

MINUTES OF THE
97TH MEETING

MOST IMMEDIATE
BY SPECIAL MESSENGER

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

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

March 17, 2008

Subject: MINUTES OF 97TH EXECUTIVE COMMITTEE MEETING OF THE
FEDERAL GOVERNMENT EMPLOYEES HOUSING FOUNDATION
HELD ON 10TH MARCH, 2008

97th meeting of the Executive Committee of the Federal Government Employees Housing Foundation was held on 10th March, 2008 at 02.30 p.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.


(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. Shahid Hameed,
Director General
FGE Housing Foundation.
Islamabad.

4. Mr. Ahmed Owais Pirzada,
Financial Advisor (Works),
Islamabad.

5. Mr. Ali Akbar Shaikh,
Director General,
Pak PWD, Islamabad,

6. Mr. Ghulab Zameer,
Joint Engineering Advisor,
M/o Housing & Works, Islamabad.

7. Mr. Sarwar Sindhu,
Director, Urban Planning,
CDA, Islamabad.

8. Ms. Ghayoor Sultana,
Deputy Secretary (Admn),
M/o Housing & Works, Islamabad.

9. Rana Taj Muhammad Khan,
Co-opted Member.

Copy forwarded for information ~~and~~ for ~~action~~ ~~and~~ ~~action~~ to:-

1. Director (E)
2. Director (F)
3. Director (T)
4. Law Officer

8/19/08
9/13/08
10/13/08

(S.M. BAROUCI)
Director (Admin)

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

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Subject: MINUTES OF 97TH MEETING OF THE EXECUTIVE COMMITTEE
OF F.G.E. HOUSING FOUNDATION HELD ON 10TH MARCH, 2008

The 97th meeting of the Executive Committee was held on 10th March, 2008 at 1430 hours 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.

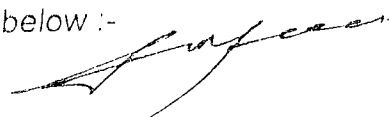
3. Various agenda items discussed in the meeting and decisions taken are as under :-

AGENDA ITEM NO.1 CONFIRMATION OF THE MINUTES OF THE 95TH
AND 96TH MEETINGS

4. There being no observation/comments, the Executive Committee confirmed minutes of the 95th and 96th meetings.

AGENDA ITEM NO.2 IMPLEMENTATION STATUS OF DECISIONS TAKEN
IN 95TH AND 96TH MEETINGS

5. DG(HF) presented the implementation status of actionable decisions of the 94th & 95th and 96th meetings of the Executive Committee. Discussions held and decisions taken are given below :-

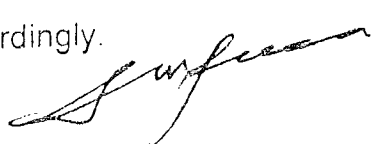


Agenda Item No.5 of 94th Meeting
Status of Service Connections for Phase-III, G-13 & G-14/4

6. CDA was required 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. Representatives from CDA apprised the meeting that a consultant has already been engaged for this purpose. Director (UP) CDA informed that the possible options / solution would be submitted in the next meeting of Executive Committee.

Agenda Item No.3 of 95th Meeting
Auction of Commercial Area (Bazar) In Sector G-13, Islamabad

7. Representative from CDA pointed out that the issue of auction of Commercial Area (Bazar) in Sector G-13 by the Housing Foundation was discussed in a meeting of CDA Board. The CDA Board observed that the sale of commercial plots by the Foundation would deprive them of the sale proceed thereby making difficult for CDA to carry out the maintenance of the sector. DG(HF) apprised the meeting that a series of high level meetings were held in the then Chief Executive Secretariat wherein it was decided that the development of Sector G-13 would be done by CDA as 'deposit work', the commercial area of the sector would be the property of Housing Foundation to utilize its sale proceeds for providing subsidy in cost of plots to its allottees and the maintenance of the sector done by CDA to be met out of municipal taxes collected by the authority. The Chairman desired that CDA may re-check the original orders / directions of the competent authority and then proceed accordingly.



Agenda Item No.7 of 95th Meeting
Overall Performance of Housing Foundation

8. DG(HF) informed the meeting that since 1992 no audit of the accounts of Housing Foundation had been carried out. However, it has done now received the Audit Reports of previous years up to 2002-03 and would be presented before the Executive Committee / AGM in about a months time. Similarly, SECP has also conveyed some observations on the accounts of Housing Foundation, the interim reply to which is being given. The Chairman, Executive Committee observed that we have to meet all statutory requirements of SECP to avoid any embarrassing situation. The Executive Committee showed its concern on this state of affairs and directed to meet all Audit/SECP requirements as early as possible.

9. DG(HF) also apprised the meeting of the progress made with regard to taking of physical possession of about 2000 kanals in village Thallah Syedan. Bulldozers and other machinery have been deployed in the area. The operation shall be completed within next 4-5 days. He, however, informed that survey of built-up property can only be started after the affectees would permit for which the distt. Administration was striving. Moreover, Foundation would require loan of about Rs. 300-400 million from scheduled Banks as bridge financing, for payment on account of built-up property. FA(Works) opined that we had to check prevailing market rates and negotiate with different Banks for getting competitive rates and favourable terms. At the same time we have to finalize utilization plan of loaning amount. The amount of loan should only be released at the time of actual reimbursement. He also confirmed availability of sovereign guarantee.



10. After threadbare discussion, the following Sub-committee was constituted to examine the whole issue of loan and submission of its recommendation to the Executive Committee :-

Financial Advisor (Works)	Chairman
Director General (HF)	Member
Director (Finance), HF	Member

96th Special Meeting of Executive Committee

11. DG(HF) intimated that a summary had already been sent to the Prime Minister for seeking approval to proposed amendments in Memorandum and Article of Association.

AGENDA ITEM NO.3 OF 97TH MEETING

HOUSING FACILITIES FOR FEDERAL GOVERNMENT EMPLOYEES (PHASE-IV) SECTOR G-14/1,2,3 & G-15/3 – REVIEW OF PROGRESS

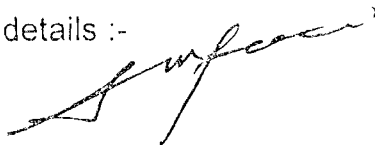
12. The Executive Committee while showing satisfaction on the efforts made by Housing Foundation directed to make efforts to take up development work of the area as early as possible.

AGENDA ITEM NO.4 OF 97TH MEETING

SCHOOLS AND MOSQUES PLANNED IN SECTOR G-13 & G-14/4, ISLAMABAD

13. The Secretary/Chairman, Executive Committee gave brief background of the item and said it was a touchy issue. The DG(HF) intimated that 15 plots for schools and 12 for mosques had been earmarked in Sector G-13 and G-14/4, as

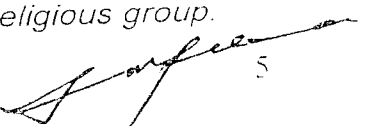
per following details :-



	<u>G-13</u>	<u>G-14/4</u>	<u>Total</u>
Primary Schools	07	02	09
Secondary Schools	05	01	06
Mosques	10	02	12

14. He further apprised that as a matter of policy, the land for Government Primary Schools was to be provided to Federal Directorate of Education (FDE) free of cost whereas the cost of land for secondary schools was to be charged from them @ Rs.750/- per sq. yard. Since FDE has already paid the cost of land for six secondary schools in Sector G-13 and G-14/4, it would be difficult to offer any plot reserved for secondary schools, to a private party, despite the fact that physical possession of those plots had not yet been handed over to the Directorate. He, however, suggested that any of the plots reserved for primary schools could be offered to any private party of repute for establishing educational institutions. The meeting was also informed that the details of 12 plots reserved for mosques have already been provided by Housing Foundation to Auqaf Department for allotment to genuine parties, after completion of prescribed/approved procedure. After detailed discussion the following decisions were taken :-

- (i) Four out of nine plots reserved for primary schools should be offered to genuine private parties / educational institutions through open competition.
- (ii) Physical possession of 06 plots reserved for secondary schools be handed over to Federal Directorate of Education, Islamabad after receipt of full payment on account of cost of land.
- (iii) Physical possession of 12 plots reserved for mosques be handed over to Auqaf Department. Further, boundary walls should be constructed around the plots reserved for mosque to minimize the chances of "Qabza" by any religious group.


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AGENDA ITEM NO.5
OF 97TH MEETING

WELFARE FOR THE OFFICERS/OFFICIALS OF
FEDERAL GOVERNMENT EMPLOYEES HOUSING
FOUNDATION – (i) ESTABLISHMENT OF WELFARE
FUND; (ii) GRANT OF RE-IMBURSABLE LOAN; (iii)
CREATION OF C.P. FUND

15. The Committee deliberated upon the issue in detail and decided to refer back the item to sub-committee already constituted and comprising the following officers for re-examination :-

1. Mr. Ahmed Owais Pirzada
Financial Advisor (Works). Islamabad.
2. Ms. Ghayoor Sultana,
Deputy Secretary (Admn).
M/o Housing & Works, Islamabad.
3. Mr. Sultan Muhammad Farooqi,
Director (Admn), Housing Foundation.
4. Mr. Kashif Ahmed Noor,
Director (Finance), Housing Foundation.

16. The Executive Committee agreed in principle, keeping in view the laborious nature of work and compulsory long hours late sitting, to grant an honorarium equal to one basic pay to all members of the Sub-committee.

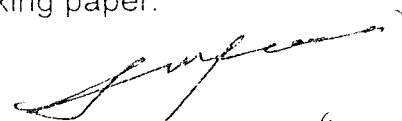
AGENDA ITEM NO.6
OF 97TH MEETING

(a) RATIONALIZATION OF HOUSE RENT
ALLOWANCE / HIRING CEILING; AND

(b) INITIATION OF UTILITY ALLOWANCE FOR THE
EMPLOYEES OF HOUSING FOUNDATION

17. Director (Finance) introduced the item to the Committee. The item was discussed in detail, but no final decision could be taken.

18. The Committee deferred agenda item No.6(b) of working paper.



**AGENDA ITEM NO.7
OF 97TH MEETING**

**CHANGE OF PLOT IN PHASE-IV OF HOUSING
SCHEME**

19. The Executive Committee after detailed discussion approved exchange of existing Category-I Plot No.17, Street No.118, G-14/3 (adjacent to a ziarat) allotted to Mr. Muhammad Hanif, with another Category-I plot in Sector G-14/3, subject to availability and precedent not to be quoted in future.

**AGENDA ITEM NO.8
OF 97TH MEETING**

**ALLOTMENT OF PLOT TO MR. HAMEED ULLAH
AN EMPLOYEE OF DEFUNCT FATA
DEVELOPMENT CORPORATION IN PHASE-IV, G-
14/1,2,3**

20. The Executive Committee after detailed deliberations and examination observed that Mr. Hameed Ullah was neither an employee of Federal Ministry/Division/Attached Department and their subordinate office nor of Autonomous body under the administrative control of Federal Government on the cut off date of 15.11.2003. His request for allotment of plot in Sector G-14/1,2,3 (Phase-IV) of Housing Foundation was not found tenable and, therefore, rejected being non-entitled.

**AGENDA ITEM NO.9
OF 97TH MEETING**

**CASE OF MR. MUHAMMAD SADIQ AND MR.
BASHIR AHMED KHAN FOR ALLOTMENT OF PLOT
IN HOUSING SCHEME, PHASE-IV**

21. The Committee was informed that M/s Mohammad Sadiq and Bashir Ahmed Khan were issued provisional allotment letters of Cat-I plots on the basis of information provided by them, after their cases matured on age wise seniority. However, on scrutiny it was found that both the applicants owned houses at Islamabad on the cut off date i.e. 15-11-2003. They were then issued" show cause



notices" that why their allotments may not be cancelled, for misstating the facts and seed money forfeited as per terms and conditions of the scheme. Both of them have now applied for allotment of plot under 10% quota of the category of applicants , who owned houses at Islamabad.

22. The Committee was apprised of the terms and conditions prescribed for the Housing Scheme, Phase-IV according to which the applicants were required to provide information about owning of a house by him / her, or spouse or family whether purchased from market / inherited/ gifted, and a quota of 10% of plots was reserved in each category for them. Further, it was clearly indicated that if any facts not disclosed at the time of submission of application are found fictitious / false or concealed / misstated the seed money deposited shall be forfeited. Both, M/s Mohammad Sadiq and Bashir Ahmed Khan did not disclose to have owned the houses, but came to the notice of Housing Foundation on verifications from CDA. It was further informed that a reasonable number of plots had already been cancelled due to concealment of facts by the applicants. The meeting was also informed that no plot was available for allotment under the said 10% quota i.e. those who had declared to have owned the house.

23. The Executive Committee considered the item and rejected the requests of M/s Muhammad Sadiq and Bashir Ahmed Khan.

AGENDA ITEM NO.10
OF 97TH MEETING

FUTURE ROLE OF THE FEDERAL GOVERNMENT
EMPLOYEES HOUSING FOUNDATION

24. DG(HF) informed that Housing Foundation had so far launched 10 different schemes/phases since its inception and provided about 22,000 houses /

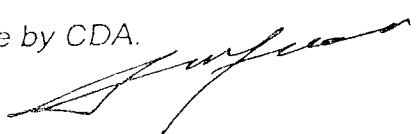


apartments / plots to its allottees at Islamabad, Peshawar and Karachi. Out of these 22,000, more than 20,000 houses / apartments / plots were provided at Islamabad. Thus the main thrust / demand for houses / plots remained at Islamabad. Since the major input for any housing scheme is the arrangement of land, he suggested some options like :-

- a. Reservation of at least 25% plots by CDA, KDA, LDA and PDA in their housing schemes for Federal Government employees to be allotted through FGEHF.
- b. Allocation of quota for Federal Government employees in housing schemes of DHA on reciprocal basis.
- c. Reservation of plots / land by Government of the Punjab in the housing schemes at Lahore and Rawalpindi.

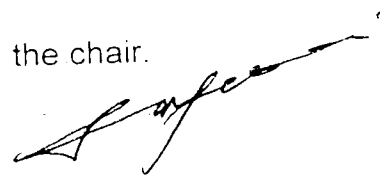
25. He further apprised the meeting that past experience of getting land in Islamabad through CDA and acquisition through LAC had yielded mixed results having both successes and failures. Therefore, the Housing Foundation have to move outside Zone-I, Islamabad and search for land or enter into joint venture with private housing societies of repute or purchase plots from them in bulk for allotment to Federal Government employees. Placing of pieces of land available with M/o Housing & Works / Estate Offices at the disposal of FGEHF for launching schemes for F.G. employees was also one of the options.

26. The representatives from CDA informed the meeting about their experiences about entering into joint ventures with private housing societies on equity basis for developing housing schemes for CDA employees. As per agreed formula cost of land of the scheme is to be borne by the private housing society whereas development cost is to be borne by CDA.



27. Due to time constraint, the agenda item was deferred. The chair desired Housing Foundation to bring this item again in the next meeting of Executive Committee.

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

A handwritten signature in black ink, appearing to be 'L. J. ...', is written over the end of the second paragraph.

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. Shahid Hameed, Director General, FGEHF, Islamabad.
4. Mr. Ahmed Owais Pirzada, Financial Advisor (Works), Islamabad.
5. Mr. Ali Akbar Shaikh, Director General, Pak PWD, Islamabad.
6. Mr. Ghulab Zameer, Joint Engineering Advisor, M/o H&W, Islamabad.
7. Mr. Sarwar Sindhu, Director, Urban Planning, CDA, Islamabad.
8. Ms. Ghayoor Sultana, DS(Admn), M/o H&W, Islamabad.
9. Rana Taj Muhammad Khan, Co-opted Member.