

MINUTES OF 14TH AGM

1 Pursuant to the bye-laws, Annual General Meeting (AGM) of WAPDA Employees Co-operative Housing Society (WECHS) was called on Sunday 02nd December, 2018. However, due to lack of quorum, the AGM was adjourned for two weeks. Consequently, the 14th AGM was held on 16th December, 2018 at 11:00 am at the site office of the Society located at Sangjani, Tehsil Taxila, District Rawalpindi.

2 All members of the Society were duly informed about the AGM schedule through a notice dispatched to them by registered letters on their addresses available with the Society. The Agenda Points, Venue & Schedule were also widely advertised through "Daily Jang" on 20 November, 2018.

3 One Hundred & two (102) members attended the 14th AGM. At the start of the meeting, members were provided with photocopies of the Budget proposed for the year 2018-19 and Audit Report for the year 2017-18. The Income & Expenditures Reports along with budget were already sent to all members along with the notices of AGM.

4 The AGM was presided over by the president of the Society Mr. Muhammad Yousaf Awan. The AGM was also attended by all available members of the Managing Committee and staff of the Society. Mr. Shahid Shah, representative of the Circle Registrar, ICT, Islamabad was present at this occasion for monitoring the proceeding of the AGM.

5 Mr. Nazir Ahmed, Manager Finance acted as stage Secretary. He first of all welcomed the House on behalf of the Managing Committee and all employees of the Society and paid thanks for their participation in the AGM. After this, a formal proceeding of AGM was started with the permission of the President of the Society. Audio and video aid was provided to the proceeding of the AGM.

6 Mr. Muhammad Irfan, employee of the Society recited a few verses from the Holy Quran. Naat were presented in the honor of our Holy Prophet Hazrat Muhammad (P.B.U.H) by Siraj Qureshi. After this, the Stage Secretary invited President W.T.I Muhammad Yousaf Awan for delivering welcome address to the House. President Muhammad Yousaf Awan extended gratitude to the participants of the AGM for sparing their precious time to grace this occasion. After a brief welcome address, President apprised the members regarding completed and ongoing development works activities in the Society. President narrated in details the efforts made by the Managing Committee in developing Town by undertaking some new projects like construction of lake and completing other previously initiated development works. President told the house that link road to connect sector-D with Motor Way M-1 will be now 120 feet wide instead of previously agreed upon 60 feet. This road will be completed in coming six months. President also explained the utility of lake project both by full-filling underground water shortage and by providing entertainment facilities. President explained that lack of NOC is creating hurdle in availability of Sui Gas facility to the town. President told the House that he himself and other M.C members are putting their best efforts to resolve the NOC issue at the earliest.

7 Then Secretary W.T.I Mr. Masood Akbar Sial was invited to present agenda before the House. The agenda was narrated by the Secretary of the Society Mr. Masood Akbar Sial before the House point wise and approval was obtained on each point by show of hands. Following agenda was presented before the House:-

Agenda Point No. 1:-

IMPLEMENTATION REPORT ON DECISION TAKEN IN THE LAST AGM

Implementation report on the decisions made during previous AGM was also presented by the Secretary Mr. Masood Akbar Sial.

Agenda Point No. 2:-

APPROVAL OF MEMBERSHIP OF NEW MEMBERS

During the year 2017-18, 213 plots were transferred to new purchasers. The Secretary apprised that these 213 new Associate Members were made during the year. According to Society bye-laws, the membership of these Associate Members are required to be approved by the House.

DECISION OF THE HOUSE

The House unanimously approved memberships of new Associate Members.

Agenda Point No. 3:-

APPROVAL OF THE INCOME & EXPENDITURE FOR THE YEAR 2017-18 AND THE BUDGET FOR THE YEAR 2018-19

Secretary of the Society Mr. Masood Akbar Sial explained that the Managing Committee is trying its best to remain within its means. Operating expenses are kept minimum and most of the funds were allocated to the development works of the Society. Members were sent budget and income & expenditure document along with AGM notices for their study and analysis. The Secretary requested the House for the approval of budget and income & expenses for the captioned periods.

DECISION OF THE HOUSE

The House approved the budget and Income & Expenditures for above stated periods.

Agenda Point No. 4:-

APPROVAL OF AUDIT REPORT FOR THE YEAR 2017-18

The House was apprised that draft Audit Report for the year 2017-18 is prepared by M/s Mushtaq & Co, the Chartered Accountant firm. Final Audit Report is still awaiting after signing of the principal partner of the Audit firm. Draft Audit Report will be a Final Audit Report after the signature of the principal partner of the audit firm and therefore, there will be no amendment in the contents of the audit report. There is no serious qualification/observation highlighted in the report. Therefore, the Secretary of the Society requested the House for approval of the Audit Report.

DECISION OF THE HOUSE

The House unanimously approved the Audit Report for the year 2017-18.

Agenda Point No. 5:-

VETTING OF DECISIONS MADE BY THE MANAGING COMMITTEE IN THEIR MEETINGS

The Secretary of the Society informed the House that MC meetings are held once in a month or whenever it is required to decide urgent matters in the larger interest of the Society which requires vetting of the House. The MC took over charge of affairs of the Society on January 30, 2018. The MC made following decisions in previous nine months (i.e. January – November, 2018):-

- a) Implementation of the Registrar Cooperative Societies directions regarding welfare of the employees which include grant of gratuity to eligible employees on retirement.
- b) Purchase of 06 Kanals land in Sector A for making regular a few irregular plots of members.
- c) An agreement with AWT's for linking Sector D of the Society with Interchange with 120' (feet) wide road instead of previously agreed 60' (feet) wide road.
- d) Employment of 14 new employees and termination of five employees.

DECISION OF THE HOUSE

The House unanimously approved the decisions of MC.

Agenda Point No. 6:-

APPROVAL OF A SUITABLE STRATEGY FOR RECOVERY OF DUES FROM DEFAULTER MEMBERS OF 2001 & 2006 FOR ADDITIONAL DEVELOPMENT CHARGES AND OTHER CATEGORIES OF DEFAULTERS

The Managing Committee tries its best to recover outstanding dues from members without coercing them. Therefore, keeping in view the members financial difficulties, the MC suspended surcharge for more than one year. Besides this incentive, the MC gave a facility of discount on their dues. In spite of all these incentives/relaxation a large amount of dues are still outstanding from members. This delay in recovery of dues create financial hardship in carrying out development works in the Society. The table below indicates outstanding dues of different categories of allottees:-

Allotment Year	Amount to be paid in respect of	Last date for payment	Outstanding amount
2001 & 2006	Additional development charges	Jan 13 to June 15	72,642,468
2013	Development Charges	June 13 to Oct 14	2,050,000
2014	--do--	Feb 14 to July 16	20,069,350
2016	--do--	Dec 16 to Sep 18	28,459,600
2017	Additional Project Cost	Feb 17 to Dec 17	70,391,775
Total			193,613,193

Although, a surcharge @ 1.5% is being recovered on outstanding amount from members after the approval of previous AGM, however, for speedy recovery of outstanding dues, MC proposes following suggestions:-

- a) Increasing surcharge rate from 1.5% PM
- b) Shifting defaulter members plots to non-possession area of the Society
- c) Blocking file of a defaulter
- d) Any other proposal deemed fit by the House

DECISION OF THE HOUSE

The House was of the opinion that recovery of outstanding dues needs to be expedited and the House authorized the Managing Committee to adopt any of the proposed course of action for the purpose.

Agenda Point No. 7:-

APPROVAL OF AUCTION OF UNALLOTTED COMMERCIAL PLOTS IN THE SOCIETY

The Managing Committee intends to generate further funds for developing activities mobilizing other available resources in the Society instead of repeatedly levying developing charges on members. One of such resource is the auction of commercial plots which are still un-allotted. However, members approval is required for sale of these commercial plots.

DECISION OF THE HOUSE

The House unanimously approved sale of commercial plots through auction whenever the MC finds fit and at proper time.

Agenda Point No. 8:-

APPROVAL FOR PURCHASE OF NEW VEHICLES

The MC apprised the House that Maximum vehicles in the existing fleet of vehicles are very old and the Society is incurring heavy maintenance expense on them. There will be a substantial saving in the running & maintenance expense of these vehicles if a few vehicles are replaced with the new one. Detail of available vehicles with their model is given below:-

S No.	Vehicle No.	Model/Purchasing Date
1	IDF-5648 (Suzuki Jeep Potohar	07-09-1993
2	IDN-1703 (Toyota Hilux)	25-10-2003
3	LA-479 (Suzuki Bolan)	11-12-2006
4	LOB-6492 (Pajero)	27-02-2004
5	GS-024 (Honda Car)	01-03-2008
6	RIA-9772 (Toyota Car)	30-06-2008
7	AFE-329 (Suzuki Cultus)	Purchased in 2018
8	AGE-154 (Suzuki Bolan)	Purchased in 2018
9	GE-724 (Toyota Hilux)	11-05-2006

DECISION OF THE HOUSE

A few members expressed their reservations on purchase of new vehicles. Some members raised question about the amount of Rs. 10 Million appearing in the budget for vehicles etc. The Secretary W.T.I explained that the overall amount placed under this head is meant for multiple type of vehicles/machinery and appliances. Further the House was assured that only loss making vehicles may be replaced by auction of the existing one and no un-necessary purchase of vehicle will be made out of the proposed budget.

However, the House recommended that the required machinery and other appliances may be purchased as and when required but vehicles which are off road or very old and their running cost is exorbitant, these may be disposed off through auction and secondhand vehicles with good working conditions may be purchased from the market instead of purchase of brand new vehicles.

Agenda Point No. 9:-

APPROVAL FOR SALE OF RESIDENTIAL PLOTS THROUGH BALLOTING

The Secretary WTI apprised the House that there are a few residential plots in the Society which are available for sale. It is also a source of funds generation. Secretary requested the House for sale of these residential plots.

DECISION OF THE HOUSE

The House approved the sale of these plots through balloting process at suitable time by assessing some reasonable prices in view of prevailing market rates.

Agenda Point No. 10:-

APPROVAL FOR PURCHASES OF PRIVATE LAND ADJACENT TO THE SOCIETY BOUNDARY AND LAND POCKETS LYING WITH IN THE SOCIETY BOUNDARY

There is some private land at few locations adjacent to the boundary wall of the Society. It is suitable time if this private land is purchased. The Secretary also told members that there are still a few land pockets in the Society, which require to be purchased. The Secretary requested the House for purchase of land adjacent to boundary wall and land pockets in the Society.

DECISION OF THE HOUSE

The House approved purchase of land adjacent to the boundary wall and land pockets within the Society.

Agenda Point No. 11:-

APPROVAL FOR EXTENSION IN WAPDA TOWN OR OPENING PHASE - 2

The Secretary apprised the House that initially when the Town was being set up more then 1400 people who were WAPDA Employees were allotted basic membership. But plots were

allotted only to about 3,500 basic members. These basic members who were not allotted plots in the initial balloting approach the MC for allotting plots. They can only be allotted plots if new land is purchased at suitable place. This can only be possible if House approve purchase of new land for extension of Town or opening of Phase-2.

DECISION OF THE HOUSE

The house generally did not support the idea of Phase-II at this stage, however, supported the idea of extending the boundary of the town if the land pieces are available along boundary at some reasonable price and the process may help in generation of funds for the town.

After presentation of agenda points by Secretary WTI, the President offered the House that suggestions from all members will be heard regarding welfare of the members as well as regarding development of the Society. President opened the House for Question - Answers session.

QUESTION ANSWER SESSION

RIAZ KHAN, MS NO. 5190

Mr. Riaz Khan asked that when Society is registered with Circle Registrar, ICT Islamabad then why Society needs approval of final NOC and why the Management is wasting time and resources for achieving this NOC.

President WTI Muhammad Yousaf Awan explained in detail the importance of getting final NOC because all utilities department can only provide services to the Society if it has final NOC from concerned regulatory authority (i.e. RDA, CDA etc).

NAWAZ GONDAL, MS NO. 1454

Mr. Nawaz Gondal suggested that all available residential plots be sold in open market for generating more funds.

The Secretary WTI appreciated his suggestion but he was informed that residential plots are allotted through balloting as per Bye-laws.

ADNAN SAEED, MS NO. CA-1 & 2

Mr. Adnan Saeed suggested that developers who construct plaza in the commercial areas of the Society should also be facilitated because they help in enhancing value of the Society.

President WTI explained him that Society Management is already assisting those members who are undertaking construction activities in the Society.

SAID ALAM KHAN, MS NO. 2603

Said Alam suggested that if sufficient funds are not available then Management should focus to develop one particular sector at first instance to attract maximum member for construction of house.

President WTI assured him to consider his suggestion.

MR. HAMID, AMS NO. 3458

Mr. Hamid suggested that incentive amount for 10 Marla plots should be increased up to Rs. 300,000/- for up to first 50 members. This offer should be opened up to six months only. He further suggested that idle charges may be imposed on members who have plot in developed sector but not constructing their houses.

President WTI agreed with the proposal of Mr. Hamid for increasing incentive amount of Rs. 300,000/- for 10 Marlas. President further told the House that incentive amount for other sizes of plots will also be readjusted. The House authorized the MC to review the incentive plan to facilitate members.

MR. NADIR KHAN MASOOD, MS NO. 9560

Mr. Nadir Khan raised point that M.C should prioritize developing activities. All essential and important development projects should be completed earlier to facilitate members for constructing their houses. He objected that lake project which is undertaken now can be constructed in later time. Funds should have been allocated for development of Sector D&E. The President Muhammad Yousaf Awan apprised the House that definitely MC is carrying out development works on priority. Construction of lake was approved by the House in the previous A.G.M and it has also its own importance for the Town.

MISCELLANEOUS MEMBERS

A few members complained that they are unable to get notices/letters from Society.

President WTI advised these members to verify their address in the Society record and update their address and Cell Nos. so that they can receive information in time.

President WTI informed the members that the Society has already dispatched address update performa to all members along with AGM notices. Members are requested to update their addresses so that Society can send information on their correct addresses.

President, WTI further told that the Management has developed a software to facilitate members' direct access to their files. Correct cell numbers/addresses will help Society in communicating information to members.

After the end of Question – Answer session, the AGM was closed by the President of the Society with note of thanks to all members.

9/c



(MUHAMMAD YOUSAF AWAN)
President
WAPDA Employees Co-operative
Housing Society



Reference No. 60

Dated: 24/01/2019

MINUTES OF 15TH AGM

1 Pursuant to the bye-laws, Annual General Meeting (AGM) of WAPDA Employees Co-operative Housing Society (WECHS) was called on Sunday 29th December, 2019. However, due to lack of quorum, the AGM was adjourned for two weeks. Consequently, the 15th AGM was held on January, 12, 2020 at 12:00 PM at the site office of the Society located at Sangjani, Tehsil Taxila, District Rawalpindi.

2 All members of the Society were informed about the AGM schedule through a notice dispatched to them on their addresses available with the Society. The Agenda Points, Venue & Schedule of AGM were also widely advertised through "Daily Jang" on December 12, 2019.

3 Ninety One (91) members attended the 15th AGM. At the start of the meeting, members were provided with photocopies of the Budget proposed for the year 2019-20 and Draft Audit Report for the year 2018-19. The Income & Expenditures Reports along with budget were already sent to all members along with the notices of AGM.

4 The AGM was presided over by the president of the Society Mr. Muhammad Yousaf Awan. The AGM was also attended by all available members of the Managing Committee and staff of the Society. Inspector Mr. Riaz Hussain, representative of the Circle Registrar, ICT, Islamabad was present at this occasion for monitoring the proceeding of the AGM.

5 Mr. Nazir Ahmed, Manager Finance acted as stage Secretary. He first of all welcomed the House on behalf of the Managing Committee and all employees of the Society and paid thanks for their participation in the AGM. After this, a formal proceeding of AGM was started with the permission of the President of the Society. Audio and video aid was provided to the proceeding of the AGM.

6 Qari Shams-ud-Din, Moazani and Imam Masjid of the Society recited a few verses from the Holy Quran. Naat were presented in the honor of our Holy Prophet Hazrat Muhammad (P.B.U.H) by Mr. Muneeb-ur-Rehman.

7 After this, the Stage Secretary invited President W.T.I Muhammad Yousaf Awan for delivering welcome address to the House. President Muhammad Yousaf Awan extended gratitude to the participants of the AGM for sparing their precious time to grace this occasion. After a brief welcome address, President apprised the members regarding completed and ongoing development works activities in the Society. President narrated in details the efforts made by the Managing Committee in developing Town by completing some new projects like lake and completing other previously initiated development works. President told the house that 120 feet link road to connect sector-D with Motor Way M-1 is fully operational and members/other visitors greatly appreciate efforts of the Management for completing this major road link. President also reiterated the utility of lake project both by full-filling underground water shortage through recharging process and by providing entertainment facilities. President once against told members that lack of NOC is creating hurdle in availability of Sui Gas facility to the town. President told the House that he himself and other M.C members are putting their best efforts to resolve the NOC issue at the earliest is likely to be resolved in near future.

8 Then Executive Member W.T.I Mr. Hamid Zaib was invited to present agenda before the House. The agenda was presented by the Executive Member W.T.I Mr. Hamid Zaib before

the House point wise and approval was obtained on each point by show of hands. Following agenda was presented before the House:-

Agenda Point No. 3:-

IMPLEMENTATION REPORT ON DECISION TAKEN IN THE LAST AGM

Implementation report on the decisions made during previous AGM was also presented by the Executive Member W.T.I Mr. Hamid Zaib and all the members showed their satisfaction.

Agenda Point No. 4:-

APPROVAL OF MEMBERSHIP OF NEW MEMBERS

During the year 2018-19, 140 plots were transferred to new purchasers. The Executive Member, Mr. Hamid Zaib apprised that these 140 new Associate Members were made during the year. According to Society bye-laws, the membership of these Associate Members are required to be approved by the House.

DECISION OF THE HOUSE

The House unanimously approved memberships of new Associate Members.

Agenda Point No. 5:-

APPROVAL OF AUDIT REPORT FOR THE YEAR 2018-19

The House was apprised that draft Audit Report for the year 2018-19 is prepared by M/s Kamran & Co, the Chartered Accountant firm. Final Audit Report is still awaiting after signing of the principal partner of the Audit firm. Draft Audit Report will be a Final Audit Report after the signature of the principal partner of the audit firm and therefore, there will be no amendment in the contents of the audit report. There is no serious qualification/observation highlighted in the report. Therefore, the Executive Member Mr. Hamid Zaib requested the House for approval of the Audit Report.

DECISION OF THE HOUSE

The House unanimously approved the Audit Report for the year 2018-19.

Agenda Point No. 6:-

APPROVAL OF THE INCOME & EXPENDITURE FOR THE YEAR 2018-19 AND THE BUDGET FOR THE YEAR 2019-20

The Executive Member Mr. Hamid Zaib, explained that the Managing Committee is trying its best to remain within its means. Operating expenses are kept minimum and most of the funds were allocated to the development works of the Society. Members were sent budget and income & expenditure document along with AGM notices for their study and analysis. The Executive Member Mr. Hamid Zaib requested the House for the approval of budget and income & expenses for the captioned periods.

DECISION OF THE HOUSE

The House approved the budget for Financial Year 2019-2020 and Income & Expenditures for the Financial Year 2018-2019.

Agenda Point No. 7:-

VETTING OF DECISIONS MADE BY THE MANAGING COMMITTEE IN THEIR MEETINGS

The Executive Member Mr. Hamid Zaib informed the House that MC meetings are held once in a month or whenever it is required to decide urgent matters in the larger interest of the Society which requires vetting of the House.

DECISION OF THE HOUSE

The House unanimously approved the decisions taken by MC during the preceding year.

Agenda Point No. 8:-

APPROVAL FOR CONSTRUCTION OF HIGH-RISE BUILDING AS JOINT VENTURE WITH PROMINENT BUILDERS/CONSTRUCTION COMPANIES AFTER OBTAINING NOC AND FULFILMENT OF OTHER REGULATORY REQUIREMENTS

Mr. Hamid Zaib informed the House that pace of construction in Town is very slow although we have also offered incentive amount upon construction of Houses. He further added that we may construct high-rise towers and apartments after fulfillment of all required formalities.

It will speed up healthy residential and commercial activities in Town. As we have limited funds, if House approves we can execute it with joint venture with some experienced companies in the market.

DECISION OF THE HOUSE

The House approved construction of High-rise towers through joint venture with experienced firms after the need full formalities.

Agenda Point No. 9:-

APPROVAL OF CUT/FILL COST OF RESIDENTIAL PLOTS IN THE SOCIETY TO BE RECEIVED FROM MEMBERS IN SHAPE OF DEVELOPMENT CHARGES

Mr. Hamid Zaib explained the House that some members are demanding that Society should level all plots of Society. He further added that technically its dangerous to fill depression area, as building constructed on such area may settle. He also explained that if society levels all plots, expected cost for this activity will be Rs. 150 Million and we have to impose additional Development Charges @ Rs. 3000 per Marla for this activity.

DECISION OF THE HOUSE

The opinion of the members on the subject matter was sought through raising their hands showing their opinion for and against the item. Majority of the members voted against this agenda point and hence didn't approve the levelling of the plots through collective funds.

After presentation of agenda points, the President offered the House that suggestions from all members will be heard regarding welfare of the members as well as regarding development of the Town. President opened the House for Question - Answers session.

MEMBERS QUESTION/ANSWER

RIAZ ALI SHAH M.S. NO. 2729

Mr. Riaz Ali Shah suggested that solar light may be installed on the roads of the Society, as it will decreased electricity expenses. President W.T.I Muhammad Yousaf replied that an experiment was already made by installation of solar light on one road in Sector-A and one road in Sector B but this experiment was not successful so it was abandoned to extend it to other area of the Town. Rather LED lights are more useful and economical which are being used for street lights.

AMJAD ZAMAN KHAN M.S. NO. 7001

Mr. Amjad Zaman Khan proposed that a fun fair should be arranged in spring season on lake of the Society so that general public and members of the Society may know well about this picnic resort.

The Managing Committee agreed with his proposal.

MR. NADIR KHAN M.S. NO. 9560

Mr. Nadir Khan raised question about the absence of the elected Secretary. The President apprised him that he was unable to attend the AGM due to his bad health.

Mr. Nadir Khan also raised question about the appointment of Director Administration & Services on hefty salary package.

The President WTI satisfied his concerns in this regard by referring to the provisions of bye-laws and also satisfied him that the salary of Direction Admin is most economical worthing Rs. 150,000/- only.

Mr. Nadir Khan requested M.C to improve the development status of the Society so that members are attracted to participate in such important activities like A.G.M and election of the M.C.

President, WTI apprised him that this time more members (i.e. 91) participated in the AGM than the previous AGM, which speaks interest of the members in the affairs of the Society. However, with the development of Sector D & E likely to be completed in July, 2020. The whole town will become worth living.

RANA KASHIF A.M.S. NO. 3230

Rana Kashif raised question about levy of service charges without approval of the House.

President, WTI explained that recurring charges are levied @ Rs. 20/- per Marla in developed Sectors A, B & C only. These are just nominal charges for continuous services for security, horticulture and repair & maintenance of various facilities in Town. President, WTI also apprised him that DHA, Bahria Town and some other Societies take such service charges from their members. Consent of House was solicited whether recurring charges be levied or not?

Majority of the members of the House agreed that recurring charges are nominal and be levied on members but be started its implementation after the NOC.

MR. ABDUL SATTAR A.M.S. NO. 2665

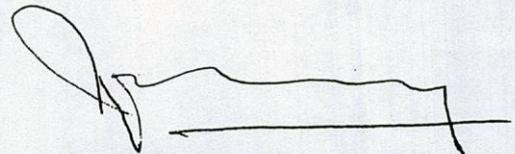
Mr. Abdul Sattar said that Society's members may be allowed opportunity to open educational institution in the Society instead that such facilities are outsourced to other franchises. President W.T.I Muhammad Yousaf told that in fact it is the question of capacity for doing such important work. International education chains have experience, sound financial position and other know how to set up and run good educational institutions. On the other hand, the members may not have such a capacity to set up and run a good education institution. It was informed that in our case, all such institutions were invited through print media to express their interest & conditions and on the basis of received bids, M/s American Lyectuff an international chain of schools was engaged on merit.

MR. JAWAD SHABBIR M.S. NO. 14257

Mr. Jawad Shabbir raised question about increase of surcharge on defaulter members from the current rate of 1.5% per month to 2% per month. He was of the view that rate of surcharge should not be increased at this stage. Some members requested to give more time to the defaulters amongst the allottees of 2014, 2016 & 2017 and those of additional project cost 2017.

Opinion of the house was sought on his suggestion. Majority members of the House expressed their opinion that surcharge rate should not be increased from its current rate of 1.5% per month till the approval of final NOC. However, in view of the members request, allottees of 2014, 2016 & 2017 and additional project cost defaulters may be given final notice to deposit their remaining dues within 03 months i.e. up to 15-04-2020 failing which, they will also be treated at par with other defaulters.

As there was no other question from the House of members, the President WTI concluded the AGM with note of thanks to all participating members.



(MUHAMMAD YOUSAF AWAN)
President
Raw/Isb WAPDA Employees
Co-operative Housing Society

Reference No. 75

Dated: 30/1/2020

MINUTES OF 16TH AGM

Initially the Managing Committee held AGM on 29-11-2020 in the light of a letter circulated by the Circle Registrar office. But that AGM was not considered as valid by CR office because CR office representative was unable to attend it due to his departmental engagements. Therefore, CR office directed the Society management to hold the AGM afresh.

Pursuant to the Society bye-laws and CR office direction, the AGM was again held a fresh on Sunday 20th December, 2020. CR representative Mr. Siraj-ul-Haq Lone was also present for monitoring the AGM proceeding. But AGM was adjourned for two weeks due to lack of quorum. Consequently, the 16th AGM of the Society was held on Sunday 3rd January, 2021 at 12.00 PM at the site office of the Society, in Sangjani, Tehsil Taxila, District Rawalpindi.

All members of the Society were duly informed about the AGM schedule through a notice dispatched to them by registered letters on their addresses available with the Society. The Agenda Points, Venue & Schedule were also widely advertised through "Daily Jang and "Dunya" Newspapers.

One Hundred and Fifty Eight (158) members attended 16th AGM. At the start of the meeting, members were provided with photocopies of the Budget proposed for the year 2020-21, newsletter of the Society and minutes of previous AGM. The income and Expenditures Reports alongwith budget documents were already sent to all members alongwith the notices of AGM.

The AGM was presided over by the President of the Society Mr. Muhammad Yousaf Awan. The AGM was also attended by all available members of the Managing Committee and staff of the Society. Mr. Siraj-ul-Haq Lone, representative of the Circle Registrar, ICT, Islamabad was present at this occasion for monitoring the proceeding of the AGM. Audio and Video aid was provided to the proceeding of the AGM.

Mr. Nazir Ahmed, Manager Finance acted as Stage Secretary. He first of all welcomed the House on behalf of the Managing Committee and all employees of the Society and paid thanks for their participation in the AGM. After this, a formal proceeding of AGM was started with the permission of the President of the Society.

AGENDA POINT NO.1

RECITATION FROM THE HOLY QURAN AND NAAT IN HONOUR OF MUMAMMAD (P.B.U.H)

Qari Abdul Shams & Naat Khawan Mr. Muhammad Ikhlauque were invited for recitation and for presenting naat. Surah Al-Duha was recited by Qari Shamsul Haq, Imam of the Society's mosque and Naat was presented by Mr. Muhammad Ikhlauque.

AGENDA POINT NO. 2 & 3

WELCOME ADDRESS OF THE PRESIDENT TO THE HOUSE AND PRESENTATION OF PERFORMANCE REPORT OF THE MC

President W.T.I Mr. Muhammad Yousaf Awan welcomed the participants to the AGM and extended gratitude to as them for sparing their precious time in this cold weather to grace this occasion.

After welcome address, President narrated a brief background of WAPDA Town Islamabad. He apprised the participants that basically the Town was setup as welfare scheme for WAPDA employees but with the passage of time, the people from general public were offered membership of the Society and now a substantial No. of members from general public have also got membership of the Society. President told the House about the completed and ongoing development works in the

Society. He told that basic infrastructure i.e. roads, sewerage and water supply lines in Sector D & E are almost completed. Construction of lake is also complete and due to storage of water in lake, underground water level is raised and now sub soil water level is only 30 to 40 feet below, which is a great advantage for the residents of the Society. President further told the House that beautification of the surrounding area of lake is in progress and in the near future, this lake will be an important picnic spot in the area.

President apprised the audience about the importance of location of WTI, which it has now attained due to be at the center of interconnection of 03 important projects, i.e. CPEC, M-1 Motorway and Ring Road (proposed). Further the land scaping around the lake and boating facility as well as swimming pool will make this town hub of the recreational activities.

President Mr. Muhammad Yousaf apprised the House that it is good news for all members that MOD has granted NOC to the Society. The site is now cleared for construction activities and a great hurdle for the approval of layout plan from RDA is removed. On this achievement, President paid tribute to the efforts of Managing Committee and other members who assisted the MC in this regard. The President Mr. Muhammad Yousaf Awan also apprised the House that a long outstanding issue of expansion of existing road in Sector A with the elders of the nearby village Patwarian is also resolved and the expansion work on road in Sector A is in progress, on its completion, it will be a great advantage for the members of Sector A.

President concluded his address with a note of thank to the House.

Secretary WTI Mr. Masood Akbar Sial presented the rest of the Agenda Points before the House.

AGENDA POINT NO.4

**VETTING PROCEEDINGS OF THE PREVIOUS AGM BY HOUSE WHICH WAS HELD ON
JANUARY 12, 2020**

Secretary WTI apprised the House, that 15th AGM was held on January 12, 2020. As per Society bye-laws, the previous AGM's proceedings is required to be vetted by the House in this AGM. Therefore, the General Body of the House is requested to approve minutes of the previous AGM.

DECISION OF THE HOUSE

The House unanimously approved the minutes of previous AGM held on January 12, 2020.

AGENDA POINT NO.5

VETTING MEMBERSHIP OF NEW MEMBERS

During the year, several members sold their plots to new purchasers. Thus, the memberships of all plot sellers were cancelled and new memberships to the purchasers were allotted. Moreover, about 125 new members were allotted plots in balloting held in November 2020. According to Society Bye-laws, memberships of these new members are required to be approved by the General Body of members in AGM.

DECISION OF THE HOUSE

The House unanimously approved memberships of all new members.

AGENDA POINT NO.6

VETTING MC DECISIONS MADE DURING THE YEAR 2020

Secretary of the Society told the House that MC meetings are held once in a month or whenever it is required to decide any urgent matter or running the day to day affairs of the Society in the large interest of the members. Customarily as per Society bye-laws, these MC decisions are required to be vetted by the General Body of members in the AGM. Secretary WTI requested the House for vetting decisions of MC in the large interest of members.

DECISION OF THE HOUSE

The House unanimously approved the decisions of MC taken during the previous year.

AGENDA POINT NO.7

APPROVAL OF INCOME & EXPENDITURES FOR THE YEAR 2019 – 20 AND THE BUDGET FOR THE YEAR 2020 – 21

Secretary WTI Mr. Masood Akbar Sial told the House that MC knows that the Society's sources of income are very limited. Development charges from members are the major source of revenue. But unfortunately, development charges from members are not received in scheduled time due to which development works got delayed, on the other hand MC has to face member's complaints due to delay in development works. Despite of limited resources, MC gave priority for completion of development works in the Society. According to the budget statistics, most of the revenue was spent on development works rather than operating/administrative activities and in the coming year more resources are allocated to development works.

Secretary WTI further explained that in the previous year i.e. (2019-20), it was expected that Society's revenue will be more than Rs. 30 Million. But unluckily due to unhealthy investment environment, interest on bank deposit saw free fall downwards movement and this reflected in short fall of income. Various expenditures were expected at Rs. 40 Million point and due to economical measures of the MC all expenses remained within budget estimated. It was expected that Rs. 590 Million total funds will be collected previous year out of which Rs. 160 Million were to be received from members in shape of development charges. But unluckily only Rs. 2.5 crors development charges were received from members. This shows lack of interest of members in depositing their outstanding development charges which is a prime cause in delay in completion of development works.

The Secretary WTI informed the House that the financial audit of the Society is carried out by audit firm two weeks ago. Audit report is not yet received. However, the firm declared it satisfactory. Besides this, a Forensic Audit of all housing Societies was carried out in the light of Supreme Court of Pakistan order. The Forensic Audit report of the Society was declared satisfactory and had been submitted to relevant quarters.

DECISION OF THE HOUSE

The House unanimously approved the expenditure for the year 2019-20 and budget for the year 2020-21.

AGENDA POINT NO.8

APPROVAL FOR PROVIDING TRANSPORT FACILITY TO THE RESIDENTS OF THE SOCIETY

The Secretary WTI told the House that it is a good news for us that number of residents in the Society is increasing day by day. There are a number of residents who do not have personal transport facility. Therefore, MC suggested that transport facility to residents may be provided to be used in emergency situations or it may be also used by residents on Sundays for visiting local market for

purchase of daily use items. MC hopes that House will approve purchase of a transport van for this purpose.

DECISION OF THE HOUSE

The House unanimously approved purchase of a transport van for providing transport facility to residents of the Society.

AGENDA POINT NO.9

APPROVAL FOR CONSTRUCTION OF HOSPITAL FOR PROVIDING MEDICAL FACILITY TO RESIDENTS OF THE SOCIETY

Secretary WTI told that besides transport facility, medical facility to residents of the Society in any emergency situation is also necessary. MC suggests that a hospital may be constructed in the Society. However, at this stage, MC intends to use space in already constructed villa for setting up a dispensary for which various parties are contacted for setting up a dispensary.

DECISION OF THE HOUSE

The House appreciated the efforts of the MC in this regard and unanimously approved setting up a dispensary and subsequently construction of a hospital in Society.

AGENDA POINT NO.10

APPROVAL FOR LEVEYING SERVICE CHARGES (MAINTENANCE CHARGES) ON MEMBERS OF DEVELOPED SECTORS A, B & C

Secretary WTI reminded the House that in previous AGM held on January 12, 2020, MC suggested promulgation of Rs. 20/- per Marla monthly maintenance charges on members of developed sectors for provision of essential services like repair & maintenance, security and plantation but these charges were not promulgated on the recommendation of the general body of members. These maintenance charges though very nominal will help generate revenue for providing above mentioned services to members. Now MC suggests that Rs. 50/- per Marla monthly maintenance charges be promulgated on all members of developed sectors A, B & C and the same may be applied to members of Sector D & E when possession to them is given for construction of their houses in these sectors.

DECISION OF THE HOUSE

Majority of the members suggested that these maintenance charges should not be promulgated at this stage and it should be left to next MC after coming election.

AGENDA POINT NO.11

APPROVAL FOR CHARGES ON MEMBERS FOR GENERATING FUNDS FOR LAYING NETWORK OF SUI GAS & ELECTRICITY

Secretary WTI informed the House that though electricity network in Sectors A, B & C have been installed where it was urgently required to the resident members but transformers are not yet installed in these sectors as per actual requirement in these sectors, while electricity network in Sector D & E is yet to be installed. Funds will also be required for Sui Gas network. These funds will be required immediately after approval of NOC from RDA. It is expected that NOC from RDA will be approved in near future. On existing facility of electricity work, funds were spent from already

received development charges and no special charges are collected from members for electricity & Sui Gas. It is expected that for Sui Gas & electricity funds of Rs. 51 crors will be required. MC suggest that half of the above funds may be generated through sale of commercial plots and half of the funds may be collected from members which comes out approximately Rs. 5,000/- per marla. These charges will be collected from members in two years time.

DECISION OF THE HOUSE

The opinion of the members was divided however, majority of the members did not approve the suggestions of MC for levying Rs. 5,000/- per Marla charges for Sui Gas & Electricity and point stands rejected.

AGENDA POINT NO.12

**APPROVAL FOR RECEIVING DEVELOPMENT CHARGES ON ENHANCED RATE FROM
DEFAULTER MEMBERS OF 2001 & 2006 ALLOTMENTS**

Secretary WTI apprised the House that members of 2001 & 2006 allotments were allotted plots on very low cost on installments basis but inspite of this fact, these members of 2001 & 2006 allotments have not deposited development charges in scheduled time period due to which development works suffered due to cost escalation. Therefore, Rs. 10,000/- per Marla additional development charges were levied in January, 2013. However, an amount of Rs. 42 Million additional development charges is still outstanding from 2001 & 2006 allottees while value of their plots is increased many times. MC suggests that development charges from these defaulter members may be collect on current market rate proportionate to their outstanding development charges. A formula in the regard is intimated to these members in September 2020.

DECISION OF THE HOUSE

The opinion was divided one but majority of the members agreed with this proposal and point stands approved.

AGENDA POINT NO.13

APPROVAL OF CONSTRUCTION OF A PLAY GROUND IN SECTOR B

Secretary WTI told the House that MC intends to construct a state of art play ground in Sector B to provide game & sport facilities to the resident of the Society. It will cost above Rs. 2.5 crors.

DECISION OF THE HOUSE

The House approved the construction of play ground in Sector B and point approved.

AGENDA POINT NO.14

QUESTION ANSWER SESSION

IMDAD HUSSAIN JAFREE AMS-3785

He requested the Management of the Society that a special attention should be given to the development of Sector-A to facilitate the residents there because at this time more members have constructed their houses and most of them are now permanently residing there.

President W.T.I Muhammad Yousaf Awan told him that M.C knows this fact. Therefore, a park is already constructed in Sector A to facilitate members and their families. He further told him that keeping in view the large member of residents at this stage, the M.C is also planning to construct a mosque in Sector-A. President W.T.I apprised him that due to efforts of the M.C the long outstanding issue of the existing road expansion has been resolved with the elders of adjacent village who were reluctant to allow expansion of District Council road in Sector-A. Completion of expansion of this road will further add to the value of members plots in Sector-A.

- **SOHAIL MUKHTAR MS-14268**

Mr. Sohail Mukhtar asked the M.C that lay out plan (Map) of the Society in 2017 does not match with the lay out plan (Map) of the Society delivered to members in 2014. He objected that the management arbitrarily changed the lay out plan.

President W.T.I explained that with the new access from interchange and due to construction of access road to link Sector-D with the Motor Way M-1, plots of a few members were relocated which were affected by construction of access road. The relocation and adjustment of these plots was an inevitable process and in the larger interest of the members and Town as a whole.

Moreover he questioned that why associate members are not allowed to contest election for M.C positions.

President W.T.I replied him that in his opinion there is no legal restriction for an associate member for contesting election for any M.C position, however, if there is any clause restricting associate members to contest the election, the same will be rectified in the light of Society Bye-laws.

- **IMRAN-U-DIN MS-9416**

Mr. Imran-U-Din requested the M.C for construction of the water filtration plant and installation of a board in Sector A on G.T road.

President replied that there had been big size board of WAPDA Town on G.T road for many years but unfortunately, due to some Court orders NHA has demolished the same and they people do not allow any board along G.T road. Further in view of current financial position, the construction of only one filtration plant in the Society has been found sufficient to cater the need of limited residents.

FAZL-E-RAZIQA – MS3474

Mr. Fazl-e-Raziq apprised that there is security issues in Sector-A, because most of the time some outsiders are seen hunting.

It was replied by the President that now when the road construction issue has been resolved with village Patwarian, we will try to construct entry gate on that road which will take care of unauthorized entry to the town. Meanwhile security people will be asked to be more vigilant/careful and agreed that such activities are not permissible and hence not allowed in the Town.

The AGM was concluded with the note of thanks by President, WTI to the House.



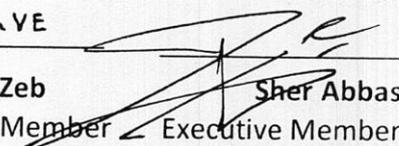
Salahuddin Khan
Executive Member

SICK

Ch. Shoukat Ali
Executive Member

LEAVE

Hamid Zeb
Executive Member



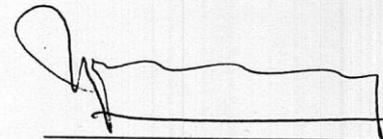
Sher Abbas
Executive Member



Masood Akbar Sial
Secretary



Abdul Hakeem
V. President/Treasurer



Muhammad Yousaf Awan
President

Endorsement No. 66 WTI

dated 9/1/2021

