FEDERAL GOVERNMENT EMPLOYEES HOUSING AUTHORITY
10-MAUVE AREA, G-10/4, ISLAMABAD

Subject: **MINUTES OF THE 50TH EXECUTIVE BOARD MEETING HELD ON 19TH AUGUST, 2026**

The 50th Meeting of the Executive Board (EB) of the Federal Government Employees Housing Authority (FGEHA) was convened on 19th August, 2026, at 10:00 AM in the Committee Room of the Ministry of Housing and Works (M/o H&W), 1st Floor, B-Block, Pak. Secretariat, Islamabad, under the Chairmanship of the Honourable Federal Minister for Housing & Works.

2. Proceedings of the meeting commenced with recitation from the Holy Quran. At the outset, the Chair welcomed all participants. The list of participants is enclosed at **Annex-A**.

3. Decisions and discussions held during the meeting are detailed below:

i. Green Enclave-I

4. The Chairman, Executive Board, presented a resolution moved by Senator Alia Kamran regarding the committee constituted by Mr. Hamid Yaqoob Shaikh for the resolution of issues pertaining to the Green Enclave-I, Bhara Kahu Housing Scheme. The Chairman observed that the affectees/allottees had approached the Federal Ombudsman regarding payments made to the developer of the project, which have remained unresolved for the last three years.

5. The Chairman directed the Secretary, Ministry of Housing & Works, to examine the matter and furnish a comprehensive report. The Director General, FGEHA, apprised the Board that a committee has already been constituted to formally convey the final terms and conditions to the JV Partner and require resumption of development works within four (04) weeks. The Director General further informed that a case would be prepared for representation before the Federal Ombudsman, involving all three stakeholders, i.e., FGEHA, the JV Partner, and the allottees, so that an appropriate decision/direction may be obtained for resolution of the matter and to facilitate further negotiations. It was further apprised that the Bank Guarantee of the developer is still pending. However, as the land of the project has already been mutated in the name of FGEHA, removal/ejection of the existing developer from the project may not be feasible without due contractual process. The Director General, FGEHA, further informed that a draft Expression of Interest (EOI) would be prepared within one (01) week for consideration and finalization of the project. The Chairman of the board

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directed that, after due scrutiny and ensuring that the interests of FGEHA and its allottees are duly safeguarded, the final outcome of the negotiations and the way forward would be presented before the Board.

6. The Secretary, Housing & Works, directed the Joint Secretary (Admin), Ministry of Housing & Works, to obtain from FGEHA a chronological account of the key events and developments relating to the project for the convenience and ready reference of the Board.

ii. **Lifestyle Residency Apartments**

7. The Secretary, Housing & Works, enquired about the status of resumption of development works at Lifestyle Residency Apartments. In response, the Director General, FGEHA, informed the Board that four packages/options for resumption of the development works have been formulated. A suitable option would be evaluated and selected for further action.

8. The concerned officers were directed to ensure timely compliance with the above decisions and submit progress reports within the prescribed timelines.

CONFIRMATION OF THE MINUTES OF THE 49TH EXECUTIVE BOARD MEETING HELD ON 6TH AUGUST, 2026

9. The Director General, FGE Housing Authority, briefed the Executive Board that the minutes of the 49th and 50th Board meetings will be submitted jointly for confirmation in the forthcoming meeting of the Executive Board.

AGENDA No. 1

Subject: BUDGET FOR THE FINANCIAL YEAR 2026-27 ALONG WITH ADDITIONAL BUDGET 2025-26

10. The Director General apprised the Board that the 49th Executive Board meeting held on 6th August, 2026, had deferred the agenda of the Annual Budget for Financial Year 2026-27 and Additional Budget for Financial Year 2025-26 to review the Budget by the Finance, Budget and Accounts Committee in the light of observations and queries raised by Board Members, Secretary Housing & Works, and Joint Secretary (Expenditure).

11. It was further briefed that in compliance with the directives of the 49th Executive Board, a meeting of the Finance, Budget & Accounts Committee was convened on 10th August, 2026, under the Chairmanship of Joint Secretary (Expenditure), Ministry of Housing & Works /

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Finance Division, in his office. The Committee reviewed the Budget Estimates of FGEHA for FY 2026-27 in light of the observations and concerns raised by the Executive Board.

12. After thorough deliberation, the Finance, Budget and Accounts Committee recommended the following budgetary estimates for approval of the Executive Board of FGEHA:

i. Budget Estimates 2025-26, Revised Estimates 2025-26, and proposed Budget Estimates 2026-27 of FGEHA Operational Receipts / Expenditure, Maintenance Receipts / Expenditure, as well as Development Receipts / Expenditure are as under:

(Rupees in Billion)

Classification	Budget Estimates (BE) 2025-26	Budget Revised Estimates (RE) 2025-26	Proposed Budget Estimates(BE) 2026-27
Establishment / Operational Budget			
Revenue*	2.511	2.586	3.000*
Expenditure	2.228	2.243	2.797
Maintenance Budget			
Revenue	0	0.308	1.690**
Expenditure	0	1.114	1.684
Development Budget			
Revenue*	75.418	9.506	20.00***
Expenditure	74.681	6.698	15.00

* Rs. 3.000 (B) includes Opening Balance, Transfer Fees, Service Charges, Profit on TDR & PLS Investments, etc.

** Rs. 1.690 (B) includes Auction Proceeds & Revenue Receipts.

*** Rs. 20.00 (B) includes Opening Balance, Allottee Receipts & Auction Proceeds.

Summarized position of BE 2025-26, RE 2025-26, and proposed BE 2026-27 of Operational and Development Receipts and Expenditure are duly signed by the Director (Finance), FGEHA.

ii. The Finance, Budget & Accounts Committee also recommended the Additional Non-Development Budget under ERE amounting to Rs. 73 million and Additional Development Budget of Rs. 60 million for PD PMU Lifestyle Residency G-13 for approval of the Executive Board.

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RECOMMENDATIONS

13. The Board was requested to approve the recommendations of the Finance, Budget & Accounts Committee as per the following details:

S. No.	Description	Expenditure Amount (Million)	Receipts/Revenue Amount (Million)
i.	Non-Development Budget 2026-27	**Rs. 2,797/-**	**Rs. 3,000/-**
ii.	Maintenance Budget 2026-27	**Rs. 1,684/-**	**Rs. 1,690/-**
iii.	Development Budget 2026-27	**Rs. 15,000/-**	**Rs. 20,000/-**
iv.	Additional Non-Development Budget 2025-26	**Rs. 73/-**	**Rs. 0**
v.	Additional Development Budget 2025-26	**Rs. 60/-**	**Rs. 0**

DISCUSSION

14. The budgetary position was discussed in detail. The JS (Expenditure) briefed the Board members regarding the observations raised during the 49th Executive Board meeting, particularly regarding the inadequate reflection of sources of income and revenue generation in the budget details. In response, the Chairman, Finance, Budget & Accounts Committee, apprised the forum that, for the first time, the FY 2026-27 Budget of FGEHA incorporated detailed objects of Pay & Allowances under Employee Related Expenditure (ERE), which had not been reflected in previous budgets. He further informed that, henceforth, the Finance, Budget & Accounts Committee would convene quarterly meetings to review the Authority's budget and submit its report to the Executive Board.

15. The Director General, FGEHA, endorsed the proposal for quarterly review meetings of the Budget by the Finance, Budget & Accounts Committee and stated that any budgetary shortfall would be addressed in such meetings.

16. The Chairman, Finance, Budget & Accounts Committee, further apprised the forum that FGEHA does not, at present, have its own Financial Rules and Regulations. The Secretary, Housing & Works, directed that Financial Regulations be prepared and vetted by the Finance, Budget & Accounts Committee for onward submission to the next meeting of the Executive Board for approval.

17. The Chairman, Finance, Budget & Accounts Committee, further apprised the forum that FGEHA generally resorts to inter-bank / inter-project transfers to meet the expenditure requirements of a project where a shortfall of funds occurs, as a viability gap arrangement for sustaining the concerned project. The Secretary, Housing & Works, observed that such transfers may

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be made where they produce beneficial results for the recipient project, provided that they do not adversely affect the project from which the funds are transferred.

18. The representative of ICT inquired whether the additional budget under ERE and Developmental Charges had been incorporated in the Revised Budget Estimates for FY 2025-26. The Secretary, Housing & Works, replied in the affirmative. He further directed that a month-wise trend report regarding the crediting of Transfer Fees to the Authority be submitted to assess the estimated/budgeted receipts under the said head. The Director (Finance), FGEHA, stated that the report would be submitted and the directions would be complied in letter and spirit.

19. The Secretary, Housing & Works, also directed that the excess salary already paid be adjusted in the subsequent months in accordance with the final approval of the Board.

20. The Managing Director, Pakistan Housing Authority Foundation (PHA-F), informed the Board that PHA-F employees are granted an additional PHA-F Allowance equivalent to 100% of their basic pay. However, PHA-F in that case is proposing to freeze the said allowance at the level admissible on the basic pay as of 2025.

21. The Senior Draftsman / Additional Secretary, Law & Justice Division, stated that the FGEHA Act, 2020 protects the benefits being availed of, by employees at the time of commencement of the Act; however, it does not mandate any increase in such benefits. In response, the Director (Finance), FGEHA, explained that the increases under ERE had been incorporated following the revision of Basic Pay Scales and Allowances by the Federal Government, including the merger of two Ad-hoc Relief Allowances for 2022 and 2025 at 15% and 10%, respectively, and the grant of 7% Ad-hoc Relief Allowance-2026 on running basic pay. He further explained that the Housing Foundation Allowance, being drawn by FGEHA employees at 100% of running basic pay, was allowed by the 145th Executive Committee of Housing Foundation under Agenda Item No. 12 and is statutorily protected under Section 8-B of the FGEHA Act, 2020.

22. The Secretary, Housing & Works, further inquired about the proposed increase of approximately Rs. 500 million in the Maintenance & Rehabilitation Budget, observing that after installation of the water pipeline from Shah Allah Ditta to Sectors G-13/G-14, expenditure on water tankers would be reduced and, consequently, the Maintenance & Rehabilitation Budget could potentially be rationalized to Rs. 1 billion.

23. The Director (Finance) replied that water charges would be reduced upon laying of the water pipeline and provision of water through the pipeline to the residences of Sectors G-13/14. The Secretary, Housing & Works, directed that a justified report on Development Receipts and Expenditure be prepared and submitted by the same evening.

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DECISION

24. After detailed deliberation on the recommendations of the Finance, Budget & Accounts Committee, the Executive Board unanimously approved the following:

i. **Budget Estimates for FY 2026-27 and Additional Budget for FY 2025-26 as per the following approved details:**

S. No.	Description	Receipts/Revenue Amount (Million)	Expenditure Amount (Million)
i.	Non-Development Budget 2026-27	**Rs. 3,000/-**	**Rs. 2,797/-**
ii.	Maintenance Budget 2026-27	**Rs. 1,690/-**	**Rs. 1,000/-**
iii.	Development Budget 2026-27	**Rs. 20,000/-**	**Rs. 15,000/-**
iv.	Additional Non-Development Budget 2025-26	**Rs. 0**	**Rs. 73/-**
v.	Additional Development Budget 2025-26	**Rs. 0**	**Rs. 60/-**

ii. Rental Ceiling was approved as per the previous decision of the Executive Committee.

iii. The Finance, Budget & Accounts Committee shall meet at least once every quarter and submit its report to the Executive Board.

iv. Salary and allowances details along with a comparative assessment of sister organizations, CDA & NHA shall be presented before the next meeting of the Board.

v. The proposal for re-composition of the Finance, Budget & Accounts Committee, as moved by JS (Expenditure), was not approved.

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

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ANNEX-A

LIST OF PARTICIPANTS / ATTENDEES OF 50TH EXECUTIVE BOARD MEETING OF FGEHA HELD ON 19TH AUGUST, 2026

S No.	Name & Designation
1.	Mian Riaz Hussain Pirzada Federal Minister for Housing & Works, Islamabad
2.	Capt. (R) Muhammad Mahmood Rai Secretary, Ministry of Housing & Works, Islamabad
3.	Mr. Muhammad Khashih-ur-Rehman Senior Draftsman / Additional Secretary, Law & Justice Division, Islamabad
4.	Ms. Naila Bakir Managing Director, PHA Foundation, Islamabad
5.	Lt. (R) Sohail Ashraf Chief Commissioner, ICT / Chairman, CDA, Islamabad
6.	Capt. (R) Muhammad Zafar Iqbal Director General, FGE Housing Authority, Islamabad
7.	Mr. Iqbal Ahmed Chief (Technical / PP&H), Planning Commission, Islamabad
8.	Mr. Athar Sajid Joint Secretary (Expenditure), Finance Division, Islamabad
9.	Mr. Muhammad Shahzad Director General, Pak PWD, Islamabad
10.	Syed Muhammad Hassan Chief Engineer, FGE Housing Authority, Islamabad
11.	Mr. Fayaz-ul-Haq (Co-opted Member) Joint Secretary (Estate), Ministry of Housing & Works, Islamabad

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