

[AS PASSED BY THE NATIONAL ASSEMBLY]

A

Bill

*to provide for establishment of Federal Government Employees Housing Authority*

**WHEREAS** it is expedient to establish the Federal Government Employees Housing Authority for the purposes of planning and development of housing schemes for serving and retired Federal Government employees and other specified groups and matters connected therewith and ancillary thereto;

It is hereby enacted as under:-

**1. Short title, extent and commencement.**— (1) This Act may be called the Federal Government Employees Housing Authority Act, 2020.

(2) It extends to the whole of Pakistan.

(3) It shall come into force at once.

**2. Definitions.**— In this Act, unless the context otherwise requires,—

- (a) "Authority" means the Authority established under section 3;
- (b) "Chairman" means Chairman of the Executive Board of the Authority;
- (c) "Deputy Commissioner" means the Deputy Commissioner of the district concerned and includes any other officer appointed by the Authority to exercise all or any of the powers and discharge all or any of the functions of the Deputy Commissioner under this Act;
- (d) "Director General" means the Director General of the Authority appointed under section 6;
- (e) "Executive Board" means the Executive Board constituted under section 4;
- (f) "Foundation" means the Federal Government Employees Housing Foundation duly registered with the Securities and Exchange Commission of Pakistan;
- (g) "land" includes buildings and benefits arising out of land and things attached to the earth or permanently fastened to anything attached to the earth;
- (h) "member" means a member of the Executive Board;

- (i) "prescribed" means prescribed by rules or regulations, as the case may be;
- (j) "registered member" means Federal Government employees including serving, retired and other specified groups registered with the Authority for the purposes of allotment under this Act;
- (k) "regulations" means regulations made under this Act;
- (l) "rules" means rules made under this Act;
- (m) "scheme" means any scheme, plan, facility or project for development of land for residential or commercial purposes undertaken, planned or approved by the Authority including the schemes earlier launched and started by the Foundation before commencement of this Act;
- (n) "specified area" means all lands owned, purchased, acquired or procured by or vested in or leased to the Foundation under any law before the commencement of this Act and such other land as may be purchased or procured or acquired or vested in or leased to the Authority in Islamabad Capital Territory or other parts of Pakistan; and
- (o) "specified groups" means any group as decided by the Executive Board from time to time.

**3. Authority.**— (1) The Division, concerned with the subject, through Chairman of the Authority shall, by notification in the official Gazette, establish the Federal Government Employees Housing Authority, within thirty days of the commencement of this Act.

(2) The Authority shall be a body corporate having perpetual succession and common seal with power to purchase, procure through acquisition or otherwise, land as well movable and immovable properties and assets with the object to hold, possess, sell, lease, transfer, exchange any property including landed property and to regulate the schemes undertaken by it in the specified area.

(3) The head office of the Authority shall be at Islamabad. The Authority may establish regional offices in other parts of Pakistan with the approval of Executive Board.

(4) The Authority shall also be the local authority in the specified area and shall be responsible for all public services and facilities.

(5) While making or arranging, planning, designing and executing a scheme in specified area, adherence to local municipal regulations and master plan of the concerned

district shall be ensured.

**4. Executive Board.**— (1) The general administration, supervision and control of the affairs of the Authority shall vest in the Executive Board, which shall consist of -

(a) Minister for the Division, concerned with affairs of the Authority	Chairman
(b) Secretary of the Division concerned	Member
(c) Draftsman Law and Justice Division	Member
(d) Additional Secretary of the Division, concerned with the affairs of the Authority	Member
(e) Managing Director, Pakistan Housing Authority Foundation	Member
(f) Director General, Pakistan Public Works Department	Member
(g) Chief Commissioner, Islamabad Capital Territory	Member
(h) Chairman, Capital Development Authority Islamabad	Member
(i) Joint Secretary Expenditure Ministry of Finance	Member
(j) Chief (Physical Planning and Housing) Planning Commission, Islamabad	Member
(k) Chief Engineer of the Authority	Member

(2) The Director General, Federal Government Employees Housing Authority shall act as the Secretary of the Executive Board.

**5. Powers, functions and meetings of the Executive Board.**— (1) Subject to the provisions of this Act, the Executive Board may take such decisions and exercise such powers, as may be necessary for preparation, planning, approval and development of schemes in the specified area for carrying out purposes of this Act.

(2) Without prejudice to the generality of forgoing powers and subject to the provisions of this Act, the Executive Board may-

- (a) review progress and activities of the Authority;
- (b) consider and approve budget and audit report of the Authority;
- (c) grant approval to purchase or procure through acquisition under the

Land Acquisition Act, 1894 (I of 1894) or any other prevailing law for the said purpose, or as per approved policy of the Federal Government for the time being in vogue or regulations made by Executive Board, as applicable at the site of the scheme, or otherwise, any land or property in Islamabad or any part of Pakistan and hold, manage, reclaim and take possession of such land or property, in accordance with law;

- (d) grant approval to enter into contracts, arrangements, joint venture agreements with any person or firm for preparation, planning, development, execution, implementation and maintenance of schemes in the specified area, for carrying out purposes of this Act;
- (e) impose and vary development charges, transfer fee, service charges, toll, tax or other charges in respect of any land or buildings within any scheme in the specified area;
- (f) grant approval to lease, purchase, procure, sell, exchange, mortgage, rent out or otherwise dispose of any property vested in the Authority;
- (g) grant approval to modify, re-plan or cancel any scheme or a part thereof in the specified area;
- (h) grant approval to plan and execute mergers and amalgamation with other housing schemes or cooperative housing societies;
- (i) grant approval to obtain loan for the purpose of generating capital for its schemes or seek contributions from members of the schemes or drives, announced and floated by the Authority;
- (j) give approval to receive grants from the Federal Government for the purpose of generating capital for its schemes or seek contributions from members of schemes or drives, announced and floated by the Authority; and
- (k) accord approval of launching of schemes for the Federal Government employees and other specified groups to be determined by the Executive Board.

(3) The decision of the Executive Board shall be through simple majority of the members present. Simple majority of its total members shall constitute quorum of the Executive Board and the Chairman shall have the casting vote.

(4) The Chairman shall preside over the meetings and in his absence any senior member chosen by the members present, shall preside the meeting.

(5) The Executive Board shall meet as and when required or considered necessary by the Chairman or on the request of Director General of the Authority.