# GOVERNMENT OF PAKISTAN CABINET SECRETARIAT CABINET DIVISION

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No.578,587,588,593&594(S)/19-Cab

Islamabad, the 5th July, 2019

# **MEMORANDUM**

Subject:

DISPOSAL OF CABINET CASES BY CIRCULATION IN ACCORDANCE WITH RULE 17(1)(b) READ WITH RULE 19(1) OF THE RULES OF BUSINESS, 1973.

A copy of the decision of the Cabinet, disposed of by circulation in terms of rule 17(1)(b) read with rule 19(1) of the Rules of Business, 1973 is enclosed herewith for immediate necessary action.

- 2. It is requested that requisite action(s) to implement the decision(s), under rule 24 of the Rules of Business 1973, in coordination with other Divisions, where necessary, may please be initiated immediately. An implementation report may be furnished to the Cabinet Division within seven days of receipt of the decision.
- 3. The enclosed certificate, acknowledging receipt of the decision, may please be returned to the Cabinet Division, duly completed and signed

Encls:

as above

(Muhammad Ashfaq)

Deputy Secretary (Cabinet) . Tele # 910 3489

- Case No.604/Rule-19/19

i. Secretary,Defence DivisionIslamabad

ii. Secretary,
Maritime Affairs Division,
Rawalpindi

iii. Secretary,
Housing & Works Division,
Islamabad

- Cases No.605/Rule-19/19 &

No.606/Rule-19/19

- Cases No.607/Rule-19/19 & No.608/Rule-19/19

# Copy forwarded for kind information of:

- (i) Secretary to the President
- (ii) Secretary to the Prime Minister

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Case No.607/Rule-19/2019

Dated: 05.07.2019

Presented by:

Housing & Works Division

IMPROVEMENTS IN JV POLICY FORMULATED IN LINE WITH PRINCIPLE GUIDELINES OF CABINET IN ITS MEETING DATED 18-08-2016

#### DECISION

The Cabinet considered the summary dated 1<sup>st</sup> July, 2019 submitted by Housing & Works Division, which was circulated in terms of rule 17(1) (b) read with rule 19(1) of the Rules of Business, 1973 for "Improvements in JV Policy Formulated in Line With Principle Guidelines of Cabinet in its Meeting dated 18-08-2016" and approved the proposal at Para 4 of the summary.

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## F.No. 1(1)/NPHP2019-JV-HF GOVERNMENT OF PAKISTAN MINISTRY OF HOUSING & WORKS

Subject:

IMPROVEMENTS IN JV POLICY FORMULATED IN LINE WITH PRINCIPLE GUIDELINES OF CABINET IN ITS MEETING DATED 18-08-2016.

The FGE Housing Foundation is a public company under the control of Ministry of Housing & Works. Its mandate is to provide shelter/ housing facilities to Federal Government Employees with other specified groups in major cities, throughout Pakistan.

- 2. The FGE Housing Foundation submitted a joint venture policy through M/O Housing & Works which was principally approved by the Cabinet in its meeting dated 08-09-2016 (Annex-I).
- 3. While processing the proposals received from private Firms; in response to EOIs advertised in line with the Prime Minister's initiative of Naya Pakistan Housing Program and other Federal Government Housing Schemes, under the JV-Policy; number of issues cropped up, like cost valuation of land, mode of payment and complex procedures, leading to delay in the execution of these projects.
- 4. Further, the existing JV-Policy does not cover the procedure to opt for finished/end product apartments/flats. The Housing Foundation, therefore, intends to improve the JV policy to execute the projects on fast track basis. Accordingly, following improvements are proposed in the existing policy (Annex-II):-
  - The Housing Foundation may have contract with JV partner for end/ finished product i.e. Apartments/Houses on turn-key basis against final cost including all expenses i.e. land price, infrastructural cost, utilities, construction cost etc. The quota/share of both the parties may be decided, mutually.
- Land sharing formula being part of CDA policy and also successfully practiced by Defense Housing Authority (DHA), may be applied to Federal



Government Employees Housing Schemes. The proportionate share of Housing Foundation and the land provider may fall within range of 70:30 or one developed kanal for four kanals of raw land to the land provider, as mutually agreed.

- 5. Approval of the Cabinet is solicited to the proposals contained in para 4
- 6. The Minister for Housing & Works has seen and authorized submission of this Summary to the Cabinet.

01st July, 2019

(Dr. Imran Zeb Khan) Secretary

# PRIME MINISTER'S OFFICE ISLAMABAD

Subject:

MINUTES AND DECISIONS OF THE CABINET MEETING HELD ON THURSDAY THE 18<sup>TH</sup> AUGUST, 2016

Reference Cabinet Division's u.o. No. 04/CM/2016-M dated 19th August 2016, on the above subject.

2. The Prime Minister has seen and is pleased to approve the minutes and decisions of the Cabinet Meeting held on 18th August, 2016, as amended, for further necessary action.

> (Fawad Hasan Fawad) Secretary to the Prime Minister 08-09-2016

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Cabinet Secretary

No 2560/m/sfm/16

B(IA-I)

# Ministry of Housing & Works Federal Government Employees Housing Foundation 10-Mauve Area, G-10/4, Islamabad

JOINT VENTURE POLICY FOR FGEHF LAND BANK

#### Preamble:

The FGE Housing Foundation is a public sector organization working under auspices of M/o Housing and Works. Mandate of Foundation is to launch, implement and execute Housing Schemes for Government employees on ownership basis without involving funds from Government exchequer. Since its inception in 1989, Foundation has successfully completed multiple projects in Islamabad, Karachi and Peshawar and provided houses/plots/apartments to 23000 Federal Government Employees and other specified groups.

- 2. At present 32,000 members are registered under Membership Drive Phase-1 on "First Come First Serve basis" whereas another 39,000 are registered under the ongoing Membership Drive Phase-2 on the "Age Wise Seniority" criterion. With the approval of Prime Minister of Pakistan, Housing Foundation has embarked upon consolidating its land bank by acquisition of land through Land Acquisition Collector Islamabad. Consequently, Housing Foundation has been able to substantially increase its land bank through acquisition of land under Land Acquisition Act 1894. This land bank shall be used for members registered under Membership Drive Phase- I & II. Notwithstanding abovementioned initiatives, the number of members registering with the Foundation is increasing each day due to increase in goodwill of Housing Foundation, and therefore need to further consolidate the land bank in collaboration with private sector is becoming more pronounced.
- 3. Pertinent that the Executive Committee of the Housing Foundation decided in its 128<sup>th</sup> meeting dated 11-10-2013 that apart from acquiring land through Land Acquisition Collector, the option of JV may also be explored to substantially increase land bank so that maximum members may be accommodated as early as possible. Further, a robust three tier

structure was also approved comprising of an Evaluation Committee, to be followed by a Steering Committee and finally the Executive Committee of Housing Foundation.

4. In continuation thereof, Executive Committee in its 132nd meeting dated 8th January 2015, unanimously decided to accord in principle approval to consolidate land bank for FGEHF projects in feasible areas of Islamabad in collaboration with CDA, ICT as well as from private land owners. It was further desired that such land must be selected after exhaustive surveys, proper feasibility reports and robust evaluation mechanism.

#### Objective:

5. To accommodate maximum number of registered members within shortest possible time, FGEHF may invite Expression of Interest (EOI) for the Joint Venture from well reputed national or international Housing Developers / Investment Companies / Firms / Individuals, to launch new housing / apartment schemes in Federal and Provincial Capitals & major metropolitan centers/cities of Pakistan. Interested party (ies) with vast experience in the relevant area and sound credentials may apply along with a business plan as per given parameters laid down herein.

# Fundamental Principles:

- Following will be the fundamental principles of the JV Policy:
  - a. JV partner shall agree to provide not less than 50% of possible developed residential plots/apartments in a society/scheme, to the Housing Foundation, at subsidized rates on no profit no loss basis, for allotment to Federal Govt. employees, in accordance with the basic mandate of Housing Foundation.
  - b. There shall be no upfront payment of Land by the Housing Foundation. No financial risk shall be undertaken and feasibility of the scheme and response of allottees shall automatically determine success of the scheme.
  - c. Housing Foundation shall exercise strict fiscal control over allottees' subscriptions through a joint account to be controlled by Housing Foundation. Brochure and

Allotment letters shall only be issued by the Housing Foundation, and shall specifically refer to subscription in said account as a precondition for allotment under the scheme. All proceeds from prospective allottees of that scheme shall be deposited in the joint account.

- d. Part of proceeds (40-50%) from Joint Account shall be utilized for transfer of title of land in the name of Housing Foundation in a phased manner and Land Title shall eventually lie exclusively with the Housing Foundation. Remaining Proceeds shall be used for Infrastructure Development and miscellaneous administrative expenses.
- e. Proceeds from Commercial Area as share of FGEHF (not less than 10%), shall be transferred to FGEHF to meet overhead expenses of FGEHF or to further subsidize cost of plots for prospective allottees.
- f. Housing Foundation shall ensure best quality of works through an independent Consultant to be engaged through PPRA, who shall conduct top supervision of infrastructure works and all payments on account thereof shall contingent upon satisfactory report/clearance of the Consultant.

# Salient Features of EOI / JV Proposal:

- 4. An EOI to be floated in national dailies inviting Letters of Intent from prospective land providers. The EOI should contain the following features:
  - Land being offered should be in a compact piece and free from all encumbrances.
  - Land should be located preferably on main road or have easy access from main road.
  - c) Offered price of raw land/developed plot, should be indicated in proposals along with the terms of JV offer.
  - d) Only real owners or those with valid power of attorney/valid legal Agreement to sell with real owners of land are eligible.
  - Authentic ownership documents by the revenue authorities should have been issued in the past three months.

- Status of utility services (like electricity, gas, water etc) at site be f) substantiated with evidence.
- Preliminary Technical / geo-technical investigation including but not limited g) to soil analysis, seismic analysis, topographical surveys, Electric resistivity tests including hydraulic studies should accompany the proposal.
- h) Affidavit to the effect that interested parties shall be responsible for NOC from all concerned departments including approvals for design / planning and financing of the project.
- i) Interested parties should demonstrate capability and financial capacity to develop the scheme and execute infrastructure work and to complete the
- j) Complete details regarding Bio Data / Qualification / Experience of key personnel to be provided
- k) An undertaking that the Firm is willing to comply with the Standardized MOU (Appendix 1), with FGEHF, which shall be followed by a Commercial Agreement, subject to fulfillment of all codal formalities.

Following details about the Firm may also be provided with proposals where

- a) Full name of the individual / firm / company / consortium and permanent address with evidence of incorporation and structure of consortium, if
- b) Legal status of the firm (sole owner-ship or limited company) certified by the registrar or concerned authority.
- c) Complete information regarding Bio-Data / Qualification / Experience of key
- d) Following details of Housing and infra-structural projects completed over in the last 5 years (if any) along with photographs / brochures and documentary proof are also required:-
  - Name of Projects, place and client.
  - ii. Scope of work.
  - iii. Details of projects (multi stories, high rise or detached housing, whether residential or commercial) along with total covered area and cost of project, date of start and completion.

- e) Certified proof of financial soundness (from the bank).
- f) Copy of NTN certificate.
- g) Annual turnover of the company, preferably, for the last 5 years.
- h) Undertaking that the firm has never been blacklisted by any govt. /semi govt. / attached department / autonomous body.
- i) Affidavit to effect that proposed land / site is free from any litigation.
- j) Performance certificates from the clients for whom similar services have been rendered if any

#### **Evaluation Process for EOI Proposal:**

- 5. The proposals received will be opened before the Technical Committee of Housing Foundation consisting of the following:
  - 1. Director JVP (Convener)
  - 2. Director Technical
  - 3. Director Finance
  - 4. Director Estate
  - 5. Director Law
  - 6. AD JVPs

### TORs of the Technical Committee shall be as under:

- a. Opening of Proposals
- b. Preparation of abstract/synopsis of proposals received
- c. Inspection of sites
- d. Preparation of pre-feasibility containing preliminary recommendations regarding financial/economic/technical aspects and preliminary verification of clear title free from all encumbrances.
- 6. A report containing preliminary recommendations shall be presented by the Technical Committee, before the Evaluation Committee notified pursuant to decision taken in 128th meeting of Executive Committee, consisting of following:
  - Director General Housing Foundation (Convener)
  - 2. Joint Secretary Ministry of Housing and Works
  - 3. Representative of Ministry of Finance

- 4. Representative of Ministry of Law
- 5. Representative of Planning Commission
- 6. Director Administration/Company Secretary of FGEHF

#### TORs for the committee shall be as under:

- a. Scrutiny of Proposals in the light of report of Technical Committee
- Examination of financial/economic/technical feasibilities and verification of clear title free from all encumbrances.
- c. Inspection of Site
- d. Short listing of prospective Firms
- e. Negotiation of Standardized MOU with all prospective land providers willing to comply with terms of MOU
- 7. A report of Evaluation Committee containing recommendations shall be presented before Steering Committee notified pursuant to decision taken in 128th meeting of Executive Committee, consisting of the following:
  - 1. Joint Secretary Ministry of Housing (Convener)
  - 2. Deputy Commissioner/District Collector concerned
  - 3. Member Planning, CDA or concerned municipal authority.
  - 4. Representative of Ministry of Finance not below BS 20
  - 5. Representative of Planning Commission not below BS 20
  - 6. Representative of Ministry of Law not below BS 20
  - 7. Land Acquisition/Real Estate Consultant of FGEHF, to be appointed through open bidding.
  - 8. Director Administration/Company Secretary of FGEHF

# TORs of the Steering Committee shall be as under:

- To oversee work of Evaluation Committee and to provide direction wherever required
- b. To ensure transparency & fairness in entire process
- c. Consolidation of Report containing specific recommendations, for final decision of Executive Committee of Housing Foundation.
- d. To co-opt any member as it deems necessary, from public or private sector, for the purpose of transparency and efficiency.
- 8. Final Report of Steering Committee shall be presented before Executive Committee of Housing Foundation, which shall finalize and authorize (or otherwise) execution of Commercial Agreement with any particular land provider in the light of

recommendations of Steering Committee. Legal and financial advice shall be obtained on commercial agreement, where possible as per Government rules (GFR-18 & 19). The Executive Committee shall also act as Arbitrator or authorize a suitable nominee, in case of dispute with any firm and its decision shall be final and binding upon all parties.

 After approval of the Executive Committee, a Commercial Agreement shall be executed for implementation of the scheme between FGEHF and the JV Partner.

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### SGOVERNMENT OF PAKISTAN MINISTRY OF HOUSING & WORKS

F.No.786/Sr.JS/EOI(PD-MMC)/2016-H&W

Islamabad the 2 September, 2016

Subject:-

MINUTES OF THE CABINET COMMITTEE HELD ON 20.9.2016 IN THE COMMITTEE ROOM OF MINISTRY OF HOUSING & WORKS REGARDING JOINT VENTURE POLICY FOR LAND BANKING IN COLLABORATION WITH PRIVATE SECTOR.

Director (Estate)

To

Pleased find enclosed minutes of the meeting of Cabinet Committee held on 20.9.2016 in the committee Room of Ministry of Housing & Works regarding Joint Venture Policy for Land Banking in collaboration with Private Sector.

(AKHTAR AN WAZIR) Senior Joint Secretary

Tele:9217157 Email: jsoffice2013@gmail.com.

1. P.S to Minister for Law, Justice & HR, M/o Law, Justice & Human Rights, Islamabad.

- 2. Sr.P.S to Secretary, Ministry of Interior, Islamabad.
- 3. Sr.P.S to Chairman, Capital Development Authority, Islamabad.
- 4. Sr.F.S to Director General, FGEH Foundation, Islamabad.

Copy for information to:-

1. PS to federal Minister for Housing & works, m/o Housing & works.

2. Sr.P.S to Secretary, M/o Housing & Works, Islamabad.

Sr.Joint Secretary(H&W)

# نجی شعبے کے ساتھ یا ہمی اشتراک کی بالہمی برائے اینڈ پیکانگ پر کابینہ سیٹی کے اجلاس مور ند 20 ستبر 2016 کی شعبے کے ساتھ یا ہمی اشتراک کی بالہمی برائے اینڈ پیکانگ پر کابینہ سیٹی

کابینہ کیٹی کے اجلاس سور نہ 18 اگست 2016 میں دی گئی دایا مد کی روشن میں نجی شعبے کے ساتھ باہمی اشتراک کی پالیسی برائے لینڈ بینکنگ پر کابینہ کمیٹی کا اجلاس مور نہ 201 کی مور نے 2010 کو دوار سے ہاؤسنگ دور کس سے کمیٹی روم میں دن 11 بیجے منعقد ہوا۔ جس میں در من کا فیل مہرالا سے فیر کمٹ ک

- ال جناب محداكرم فالعادر النوال يهاد علدورس،
  - r جناب دابد حامد، وزير قالون اور انصاف،
  - س جناب عارف احد فإلن ا سيكر فرى واخله،
- ٧٠ جناب فيخ الصرعزية فيمر فين كيبيشل دويليسك اتفار أي،
  - ۵۔ جناب شاہرخ ارباب، سیکرفری باؤسٹک دور کس،
- ٢ جناب اخر جان وزير اسيئر جواعث كرفر كى اؤسك ودركس،

۲۔ اجلاس میں نجی شعبے کے ساتھ ہائی الکٹر اکسائی ہالیتی برائے لیلڈ بیکنگ پر سیر حاصل گفتگو ہوئی اور کابینہ کے اجلاس مور خد 18 اگرت 2016 میں کی گئی بحث اور جارتی کروہ ہدایات کی روشنی میں درج ویل ایجنڈ ازیر بحث لایا کیاناکہ نجی شعبے کے اشتر آک سے لینڈ بیکنگ کی ہالیتی تومزید جانع اور سر بوط بنایاجا سکے۔

الف۔اسٹیزنگ کسٹی کی صدار ہے۔ سینز جوائنٹ سیکرٹری ہاؤنگ ودر کسل کی بحبائے ہاؤنگ نے الزلامیشن کے زیر صدار سے کرنا۔ ۔۔ جویز کردہ پالیسی مسئیل پلاسٹ کاسائز زیادہ ہے زیادہ 1000 مربع گز کی بحبائے

500 مربح گزیک محدود کرنا۔ ج۔ یاداشت کے صورہ سیس ہاؤسٹاسی منداؤنڈیسٹن کے مسیران کیلے رہائٹی پلالوں کیلے زیادہ سے زیادہ 20 لیمنیا کی ایک کی سے کم 20 کا است میں السس سے شہدیل کرنا۔

ر۔ نجی شعبے کے تحت پرائیوئ پارٹی کا طسرون سے فراہم کردوز سین کی تیسے کا تعسین ضلعی انظامیہ یا یک خود مخت ارپر انسس ایوالیوائٹ ہے کہ وایا جبانا، نہ کہ ان بیک آف باکستان ے کہ جس کے باسس ایس کوئی صلاحت موجود ر كوئى بھي دوسسرااايجن لااجو سيني ضروري مستحجے۔ س ڈائر کیٹر جزل ہاؤنگ فاؤنڈ بیٹن نے کامینہ سمیٹی کو نمی شعبے کے ساتھ ہانی اشتراک کی پالیسی برائے لینڈ بیکانگ کے بارے میں تفصیل ہے آگاہ کیا۔ تمام ممبران بالخصوص وزیر تانون وانصاف نے اس بالیسی کے ذریعے وفاتی مازمین کوارزاں زخوں پررہائٹی بلائس مہیا کرنے کی کاوشوں کو سراہتے ہوئے دری ویل امور کی طرف توجہ مبذول مازمین کوارزاں زخوں پررہائٹی بلائس مہیا کرنے کی کاوشوں الف - رہائش بلائس میں سرکاری المازمین کیلیے کم سے کم ۵ نیسد کونے مختص کیا جائے۔ ب۔ کرشل پلائس میں تمی شعبے کے کوئے کے تغین کومالیاتی فنے بلٹی کے ساتھ شروط کیا جائے۔ ج- ترقیاتی کام کے معار کو تقینی بنائے کیا ہے ور کنسلند کی عدمات حاصل کی جائیں۔ نجی شعے کوڈ ویلپ بلاٹ کی ادائیگی کے شیرُ ول کو آسان اور قابل نہم بنایا جائے۔ نجی شعبے کوڈ ویلپ بلاٹ کی ادائیگی کے شیرُ ول کو آسان اور قابل نہم بنایا جائے۔ سے وزیر قانون کی جملہ تجاویزے اتفاق کرتے ہوئے کا بینہ سیٹی کوآگاہ کیا گیا کہ نجی شعبے سے اشتراک کی پا<sup>لیسی</sup> برائے لینڈ بیکنگ کیلیے کابینہ سمیٹی کے معزز ممبران کی قیمتی تجادیز کالمحوظ فاطرر کھا جائے گا۔مزید برآل سمیٹی کو آگاہ کیا میا کہ میورنڈ ماور آدشیکر آف ایسو کی ایشن کے تحت ہاؤ۔ یک فاؤنڈ بیشن کی بلیادی فرمدواری سرکاری ملازمین کو بغیر نفع و نقصان کی بنیاد پر رہائٹی پلیانس کی فراہی ہے۔ کا بینہ سیٹی کو مزید آگاہ کیا گیا کہ ڈویلیڈ پلاٹ کی ادائی کے طریقہ کاریس ا۔ منجی شعبے کوزمین کی پہلی قسط کی ادائیگی اس امرے مشروط ہے کہ اس کے عوض مطلوبہ خام زمین کا مندرجه ذیل عناصرید نظرر کے گئے ہیں۔ انتقال ہاؤ سنگ فاونڈیشن کے نام کیا جائے تا کہ الائمنٹ کیٹر کے اجرا کے وقت ہاؤ سنگ فاؤنڈیشن کے پاس زمین کا تھمل ٹاسٹل موجود ہو۔ بقیہ خام زمین کولیٹر ل کے طور پر ہاؤسٹگ فاونڈیشن کے نام پر بطور ضانت رے تادیتے کہ ترقباتی کام مکمل ند ہو جائیں۔ میلی قبط کے بعد دصول کردہ بقید اقساط کی اوا نیکی بیٹے ور کنسلشنٹ کی جانب سے تر قباتی کامول کی ا تىلى بخش رپورٹس سے مشروط ہوگی تاكہ تر قبال كام آئى بخش طریقے سے تممل كيے جائليں-ر تالیکاموں کی مجیل کے بعد کولیزل سے میں ہوئی باقی اندہ خام زیمن کی ادائیگی میں ہوگ

الف۔ سیٹی نے باہی سے اور سے اور رضامندی سے یہ فیصلہ کیا کہ سیں سرکاری ملاز سین کیا گائے کم ۵۵ لیف کو ف مختص کیا بائے۔ سے سے سال بالس اور ایکنٹی بالسس سیں تجی شعبے کے کوئے کے تعسین کو مالیاتی فے باش کے نتائج کے ساتھ مشروط کیا جائے تاکہ سرکاری ملاز سین کورہائٹی پل سارزال زجول برمها کسیا حساسکا-ج- اسٹیزنگ سیٹی کی صدارے سیئر جوائن سیکرٹری ہاؤنگ دورس ک المائية تجویز کردہ پالیسی سیس رہائٹی پلاٹ کازیادہ سے زیادہ رقب 1000 مرتع کزی بحب نے 500 ر۔ مجی شعبے کے تحت پرائیوک بدل کی طسرت سے فراہم کروہ زسین کی قیم ۔ کا تعسین مربع كزي محدودكياباغ-ضلعی انتظامیہ یاایک خود مخت اربی السس الوالیوائٹ سے کردایا حبائے جو کہ الشیث بیک آن پاکتان سے رجمل اور جس کا انتخاب پیرارولز کے مطابق کیا س۔ ترقیاتی کام سے میسار کو یقسینی بنانے کیلئے ادائیگی سے پہلے پیشے ور کسلٹنٹ کی ت لی بخش رپورٹس سے مشروط کی سائے۔ ص۔ مالی آئی نظام انتہا کی شفاف اور مربوط بنایا سائے اور ڈویلیڈ پلاف کی ادائی کا طریق کارپی فق عمل درآمد کیا بائے۔

-INZY (ISI) IN CONTROPERTY OF ANILAND ANILAND