Foundation as given below :-

A. *Technical Matters (Development Expenditure)*

<u>Sl.No.</u>	<u>Name of Post</u>	<u>Powers</u> Rs.
1.	Director General	Full Power
2.	Director (Technical)	3,000,000

- B. (i) Adoption of System of Financial Control and Budgeting-2006
- (ii) All powers as admissible to a "Head of Department" as per "System of Financial Control and Budgeting" (2006).

22. It will, however, be mandatory for the Housing Foundation to submit quarterly reports for the perusal of Secretary, Housing & Works showing details of expenditure sanctioned etc.

AGENDA ITEM NO.6

REGI LALMA TOWNSHIP SCHEME (SURCHARGE ON LATE PAYMENTS)

23. DG(HF) informed the Committee that in May 2006, Housing Foundation started to levy surcharge upon the defaulters, whereas no surcharge was levied before that date, therefore, those allottees who had taken NOC from Housing Foundation before 17th May, 2006 did not pay any surcharge.

24. In fact, no specific approval to levy surcharge was available in the record. Recently, one allottee namely Mr. Hassan Muhammad Khan approached the Wafaqi Mohtasib, Peshawar who directed him to deposit 1/3 of surcharge with Housing Foundation and kept the remaining disputed amount pending till decision of the case. The Housing Foundation has also been directed to submit a report to Wafaqi Mohtasib (Peshawar) on his complaint within a period of one month (by 15/1/2008).

25. The members deliberated upon the issue in detail and examined various available options. FA (Works) was of the view that there must be some penalty clause for delayed payment of dues for successful completion of any housing scheme.

26. The Executive Committee finally approved levy of surcharge at the rate of 1% (as on other schemes) on late payment of cost of land w.e.f. 17.05.2006 (i.e. the date when Housing Foundation started receiving surcharge from the defaulter allottees). The committee further directed Housing Foundation to issue Final Notice to all allottees for payment of dues. In case of non-payment their plots must be cancelled without any further notice.

AGENDA ITEM NO.7

ALLOTMENT OF PLOT IN PHASE-II TO THE ELIGIBLE APPLICANT

27. DG(HF) introduced the item to the Committee.

28. The Executive Committee approved allotment of Cat-II plot to Mr. Ghulam Rasul whose name appeared at S.No.7 of merit / waiting list of Cat-II applicants

of Phase-II. Name of applicants at S.No.1 to 6 of the said list who had already been allotted a plot in Phase-III should be deleted from the list. The Committee observed that after allotment of a plot in any phase of Housing Scheme of the Foundation, no applicant has any right to claim seniority in the merit / waiting list maintained for any other phase of Housing Scheme of the Foundation. Their names should be deleted and an updated list should be maintained for further allotment.

29. At the end, the Executive Committee also directed Housing Foundation to convene a meeting of Board of Governors of Housing Foundation. The Agenda for the meeting may, inter-alia, include (i) allotment of a plot to members of the Executive Committee and (ii) overall performance of Housing Foundation.

30. The meeting ended with a vote of thanks to and from the chair.

LIST OF PARTICIPANTS

1. Mr. Abdur Rauf Chaudhry, Secretary, M/o Housing & Works, Islamabad.
2. Mr. Muhammad Zafeer Abbasi, Additional Secretary, Ministry of Interior, Islamabad.
3. Mr. Ahmed Owais Pirzada, Financial Advisor (Works), Islamabad.
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