

MINUTES OF THE 53RD MEETING

FEDERAL GOVERNMENT EMPLOYEES HOUSING FOUNDATION
SHAHEED-E-MILLAT SECRETARIAT
ISLAMABAD


F.No. 7(2)/99-HF(A)

March 13, 1999

Subject: MINUTES OF THE 53rd MEETING OF THE EXECUTIVE COMMITTEE OF THE FEDERAL GOVERNMENT EMPLOYEES HOUSING FOUNDATION HELD ON 11.3.1999.

The 53rd Meeting of the Executive Committee of the Federal Government Employees Housing Foundation was held on 11.3.1999 at 9.30 a.m. in the Committee Room No.1 of the Works Division, Block 'B', Pakistan Secretariat, Islamabad.

2. A copy of the minutes of the above meeting is enclosed for information.


(Syed Hamid Hussain)
Director (Finance & Admn)

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| 1. Mr. Muhammad Zafar ullah Khan,
Secretary,
Housing and Works, Islamabad. | 2. Mr. Muala Bux Lund,
Joint Secretary (Works),
Islamabad. |
| 3. Mr. Sarfraz Ahmad Mirza,
Director General,
Pakistan PWD., Islamabad. | 4. Mr. M. Amjad Shaikh,
Joint Secretary, Cabinet Division,
Islamabad. |
| 5. Mr. Mehboob Elahi,
Financial Advisor (Works),
Islamabad. | 6. Mr. Alam Zeb Khan,
Joint Engineering Advisor,
Ministry of Housing and Works, Islamabad. |
| 7. Mr. Ghulam Mustafa Kazi,
Deputy Secretary (Admn),
Works Division, Islamabad. | |

On Special Invitation:

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| 8. Dr. M. Tariq Siddiqi,
Vice Chancellor,
Quaid-i-Azam University, Islamabad. | 9. Mr. Naved Asghar Qureshi,
Director General,
FGE Housing Foundation, Islamabad. |
| 10. Syed Hamid Hussain,
Director (Finance & Admn),
Housing Foundation, Islamabad. | |

Co-Opted Members

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| 11. Mr. Mahmud Ahmad,
Managing Director,
National Zakat Foundation,
23-N, Civic Centre, G-6, Islamabad. | I |
| 12. Mr. Tariq Abbas,
Chief,
Planning & Development Division, Islamabad. | II |
| 13. Mr. Ali Muhammad Sabir,
Principal, Trade Training Centre,
Staff Welfare Organization, Islamabad. | III |
| 14. Rana Taj Muhammad Khan,
Assistant,
Ministry of Interior (Interior Division), Islamabad. | IV |

Category

Seen, Thanks
15/3

**MINUTES OF THE 53rd MEETING OF THE EXECUTIVE COMMITTEE OF THE
FEDERAL GOVERNMENT EMPLOYEES HOUSING FOUNDATION,
HELD ON 11.3.1999**

The 53rd meeting of the Executive Committee of the Federal Government Employees Housing Foundation was held on 11.3.1999 at 9.30 a.m. in the Committee Room of the Housing and Works Division under the Chairmanship of the Secretary, Housing and Works. The list of the participants is appended.

2. The Chairman welcomed the new Director General, Housing Foundation Mr. Naved Asghar Qureshi and informed the members that Mr. Qureshi brings with him a vast experience of working in various government departments and with a legal background and expertise, which will go a long way in obtaining objectives set-forth for the Housing Foundation. He also lauded the services rendered by Mr. Bashirud Din A. Memon as Director General, Housing Foundation during his short tenure. He was happy that Mr. Memon was still affiliated with the Housing Foundation and Housing Foundation will continue to benefit from his abilities as Project Director, Housing Foundation, Karachi.

3. On a query by the Secretary, the Director General, Housing Foundation informed the meeting that the last AGM was held on 31.8.1998. As per legal opinion obtained only the signatories to the Articles of Association are regarded as the 'members' of the Foundation. The same, incidentally, is the composition of the Executive Committee. The accounts of the Housing Foundation for the financial year 1991-92 were, therefore, presented in the said meeting and got approved. He further explained that one of the requirements for holding the AGM is that the accounts of the organization may be presented therein. Since the accounts for the financial year 1992-93 will take another two months for re-construction and auditing by the Chartered Accountants, the next AGM is likely to be held by the end of May 1999. The Secretary directed that the arrangements may be expedited to hold the AGM as well as the meeting of the Board of Governors soon.

Agenda Item# 1:

Confirmation of the Minutes of the 49th, 50th, 51st & 52nd meetings of the Executive Committee held on 31.8.1998, 2.12.1998, 18.12.1998 & 6.2.1999.

4. The Chairman asked the members if there were any observations. Since, no objections were raised, the said minutes were confirmed unanimously.

Agenda Item# 2:

Implementation of decisions taken in the 49th, 50th, 51st & 52nd meetings of the Executive Committee of the Federal Government Employees Housing Foundation held on 31.8.1998, 2.12.1998, 18.12.1998 & 6.2.1999.

5. The Chairman invited comments of the members on the status of the implementation of the decisions taken in the 49th, 50th, 51st & 52nd meetings of the Executive Committee. One of the members pointed out that the charter of the Foundation may be reviewed to bring it in conformity with its functioning and where needed necessary amendments may be made. The meeting was informed that the required action was already in hand. The Chairman expressed his satisfaction on the implementation status of the decisions taken in the last four meetings.

Agenda Item# 3:

Transferability of Plots in Sectors D-12 / E-12, Islamabad.

6. The Chairman, Executive Committee apprised the members that the CDA has pointed out that since the plots allotted by the Foundation in sectors D-12 / E-12 are non-transferable till the completion of house thereon, a business of sale and purchase was going on under the garb of Power of Attorneys. The CDA was, therefore, loosing money in the transaction and it was also against the interest of the allottees. The CDA, therefore, proposed that these plots may be made transferable without the construction of houses thereon. The Committee unanimously approved the proposition.

7. Mr. Mahmud Ahmad, Co-opted member proposed that similar policy decision may be taken in respect of other sectors of Islamabad also. The Chairman appreciated the proposal and directed that this issue may be taken up in the next meeting of the Board of Governors.

Agenda Item# 4:

Allotment of Plots in Sector G-13 under directive from Prime Minister.

8. The Chairman apprised the members that the Prime Minister had issued for orders allotment of plots to widows in exceptional circumstances and to persons enjoying national recognition of the services rendered by them. He was of the view that such allotment of plot is a very transparent mode of rewarding deserving persons. In this context the Chairman elaborated that G-14/4 was being developed for the Quaid-i-Azam University Staff Housing Scheme. It was, therefore, a project for developing a scheme by the Housing Foundation under directive from the Prime Minister, and as such it was not restricted only to persons falling within the charter of the Foundation. He was, therefore, of the view that in this sector, cases of the allotments made to the widows and awardees by the Prime Minister may be accommodated. In addition cases of other categories and applicants in the waiting list for G-13 Sector could be entertained for allotment of plots in Sector G-14/4. He, thereafter, read out the names of the widows of the late Federal Government employees as given under, to whom the Prime Minister was pleased to allot plots:-

1. Mrs. Nighat Maqsood,
Widow of Late Maqsood Ahmad,
DMG / BS 18
2. Syeda Shehnaz Sajid,
Widow of Late Syed Sajid Gilani,
Ex-Director General
3. Mrs. Usama Maud,
Widow of Late Usoma Masud,
DMG Officer
4. Mrs. Rabia Sulman,
Widow of Late Sulman Ahmad,
DMG Officer
5. Mrs. Hadi Basharat Asif,
Widow of Late Hadi Basharat Asif,
Foreign Service Officer
6. Mrs. Umat-ul-Fatima,
Widow of Late Captain (Retd) Ali Raza Khan,
D.C. Khanewal,
Applied in G-13 vide application No. 4848
(Category-II)

The proposal was unanimously approved.

Agenda Item# 5:

Development of Housing Scheme for Quaid-i-Azam University Staff in Sector G-14/4, Islamabad.

9. The Chairman informed the members that Rs 100 million had been paid by the Quaid-i-Azam University Staff Housing Scheme (QAUSHS) to the Land Acquisition Collector (LAC) out of their proportionate share of Rs 202.24 million of the cost of raw land excluding cost of built-up property and development charges. He informed participants that another Rs 50 million was in the pipe line for payment by the QAUSHS to the LAC. He further stated that letters containing offer for allotment of plots had already been issued to the QAUSHS members.

Agenda Item# 6:

Issues relating to Housing Scheme for Federal Government Employees (Phase-III) in Sector G-13, Islamabad.

10. The Chairman gave a detailed resume of the circumstances in which the cost of land had increased from the earlier indicated price of Rs 230,000/- per kanal. He informed the members that apart from other reasons, the cost of the raw land increased due to the government decision that in future land in Islamabad will be acquired from the affectees at its market value. He was of the view that though the cost of raw land increased considerably, still the plots being offered by the Housing Foundation to the prospective allottee would be manifold cheaper than their existing price in the open market. He, however, informed the members that as a result of negotiations with the CDA, efforts were being made to increase the commercial area as well as to provide high rise apartments over 5% extra land in order to create funds for a subsidy to reduce the cost of the land.

11. The members appreciated the efforts being made for creating subsidy to reduce the cost of the plots. It was, however, emphasized unanimously that the schedule of work given by the CDA to the Housing Foundation may be made in such a way that the time for the development of sector may not over run and cause unnecessary cost escalation. The Director General, Housing Foundation assured the

members of the Executive Committee that an agreement would be arrived at making it mandatory on the CDA to complete the development work of sector G-13 within the specified period, otherwise in case of their failure to do so no cost escalation would be payable by the Housing Foundation. Besides, a risk and cost clause would be provided in the agreement.

Any other Item:

12. The Chairman informed the members that in Phase-III, 27646 eligible applicants persons applied against 4250 plots. He was, therefore, of the view that there was a big gap of supply & demand. He emphasized that in order to bridge the existing gap and to meet the requirement of the shelter to the shelterless government servants and other groups it is imperative that the Housing Foundation should acquire more land for development of residential plots. He, therefore, suggested that a summary for the Cabinet may be moved for provision of a large area to the Housing Foundation for this purpose. The members of the committee appreciated the idea and the Director General Housing Foundation was asked to prepare a summary for the cabinet.

**LIST OF THE PARTICIPANTS
OF THE 53RD MEETING OF THE EXECUTIVE COMMITTEE HELD ON 11.3.1999**

1. Mr. Muhammad Zafar ullah Khan,
Secretary,
Housing and Works, Islamabad.
2. Mr. Muala Bux Lund,
Joint Secretary (Works),
Islamabad.
3. Mr. M. Amjad Shaikh,
Joint Secretary, Cabinet Division,
Islamabad.
4. Mr. Alam Zeb Khan,
Joint Engineering Advisor,
Ministry of Housing and Works,
Islamabad.
5. Mr. Ghulam Mustafa Kazi,
Deputy Secretary (Admn),
Works Division, Islamabad.

On Special Invitation:

6. Mr. Naved Asghar Qureshi,
Director General,
FGE Housing Foundation, Islamabad.
7. Syed Hamid Hussain,
Director (Finance & Admn),
Housing Foundation, Islamabad.

Co-Opted Members

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|--|-----------------|
| 8. Mr. Mahmud Ahmad,
Senior Joint Secretary (Admn),
Ministry of Food, Agriculture & Live Stocks,
Pakistan Secretariat, Islamabad. | I |
| 9. Mr. Tariq Abbas,
Chief,
Planning & Development Division, Islamabad. | II |
| 10. Mr. Ali Muhammad Sabir,
Principal, Trade Training Centre,
Staff Welfare Organization, Islamabad. | III |
| 11. Rana Taj Muhammad Khan,
Assistant,
Ministry of Interior (Interior Division),
Islamabad. | IV |