

MINUTES OF THE 22TH MEETING

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MINUTES OF THE 22ND MEETING OF THE EXECUTIVE
COMMITTEE OF THE BOARD OF GOVERNORS HELD ON 21ST
JUNE, 1990 IN THE COMMITTEE ROOM OF THE WORKS
DIVISION.

The 22nd meeting of the Executive Committee of the Board of Governors of the Housing Foundation was held in the Committee room of the Works Division on the 21st June, 1990. The following attended the meeting:-

- (1) Mr. S.A.S. Ainnuddin,
Secretary,
Ministry of Housing and Works, Chairman,
- (2) Mr. M.I. Rajput,
Director General,
Pak. PWD.
- (3) Mr. Iqbal Ahmad,
Joint Secretary,
Works Division.
- (4) Mr. Manzur Hussain,
F.A.
Works Division.
- (5) Mr. Mohammad Samiullah,
Joint Secretary,
Cabinet Division.
- (6) Mr. Mohammad Younus Khan,
Deputy Secretary,
Works Division.
- (7) Dr Mohammad Rasool Khan,
Director General,
Housing Foundation.

The following attended by special invitation:-

- 1). Mr. Jalees Ahmad Siddiqi,
Joint Secretary,
Ministry of Defence.
- 2) Mr. Masood Ali Zaidi,
Chief Engineer,
Pak. PWD.
- 3) Mr. Ghulam Hussain Memon,
Acting Chief Engineer (Wroth),
Pak. PWD.
- 4) Mr. Moin Ahmad Siddiqi,
Director Administration,
Housing Foundation.
- 5) Mr. Abdul Hamid Arif,
Director Technical,
Housing Foundation.
- 6) Mr. Perviez Akhter,
Section Officer,
Housing Foundation.

2. Welcoming the participants the Chairman described

in brief the background of the Scheme and progress made so far, for the benefit of those who were attending the meeting for the first time. The participants were informed that the Scheme was approved by the Cabinet in 1986 for construction of 5,000 houses on ownership basis in two phases. In the first phase the Foundation had undertaken the construction of 1886 houses of six categories in Sectors I-8/2 and G-11 for which all arrangements to start construction have been finalised. The second phase, he stated, provided for construction of 2825 houses of the same six categories, would be undertaken in Sectors D-12 and E-12 as soon as possible.

3. The Secretary, Housing and Works, also intimated that according to the policy for allotment of houses under phase-I of the Scheme, 5% of the plots were left at the discretion of the Chairman, Board of Governors, and the Executive Committee each for accommodating the persons who, some how or the other, could not fulfil the criteria laid down for the purpose. It was emphasized by him that the land for extension of phase-I of the Scheme in I-8/3 and I-8/4 had not become available in the normal course but as a result of very special efforts made for it at various levels and through different channels. He also stated that there were a number of Government functionaries who had assisted whole heartedly not only in obtaining the additional land for phase-I Extension but had also helped in many other ways in furthering the cause of the Scheme and who could not be accommodated within the 5% discretionary quota initially provided in the Scheme. Besides, it was clarified that the land in Sectors I-8/3 and I-8/4 was in addition to the original allocation of the land for the Scheme as approved by the Cabinet for construction of 5,000 houses. In view of these considerations, it was decided that the allocation for allotment of houses in phase-I Extension should be made as follows:-

Merit	80%
Quota of the Chairman, Board of Governors (Minister).	10%
Quota of the Executive Committee.	10%

4. The Committee was informed that the processing of applications pending for allotment of houses under phase-I Extension both against the discretionary quota and on merit had since been initiated. The Chairman was pleased to direct that verification of assests of the applicants for allotment of category-I houses should be done through the Establishment Division by 23-6-1990 and allotment letters be issued as soon as clearance was received. The Committee was informed that the list of applicants for allotment of category-I had already been sent to the Establishment Division. The Committee was also informed that the applicants for the allotment of category-III houses were being issued letters for furnishing affidavits as already decided earlier in the case of phase-I of the Scheme.

5. On a query regarding policy of inviting affidavits from the applicants for allotment of category-II, houses it was decided that in the affidavit for category-II, a penalty clause should be added that in case the declaration made in the affidavits was found to be incorrect, not only the allotment made would be cancelled, but the money deposited by the applicant would also be forfeited. It was decided that for this purpose certain percentage of cases would be selected at random for subjecting them to detailed scrutiny. The Chairman directed that a draft of the requisite affidavit be prepared and submitted to him for approval.

6. It was brought to the notice of the Committee that certain applicants who had originally applied for allotment of a house in lower category had requested for being allotted a house in a higher category for the reason that after submission of the applications they had been promoted to higher pay scale and had thus become entitled to a higher category of house, or that some change in their circumstances had occurred as a result of which they could

a bigger house, etc. It was decided that change of category in such cases will not be allowed.

7. The Committee was informed that there were a good number of applicants under phase-I of the Scheme who, though qualified on merit, yet could not be allotted houses because of lesser number of plots available in original phase-I of the Scheme. Some of such applicants decided to withdraw their deposited amounts, while some of them kept the amount deposited with the Foundation. It was decided that those who had withdrawn their money should be allowed to reposit the money and participate in the Scheme subject to the regularisation condition to be laid down for this purpose by the Chairman. But it was clarified that those who had allowed their money to be retained by the Foundation would get priority over those who had earlier withdrawn their money.

8. It had been decided in an earlier meeting of the Executive Committee held on 28-5-1989 that the Federal Government employees who had been re-employed on attaining the age of superannuation on the same terms and conditions as of the regular employees, may also be considered for participation in the Housing Scheme on merit. There were a few employees who qualified on this basis but could not apply in time for certain reasons. It was decided that they may also be given a chance to apply now, if they so desired, for consideration on merit in phase-I extension. The Committee could consider such requests as hardship cases on case to case basis. basis.

9. The Committee was informed that some of the applicants selected for allotment of houses in phase-I Extension under the discretionary quota of the Chairman, Board of Governors, and the Executive Committee seemed to be eligible for being considered on merit. It was, therefore, decided that their names may be ~~may~~ considered for transfer to the merit list. In this way, these persons eligible for merit quota would get regularized and more seats would be available for allotment under the discretionary quota. It ary
may be considered that regularisation is a discretionary

to merit be done and the number of such cases assessed immediately and reported to the Executive Committee.

10. On an enquiry from the Chairman, it was pointed out by the Director General, Housing Foundation, that the number of plots in category-I in phase-I Extension was more than the number of applicants, while the number of applicants in category-II was double the number of plots in that category. It was, therefore, decided that an effort should be made to get the surplus plots in category-I converted into category-II by the CDA so that more applicants in category-II could be accommodated.

11. It was also decided by the Committee that the cases of the applicants placed in priority-II may be considered for allotment in phase-II of the Scheme, as and when announced.

12. The Committee was informed that pursuant to the decision taken in the previous meeting of the Executive Committee, some sample survey was done by the Director General, Housing Foundation, and the Acting Chief Engineer (North), Pak. PWD directly. According to the Director General, Housing Foundation, almost 60% of the persons interviewed by him expressed a desire to get their houses constructed through Housing Foundation while 40% only showed interest for construction of the houses under their own arrangements. The CE(North), however, informed that about 80% of the allottees desired to build their houses under their own arrangements.

13. A general discussion about the tenders received and the actions taken in consultation with the bidders/contractors to bring down the rates then took place and the consensus was that the rates being on the high side, should be brought down as a result of the technical scrutiny and negotiations with the builders. It was, therefore, decided that a detailed news letter, (which would be the third in the series) may be sent to each allottee explaining in detail the effort made by the Foundation to get the Scheme implemented on the lowest possible rates and he/she should be given one of the following options:-

- (i) Whether he/she desires to get his/her house constructed through the Housing Foundation at the rates finally agreed with the builders after negotiations.
- (ii) Whether he/she would like to get the basic house built through Foundaion's arrangements according to its approved design and specifications for the selected plans of the owners. The time of completion should be a period of two years. The finishing could be undertaken in accordance with the agreed arrangements of the owners with the Foundation and subject to monitoring of the Foundation and the prescribed standards/specifications. In this case the owner will be required to pay at least 2% of the cost as consultancy fee to the Housing Foundation.
- (iii) In case none of the above two options are acceptable to the prospective owner he/she would be allowed to take back the money deposited by him/her with interest accrued thereon at the prevailing rate.

The suggestion/request of a number of applicants that they should be allowed to construct the house themselves subject to monitoring of the Foundation, with penal/cancellation provision, was also considered and not adopted but will be reported to the Board of Governors.

14. It was decided that Housing Foundation would provide through CDA the infrastructure required for construction of houses even to those allottees who would opt to finish the houses under their own arrangements. Acting Chief Engineer (North), Pak. PWD, was asked by the Chairman to examine the progress of the infrastructure in G-11 and submit a report to him within the shortest possible time. The Committee also decided that the WAPDA authorities may be approached through the concerned authorities of the CDA for electrification of sector I-B/2 on priority basis as this was one of the

pre-requisites for starting construction. The Chairman directed the Acting Chief Engineer (North), Pak. PWD, to pursue the actions required to be taken on the part of CDA for providing the infrastructure in Sector I-8/2 as well as in I-8/3 and I-8/4.

15. The latest developments about the best and final offer received from the contractors/builders was explained by the Director General, Housing Foundation, along with the recommendations of the consultants to the effect that negotiations may be held with the bidders once again with a view to securing further economies in the cost of construction. After some discussions it was decided that the possibility of distributing the work into small units, even upto Rs.20 million may be examined and the earnest money may be reduced to Rs.two lakh in the shape of deposit-at-call. It was also decided to refund Rs.8 lakh each to those contractors/builders who had deposited the amount in the shape of deposit-at-call at the time of submitting best and final offer.

16. It was also decided that the scope of negotiations may be widened to include more contractors/builders for pre-qualification along with class-I contractors approved by the Pak PWD and other interested parties for the proposed negotiations. Mr. Ghulam Hussain Memon was directed to supply the list of Pak PWD class-I contractors by 27-6-1990. It was also decided that since Messers Nayyar Ali Dada had shown interest in undertaking the work they may also be asked to participate after fulfilling the requisite conditions. Accordingly the Committee directed that the information required for the purpose may be furnished to them.

17. Finally the question of augmenting the staff of the Housing Foundation, especially filling up of the posts on the legal side and the administrative side, was considered by the Committee. The Director General and Director, (Administration) Housing Foundation, explained the necessity and urgency of having Legal Assistant and more administrative assistance to facilitate the working of the Foundation. It was decided that for cases of legal nature the services of Mr. S.A.Nizami,