FEDERAL GOVERNMENT EMPLOYEES HOUSING AUTHORITY
10-MAUVE AREA, G-10/4, ISLAMABAD
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No.15 (7)/2019-HF (A)/1 — 19th August, 2019

Subject: **MINUTES OF 1st MEETING OF THE EXECUTIVE BOARD OF FEDERAL GOVERNMENT EMPLOYEES HOUSING AUTHORITY HELD ON 09-08-2019.**

The 1st meeting of the Executive Board of Federal Government Employees Housing Authority was held on 09-08-2019 at 11:00 am under the Chairmanship of Secretary Housing & Works in the Committee Room of Federal Government Employees Housing Authority, Islamabad.

2. The minutes of said meeting are enclosed for kind information / record.

3. The JV policy along with brief and a copy of FGEHA Ordinance No. VIII of 2019 are also enclosed for perusal please.

Encl: As above

(ASIF RASOOL LARIK)
(Director (Admn)

Distribution:-

i. Dr. Imran Zeb Khan
Chairman EC / Secretary,
M/o Housing & Works, Islamabad.

ii. Mr. Afzal Latif
Additional Secretary (Cabinet)
Cabinet Division

iii. Mr. Abdul Aziz Uqaili
Additional Secretary-I,
Ministry of Interior, Islamabad.

iv. Additional Secretary
Finance Division,
Islamabad.

v. Mr. Zahoor Ahmad
Additional Secretary
M/o Housing & Works
Islamabad.

vi. Mr. Akhtar Jan Wazir
Additional Secretary
Establishment Division

vii. Mr. Khashih Ur Rehman,
Draftsman,
Law & Justice Division

viii. Mr. Tariq Rasheed
Managing Director,
PHA Foundation
Islamabad.

ix. Mr. Shahid Farzand
Director General,
Pak. PWD, Islamabad

x. Chief Commissioner
ICT, Islamabad.

xi. Chairman
Capital Development Authority
Islamabad.

xii. Mr. Waseem Hayat Bajwa,
Chief Executive Officer
FGE Housing Authority.

CC:

1. PS to Minister for Housing & Works, Islamabad.
2. S.P.S. to CEO, FGEHA, Islamabad.
3. All Directors, FGEHA, Islamabad
4. Office File.

FEDERAL GOVERNMENT EMPLOYEES HOUSING AUTHORITY
10-MAUVE AREA SECTOR G-10/4, ISLAMABAD
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Subject **MINUTES OF 1ST MEETING OF THE EXECUTIVE BOARD OF THE FEDERAL GOVERNMENT EMPLOYEES HOUSING AUTHORITY HELD ON 09-08-2019.**

The 1st meeting of Executive Board of the Federal Government Employees Housing Authority was held on 09-08-2019 at 11:00 am under the Chairmanship of Secretary (H&W) in the Committee Room of FGE Housing Authority. (The List of participants is enclosed).

2. The proceeding started with recitation of the Holy Quran.

3. The Chief Executive Officer, FGE Housing Authority welcomed the members of the Executive Board. The CEO briefed the board members that after the establishment of Federal Government Employees Housing Authority through Presidential Ordinance No. VIII of 2019 dated 12-07-2019 and issuance of notification of the Authority dated 05-08-2019 with the approval of Federal Cabinet, the 1st meeting of the Executive Board has been convened.

4. The detail of agenda items discussed by Executive Board are as under:-

Agenda Item No. 3 **CONSTITUTION OF SUB-COMMITTEES UNDER SECTION-11 BY THE EXECUTIVE BOARD.**

5. The Chief Executive Officer briefed that in terms of Section-11 of the FGE Housing Authority Ordinance (No-VIII of 2019) the Executive Board of the Authority may, by order, constitute committees including Finance Committee, Budget & Accounts Committee and assigned specific functions to these committee for efficient performance of the Authority.

6. It was further briefed that previously, two sub-committees of the Executive Committee were functioning. The Finance Committee comprising on the following members examined all financial matters of the Foundation:-

i.	Joint Secretary (Estate), M/o H&W	Chairman
ii.	Financial Advisor (Works), M/o H&W	Member
iii.	Director (Finance), FGEHF,	Member

7. The services matters and creation of posts were examined by the HR Committee comprising on the following members:-

i.	Joint Secretary (Admn), M/o H&W	Chairman
ii.	Dy. Financial Advisor (Works), M/o H&W	Member
iii.	Dy. Secretary (Admn), M/o H&W	Member
iv.	Director (Admn), FGEHF,	Member
v.	Director (Coord), FGEHF,	Member

8. In this regard, two proposals were submitted before the Executive Board:-

i. Either to reconstitute the previous committees as sub committees of Executive board

ii. Constitute new committees comprising on the officers of the Housing Authority.

9. The Additional Secretary, Housing & Works informed the Board that Sub-committees of a Committee should be comprised of the members of the main committee. Only CEO and officer dealing with the relevant subject such as Director (Finance) and Director (Admn / HR) can be included in the Sub-Committee as co-opted members. The procedure is stipulated in Corporate Governance Rules, 2016 and adopted by various organizations for good governance.

10. The Chairman, Executive Board was of the view that role of Sub-Committees are pivoted for effective decision makings. These Sub-Committees provides valuable information to the Board, as the members of the Board cannot overview the details at micro level in one sitting. Hence, the Sub-committees should be constituted to assist Executive Board.

11. The CEO stated that previously Finance Committee and HR Committee were working under the Chairmanship of Joint Secretaries of M/o Housing & Works. The CEO proposed that new Sub-Committees be constituted under the Chairmanship of Additional Secretaries or the Board may select the members as deemed appropriate.

12. The Additional Secretary (Cabinet) also emphasized the need of Sub-Committee for effective decision making. He was, however, of the view that if CEO of the Authority intends to form Sub-Committees comprising of the officers of the Housing Authority, he can constitute Sub-Committees which will work under the supervision of CEO. The CEO proposed that Sub-Committees should be comprised of members of Executive Board as well as officers of the Authority and the Board may

select these members of Committees. The Chairman observed that it would be appropriate if composition of Sub-Committees be proposed by the Authority and the agenda item be brought back in the next meeting with proposed compositions.

DECISION:-

13. ***The Executive Board after detailed deliberation on the issue decided that the agenda item be brought back in the next meeting of the Executive Board with proposed composition of Finance Committee and HR Committee or any other committee, if required be.***

Agenda Item No. 4 **ENTERING INTO FORMAL AGREEMENTS WITH JV PARTNERS OF RESPECTIVE HOUSING SCHEMES AT ISLAMABAD, PESHAWAR, LAHOREAND KARACHI.**

14. The CEO briefed the Executive Board that in response to two EOIs advertised by the Authority dated 12-10-2018 and 12-02-2019 total 187 proposals were received. The proposals were evaluated under the JV Policy, duly approved by the Federal Cabinet. Proposals were evaluated by the consultant NESPAK, under various stages as defined in the agreement. M/s NESPAK was hired by the FGEH Authority for this purpose. The sites were visited and bidders were asked to complete requisite formalities as per the JV policy. There are total 5 proposals which reached to stage-4 after completion of requisite formalities and evaluation by NESPAK and 04 proposals are received under improved JV Policy. The bidders are ready to sign agreements for formally launching of these housing projects. The details of these projects are under:-

I. **Apartment Scheme at Rawalpindi by M/s Aryan Builders (Pvt) Limited.**

15. The CEO briefed the Executive Board that the apartment scheme is located at left side of Kashmir Highway adjacent to Top City-I. The access to the proposed land is provided through 120 ft. wide Main Boulevard of Top City-I. The preliminary assessment, feasibility and evaluation has been done. The layout plan has been submitted and detailed engineering estimates, other details are to be submitted by the prospective JV partner shortly to be assessed by consultant of the Housing Authority. Some salient features of the project are as under:-

Title of Firm:	M/S Aryan Builders (Private) Limited
Location:	Village Bajnial, District Rawalpindi.
Area offered & Verified	225 Kanals

Proposed type:	Option-3 (G+09= 3600 units)
Status:	• Feasible Access(From Kashmir Highway) • Physical possession/ownership verified by Revenue Authorities • Close proximity to New Isbd Airport • 50 % Commercial of JV Partner & 10 % Residential is demanded by the JV Partner • Up to 50 % commercial area may be offered to JV Partner in lieu of subsidized cost of development • 150 ft height permission from CAA in that area. • Agreement shall be concluded subject to agreement on cost of construction in stage-04 by M/s Nespak

Category	Size of Apart (Sq.ft)	No of Blocks (G+9)	No. of Apartm.	Rs./sft	Price/Unit
II	**1500** (3 bed)	4	716	5421.5	9,825,980
IV	**1100** (2 bed)	5	995	5421.5	7,291,917
V/VI	**850** (2 bed)	21	1890	4900	5,272,400
Total		**30**	**3601**		

16. The Chairman Executive Board observed that initial proposal was for G-14 apartment. Now it has been reduced to G+9. The CEO clarified that previous proposal was on 550 kanals of land, now the same has been reduced to 225 kanals. Due to reduction in area, the height has also been reduced to G+9 to avoid overcrowding.

II. **Apartment Scheme in Lahore [M/s Best Construction and Rakhshani Builders (Pvt.) Limited]**

17. The CEO briefed the members that M/s Best Construction and Rakhshani Builders have offered the site for apartments at Mouzas Thethar, Bedian Road, Lahore. All the preliminary three stages of verification, feasibility and evaluation have been done. Some salient features of the scheme are as under:-

Title of Firm:	**M/S Best Construction & Rakhshani Builders**
Location:	Village Thethar ,Lahore cantt, Bedieon Road, Lahore
Area offered:	30 Kanals
Area verified:	27 Kanals
Proposed type:	Option-3 (G+6 = 385 Units)
Status:	• Compact & level Land • Near to DHA phase -9 & Thethar village • Parallel to Hudiara Canal • Access will be improved through Constructing a bridge on Hudiara Drain • 10 % of Residential is of Private Partner • 100 % Commercial will be of FGEHA • Agreement shall be concluded subject to agreement on cost of construction in stage-04 by M/s Nespak

Category	Area/Size of Apartment (SFT)	No of Blocks (G+6)	No. of Apartm.	Rs./sft	Price/ Apartment
II	**1800** (3 bed)	1	36	6200	11,160,000
V	**1150** (2 bed)	1	162	6200	7,130,000
VI	**900** (1 bed)	1	132	6200	5,580,000
Total		**3**	**385**		

18. The Chairman observed that the prices of the apartments are reasonable as far as schemes of FGEHA are concerned but when we talk about Naya Pakistan Housing Programe, the basic concept was an affordable low cost housing scheme. This aspect is missing in these schemes. The CEO informed that the scheme is planned on private land due to which price is on higher side. However, FGEHA is also planning schemes on Govt. land, which will be low cost housing scheme for low income group.

III. **Housing Scheme at Peshawar [M/s RAWAA Construction (Pvt) Ltd.]**

19. The CEO informed the Board that the scheme is located on Peshawar-Hayatabad Road in Mauza Behlulzai, Tehsil & Distt. Peshawar. The proposed land can be accessed from Kohat Road while travelling from Peshawar Ring Road towards Kohat. The preliminary verification and assessment of the Housing Scheme has been completed and only layout plan and engineering estimates are to be submitted by the proposed JV partner M/s RAWAA Construction Company (Pvt) Limited. The price of plots quoted by the bidder is as under:-

Category	Sft . Area	No of Plots	Total Area (kanals)	Price/Plot
I	**50 x 90**	500	372	4,600,000
II	**40 x 80**	860	506	3,307,800
III	**35 x 70**	910	409	2,543,600
IV	**30 x 60**	944	312	1,885,000
V	**25 x 50**	1241	285	1,323,200
Apartments site	**20 Kanals**	04	80	
Total		**4405**	**1964**	

* Agreement should be concluded subject to agreement on cost of construction.

IV. **ITL (Deh Jam Chakro) Apartments Scheme at Karachi**

20. The CEO informed the Board that the prospective JV partner offered 184 kanals of land at Deh Jam Chakro. Approximately, 4000 units of various categories will be constructed including low cost 500Sft. Units.

Some basic features of the scheme are as under:-

Title of Firm:	**M/s International Trade Link (ITL)**
Location:	Deh Jam Chakro, Tappo Mango Pir, Surjani Town, Karachi
Area offered & Verified	210 Kanals
Proposed type:	Option-3 (G+16= 4416)
Pros:	• land in two pockets/ parcels • Feasible Access from ASF Arabian Vistas • Physical Possession • Ownership verified by Revenue Authorities. • Land Price agreed on Rs. 45000/sq.yards as valuated by approved State Bank / PBA Valuator. • Agreement shall be concluded subject to agreement on cost of construction in stage-04 by M/s Nespak. • 10 % Residential & 10 % Commercial will be of JV Partner and 90% with FGEHA.

Catg.	Size of Apart (Sq.ft)	No of Blocks (G+16)	No. of Apart.	Land Cost Rs./SFT	Infra Cost Rs./SFT	Const. Cost Rs./sft	Price/Unit
I	**1804** (3 bed)	1	192	726.4	570	5203.6	11,726,000
II	**1566** (3 bed)	4	768	726.4	570	5203.6	10,179,000
III	**1396** (2 bed)	4	768	726.4	570	5203.6	9,074,000
Total		**9**	**1728**				

V. **ITL (Deh Safooran)**

21. The CEO informed the Board that the prospective JV partner has offered 14.24 acres of land in Deh Safooran. The project will be done on end product basis after due scrutiny of drawing and rates duly checked by the consultant M/s NESPAK. The salient features are as under:-

Catg.	Size of Apart (Sq.Ft)	No of Blocks (G+16)	No. of apartments	Land price Rs/ sft	Infra. Cost Rs./sft	Const. Rs/sft	Price /Apart.
I	**2097** (3 bed)	03	200	2994.7	480	4325.3	16,356,600
II	**1804** (3 bed)	03	460	2994.7	480	4325.3	14,071,200
III	**1566** (3 bed)	02	384	2994.7	480	4325.3	12,214,800
IV	**1163** (2 bed)	03	396	2994.7	480	4325.3	9,071,400
Total		**11**	**1440**				

VI. **Al-Rehman Garden (Apartments in Lahore)**

22. The CEO briefed the Board that the JV partner has offered 39.6 kanals of land with total number of 392 apartments of various categories. The agreement shall be signed after scrutiny of drawings and construction rates, duly vetted by NESPAK.

VII. **Faisal Margalla City, Islamabad**

23. The CEO informed the Board that he firm / party has offered to construct 800 apartments on finished product / end product basis in Faisal Margalla City. The party has offered 75% of the total apartments for FGEHF, rest 25% will be sold by the bidder. The size of land is 18.74 kanal and construction cost quoted is Rs.5,000/- per sft. (including land price, construction, infra-structure etc.) The agreement will be finalized after vetting by NESPAK at stage-4 requirement.

Category	Area of Apart. (Sft.)	Nos. of Apart. Tentative	Rs. / Sft.	Price/ Units
III	1100	400	5000	5,500,000
II	1400	400	5000	7,000,000
Total		800		

Note:

- The price quoted by bidder is exclusive of taxes
- The plot of the area is 18.74 Kanals
- 25 % of Apartments quota is of the bidder
- Commercial and Amenities shall be property of FGEHA
- Basement/Parking will be charged separately
- Tentative cost of the project will be 4500 Millions

VIII. **M/s Commoners Sky Garden, Islamabad/Rawalpindi**

24. The CEO briefed the Board that M/s Commoners Sky Garden have offered 10,000 kanals of land (extendable) in two to three phases at Mouza Kathar and Mengal, Tehsil Murree, District Rawalpindi. In first phase, the JV partner shall provide land in the range of 5000 to 6000 on land sharing basis. Access road and bridge has already been constructed and some portion of infra-structural work has been completed. The terms and conditions as concluded in MOU to be followed by JV and Construction agreements separately. The salient features are as under:-

(i) The share of Housing Foundation and JV partner in residential area shall be 70:30 and commercial area 55:45 respectively.

(ii) The development work shall be done by the FGEHA and the JV Partner shall mutate the land in the name of FGEHA free of cost. However, expenditure incurred in the transfer/mutation of land shall be borne by the FGEHA.

(iii) The FGEHA has also to pay the cost of existing portion of infra-structure work and cost of which is to be assessed by two engineering consultants, one from each side, payable in three installments.

(iv) The mutation of land has been proposed to be effected in 2 ways :-

(a) Either through simple transfer/mutation through District Revenue Department in the name of Housing Foundation in which case ascertainment of new NOCs from EPA, Forest Department etc. shall be involved.

(b) In second option share of the company shall be transferred in the name of Housing Foundation in which case, all the NOCs

involved from different departments shall be operative and the Housing Foundation may start the infra-structure work forthwith without delay.

IX. **Moza Manga Otare, multan road, Lahore.**

25. M/S Ishaq and Sons Pvt. Ltd. has offered land at Moza Mango Otare, Multan Road, Lahore upto 150 Kanals. Total 2100 apartments are proposed to be constructed on the site. The salient features are as under:-

Location:	Village Manga Otare , District Lahore
Area offered & Verified	150 Kanals
Proposed type:	Option-3 (G+11= 2100 Units)
Pros:	• Feasible Access. • Physical possession. • On main multan road 16 KM from Thokar Niaz Baig • Ownership verified by Revenue Authorities. • Agreement shall be concluded subject agreement on cost of construction in stage-04 by M/s Nespak

Category	Size of Apart. (SFT)	No of Apart.	Const. Rates Rs./sft	Price/Apart.
II	1725	210	5700	9,832,500
III	1350	294	5700	7,695,000
IV	1100	756	5300	5,830,000
V	875	840	5300	4,637,500
Total		**2100**		

RECOMMENDATIONS:-

1. Agreement may be concluded with Commoners Sky gardens at Kathar Mouza,Islamabad subject to fulfillment of all codal formalities on Land sharing formula pertaining to developed plots (70:30).

2. Agreement of land may be concluded with Rawaa construction at Behlulzai ,Peshawar @1.1 Million/Kanal as valuated by SBP/PBA approved Valuer subject to agreement on construction cost(endorsed by M/s Nespak) followed by Final Construction Agreement as vetted by the Consultant.
3. Agreement of land with Best Construction at Bedian Road near village Thethar, Lahore @ Rs.5 Million/Kanal as valuated by SBP/PBA approved valuer subject to agreement on const. cost (endorsed by M/s Nespak) followed by Final Construction Agreement as vetted by the Consultant
4. Agreement may be concluded with Aryaan Builders at Bajnial ,Rawalpindi subject to agreement on Construction cost (Evaluated by

M/s Nespak) followed by Final Construction Agreement as vetted by the Consultant.

5. Agreement of land may be concluded with International Trade Link (ITL) at Deh Jam Chakro, Karachi @ Rs. 45000/Sqyds. as valuated by SBP/PBA approved Valuer subject to agreement on construction cost(endorsed by M/s Nespak) followed by Final Construction Agreement as vetted by the Consultant.
6. MOU may be signed with International Trade Link (ITL) for land at Deh Safooran, Karachi measuring14.6 Acers subject to agreement on construction cost(endorsed by M/s Nespak) followed by Final Construction Agreement as vetted by the Consultant Construction Agreement as vetted by the Consultant
7. MOU may be approved of Faisal Margalla City near B-17,Islamabad for Construction of Apartments subject to endorsement of Rates by M/s Nespak and vetted by the Consultant.
8. MOU may be approved of Al Rehman Gardens Near Motorway M-2 ,Lahore for Construction of Apartments subject to endorsement of Rates by M/s Nespak and vetted by the Consultant.
9. Agreement of Land may be done with M/s Ishaq & sons for land located in Mouza Manga Otare near Multan Road Lahore @ Rs.9 Million/Kanal as valuated by SBP/PBA approved valuer. The Construction cost will be endorsed by M/s Nespak followed by a construction agreement vetted by the Consultant.

26. The Chairman observed that there were so many aspects in these schemes, which should be decided at the Management level, through Sub Committees. The CEO clarified that as per section 7 (2) of the Ordinance the powers of Executive Board are clearly defined and all the planning, execution and developments of the schemes requires approval of the Board. The Additional Secretary (Cabinet) emphasized that the powers of the Executive Board should be segregated from the functions and powers of the Authority through delegation of power. The Chairman agreed to the proposal of Additional Secretary (Cabinet) that there should be clear line drawn between power of Executive Board and functions of the Authority. The Addl; Secretary (Cabinet) opined that a separate meeting be convened on a one point agenda i.e. delegation of powers. The Additional Secretary (Law) apprised that there should be a balance with regard to delegation of power and all the powers could not be delegated.

27. The Chairman, Executive Board concluded the debate by stating that members of the Executive Board are not Technical experts except Director General, Pak P.W.D and Member Planning CDA so they cannot understand the Technicalities involving in these projects and to go into all technical details is not even possible in one sitting. The CEO briefed that 05 schemes out of 09 under old JV Policy have already been considered by the Committee in its various meetings (158-160). Further

the construction proposals / rates have been duly vetted by the NESPAK. The Chairman concluded that if the FGE Housing Authority wants to enter into agreements with these JV partners, the Board has no objection but one thing should be clearly mentioned in the minutes that all the approvals given by the Executive Board shall be subject to strict adherence to provisions of Joint Venture policy approved by the Federal Cabinet and completion of all codal formalities.

DECISION:-

28. ***The Executive Board endorsed the recommendations after detail discussion and allowed FGE Housing Authority to enter into formal agreements with JV partners of proposed housing projects subject to the adherence to JV policy approved by the Federal Cabinet, and completion of all legal and codal formalities as required.***

Agenda Item No. 8 **CRITERIA FOR ALLOTMENT IN FORTHCOMING PROJECTS OF FEDERAL GOVERNMENT EMPLOYEES HOUSING AUTHORITY OF APARTMENTS UNDER NAYA PAKISTAN HOUSING PROGRAMME TO THE MEMBERS OF MEMBERSHIP DRIVE PHASE-I & MEMBERSHIP DRIVE PHASE-II.**

29. The CEO briefed the Board that a committee was constituted comprising of the following officers entrusted with the task to devise the criteria for allotment of apartments in forthcoming projects of FGE Housing Authority under Naya Pakistan Housing Programme to the registered members of Membership Drive Phase-I based on (first come first serve) and Membership Drive Phase-II based on (agewise seniority):-

i. Director Estate-I.
ii. Director Estate-II.
iii. Director Finance.

30. In this regard, a meeting was held on 06-08-2019, the committee proposed the following recommendations:-

- It is proposed that prospective registered members of Membership Drive-I and registered members of Membership Drive-II who have deposited down payments and did not get refund shall be entitle to opt for the apartment project stated above.
- It is further proposed that (50%) registered members of Drive-I and (50%) registered members of Drive-II may be offered the said apartments equally.
- Moreover, all those allottees shall forgo the right of any further allotment against the instant membership, who opt for allotment of apartment.

- In case of no option given by the member of Drive-I and Drive-II for flat, their instant membership will remain intact for allotment of plot in prospective schemes of FGE Housing Authority.
- If any member wants to get plot in addition to above option, he may apply again for new membership, as every employee is entitled for one plot an one apartment as per decision of 133rd Executive Committee meeting.

DECISION:-

31. ***The Executive Board approved the proposals of the Committee subject to observance of merit and terms & conditions of the schemes.***

The meeting of the Executive Board concluded with a vote of thanks to the Chair.