

ENGINEERS COOPERATIVE HOUSING SOCIETY

Sangjani, Sector D-18, Islamabad

Phones: 051-2229751-6

No. ECHS/4/5/32nd AGM/07/2017
July 2017

To:- _____
(All Allottee Members of ECHS)

Copy to: The Circle Registrar,
ICT, Cooperative Societies Department,
F-8 Markaz, Islamabad

Subject:- **Minutes of 32nd Annual General Body Meeting (AGM) – ECHS (D-18), Sangjani, Islamabad**

Dear Member,

1. 32nd Annual General Body Meeting (AGM) of Engineers Cooperative Housing Society, Islamabad was held on April 30th, 2017 (Sunday) at AWT Mess (Blue Lagoon) Rawalpindi. The meeting commenced at 1045 hours, the scheduled timings for formal commencement of proceedings. President ECHS Engr Maj Gen Viqar Ul Haq Khan Khalid, HI (M), (Retd) was in Chair. The meeting started with recitation from the Holy Quraan.
2. **Attendance** 298 members signed their arrival and attended the meeting. Families were invited and some members attended the meeting with families. Regrets were received from 12 members.
3. **Provision of information to Members.** Participants were sent documents by post. Besides, following documents were also made available for consultation of members on their seats / chairs during the proceedings :-
 - a. Agenda Points for 32nd AGM
 - b. Appraisal of Audited Report ; 2014 – 2015 and 2015 – 2016.
 - c. Approval of Budget ; 2015-2016.
 - d. Approval of Proposed Budget ; 2016 – 2017 and 2017 – 2018.
 - e. Amendments and additions in construction Bye-laws of the society.

Lot of information was displayed on billboards to enable honorable guests for better orientation. It included Layout Plan for Residential and Commercial Plots provisionally approved by CDA, duly marked with latest developments showing multiple entries / exits. Photographs showing landscape of Park in Sector “G”, Jamia Mosque ECHS, Roots

Millennium School, ECHS Campus and constructed houses in the society were also displayed.

4. Engr Lt Col Mansoor Ahmed, TI(M), (Retd), General Manager (Admin) ECHS performed the duties of Stage Secretary. He welcomed the participants of the meeting on behalf of the Managing Committee ECHS.

5. **Welcome Address by the President ECHS.** President ECHS warmly welcomed all the participants in general and the senior members in particular, specially Engr Major General Hidayat Ullah Khan Niazi, HI(M), SJ, (Retd) who remained President of ECHS for quite a long period. He appreciated that many of the members had traveled over long distances to grace the occasion putting them into an inconvenience. President thanked all the participants for attending the meeting. He added that “By the Grace of Almighty ALLAH”, the Society has developed manifold. President further informed that detailed briefing on development works will be given by his Team Members, however he covered following information in his opening address:-



Welcome Address by the President ECHS in Progress

- a. **Direct Approach to the Society from GT Road through MVHS D-17.** The President highlighted the importance of direct access to North Avenue of the society from GT Road through MVHS. He informed the house that main hurdle confronted through land lord enroute had already been eliminated and now the D-17 Sectoral road has been further extended towards North Avenue of ECHS. He further added that although linking the two societies through Eastern side will still need more efforts but linkage of North Avenue with

Paswal Road from Western direction has been established to approach Sangjani Interchange Motorway (M-1).

- b. **Construction of Interchange on Motorway (M-1).** Construction of Interchange on Motorway (M-1) has been completed on self basis through Sangjani Interchange Joint Venture (SIJV). Sangjani Interchange has been inaugurated by Federal Interior Minister Ch. Nisar Ali Khan on 27th January 2017. In this connection we appreciate the National Highway Authority and partners of SIJV.
- c. **Improvement of Internal Roads of ECHS.** The Society has completed premix asphalt of three major roads i.e Commercial Road along with Round About, Saadi Road, Ridge Road and North Commercial Link Paswal Road. It has also been decided to complete the Ali Mardan Blvd, Al Bairuni Road and 18th Avenue on the same specification.
- d. **Balance Development in Sector M.** The President informed the house that civil and electric works in Sector “M” which were delayed due to litigation with the contractor have almost been completed.
- e. **Liaison with various Department / Agencies.** The President apprised the house that members of the Management Committee are doing their best for the betterment of Society and in this regard they are in contact with the officials of different departments i.e IESCO, Sui Gas, Revenue Department, Tehsil & District Administration, Sandemar Dam and local land owners.
- f. **Provision of Sui Gas Facility.** You will be glad to know that Sui Gas facility is already available in the Society in Sectors A to K and the residents are benefitting from this facility. We are trying to provide the facility of Sui Gas in Sector – M as well.
- g. **Horticulture & Development of Parks / Green Areas.** We are trying to provide a peaceful and ideal living environments to the members of the Society. Therefore, with a view to making ECHS green and worth living place, Management is paying special attention towards extensive tree plantation. In the current season approximately 5000 new plants have been planted in the Society and we have taken appropriate arrangements in hand to look after the plants. Moreover, society has developed two Parks in Sectors A-K and Sector - H where playing & amusement facilities for children are also placed. Moreover, development of Hill Park in Sector G is almost complete.

Work on Pagoda will be taken in hand shortly. Play grounds for Roots Millennium School, ECHS Campus in Sector – H has been completed. Moreover, 2 x playgrounds in Sector G & C are being completed shortly.



ECHS Members attending 32nd AGM

- h. Installation of street lights on 18th Avenue, Ali Mardan Boulevard, Al-Bairuni Road, and Sector A Street-5 (Lane-1) had already been completed. Besides this, additional street lights have been installed on Ridge Road and Khawarzami Road. Solar street lights at important points of Sector A-K have also been installed.
- j. It is a matter of pride to mention that trust of the members in Society's management is increasing every passing day and as a result house construction activity is gradually increasing. Upto now 87 house plans / drawings have been submitted by Members in the society office and out of these 66 x drawing have been returned duly approved for commencing construction. 17 members are in the process of their houses construction whereas 37 members have completed their houses and are residing there. Besides, four houses have already been constructed in Sector – M, whereas 11 x members have obtained possession of their plots in Sector M. Two commercial plazas in Main Commercial Area and Sectors A-K are being completed by the members shortly. These will accelerate the process of habitation in the society.

- k. **Jamia Masjid ECHS and School Buildings.** Keeping in view the members present and future requirement, construction of Jamia Masjid ECHS has been completed, whereas Roots Millennium School has been providing quality education to the ECHS residents and other societies in the area. The number of students in school is increasing day by day.
- l. **Staff Accommodation and Guest Rooms** Due to increasing of ECHS Staff / security staff, two more floors have been added on the existing staff accommodation. 2 x guest rooms have also been constructed in this building for the members visiting society from other cities.
- m. President further added that its ECHS Management is trying its level best to upkeep the society, however, he requested the members for extending cooperation at their end.
- n. **Ballot – XII.** The President apprised the house that for the benefit of existing and new members, balloting of one kanal & ten malra available plots in Sector M is being carried out after the proceedings of 32nd AGM. He added that in order to make the balloting transparent, advertisement had been published in National Newspapers. The interested applicants may witness the ballot proceedings being conducted by a committee detailed for the purpose.
- o. **President’s concluding Remarks.** With the completion of Interchange and direct access from GT Road, society will be up-graded manifold. President further added that by providing all the necessities and facilities, ECHS will become a beautiful and livable society. He then requested the Joint Secretary to brief the August House.



Representative of Circle Registrar attending 32nd AGM

6. **Address by Joint Secretary ECHS.** Engr Brig Zahid Munir, SI(M) (Retd) Joint Secretary ECHS addressed the August house, welcomed honourable members and guest on this auspicious occasion. He said that before he could proceed for presenting society's annual report, he would request the house for offering Due-e-Maghfarat for those who have departed during the period between last & present AGMs.



Address by Joint Secretary ECHS

a. **Fateha for Departed Souls.** Joint Secretary then apprised the house about those members who had departed during the period (Detail given below) between the last and present AGMs for whom the house was requested to offer Fateha:-

<u>S/No</u>	<u>Name of Late Members</u>	<u>ECHS NO</u>
(1)	Engr Brig Abdullah Zubair	ECHS-2516
(2)	Ch. Muhammad Hussain	ECHS-102016
(3)	Mr. Zafar Masood	ECHS-10375
(4)	Mrs. Balqees Afshan	ECHS-2363
(5)	Mrs. Humeera Chaudhary	ECHS-10638
(6)	Engr Brig Mazhar Farid Ud Din	ECHS-2187
(7)	Mr. Muhammad Yasin	ECHS-10049
(8)	Engr Jameel Ahmed	ECHS-1794
(9)	Engr C.A Qawi	ECHS-118
(10)	Engr Malik Najam Mushtaq Ahmed	ECHS-384
(11)	Engr Muhammad Naseem	ECHS-309

(12)	Engr Riaz Mehmood	ECHS-15046
(13)	Engr Inam Ul Haq	ECHS-5049
(14)	Engr Muhammad Irshad Khan Niazi	ECHS-1729
(15)	Engr Syed Hassan Farooq Naqvi	ECHS-4743
(16)	Engr Lt Col Syed Agha Hussain	ECHS-577
(17)	Engr Muzaffar Ali Rizvi	ECHS-699
(18)	Col Ahsan Ahmed Khan	ECHS-10245
(19)	Engr Brig Muhammad Humayun Khan	ECHS-2540
(20)	Engr Brig Muhammad Suleman	ECHS-1006

b. **Passing of Minutes of 31st Annual General Body Meeting (AGM) Held on**

September 13, 2015. Joint Secretary apprised the house that 31st AGM was held in AWT Mess (Blue Lagoon) on September 13, 2015. The meeting commenced with recitation of Holy Quran on completion of Quorum in accordance with ECHS Bye-Laws (Bye-Law no 26) *i.e attendance required by 250 members against holding of 2,000 members and above.* This was followed by an update to the August house by the President & Acting Honorary Secretary. Acting Secretary intimated regarding access through neighboring housing society (MVHS), link with interchange on Motorway (M-I) through AWT Housing Society, update on development works being executed in ECHS including plantation / development of parks, salient features of Development Plan 2011-16 and levy of additional development charges. A total of (22) points were raised by honourable members which were replied comprehensively by the President ECHS and the Management. Joint Secretary apprised honourable members that they would be glad to learn that a substantial number of projects included in ECHS Development Plan 2011-16 had already been completed whose details would be covered by the Chairman Technical Committee. Response by members in remitting Additional Development Charges was very encouraging.

Approval of Minutes of 31st AGM Joint Secretary ECHS informed the house that no worth mentioning observation was received on the minutes of 31st Annual General Meeting which had been dispatched to all the members.

Approval of minutes was proposed by Engr Brig Naeem Akhtar Khan Afridi, (ECHS-1183) and seconded by Engr Lt Col ® Wajahat Ali. The minutes were thus approved by the house.

- c. **Audit Reports – ECHS.** Joint Secretary apprised that Audit of ECHS for each financial year is a regular feature and Auditing Firm for the purpose is detailed by the Department of Circle Registrar Co-operative Housing Societies Islamabad. Audits of ECHS for the years 2014-15 has been carried out by M/S HTS & Co. Rawalpindi and audit of 2015-16 has been carried out by M/S Tahir Siddiqi & Co. Lahore. It would be matter of pleasure for the members to know that there is no observation on the accounts of these two financial years. The audit reports have already been submitted to Circle Registrar Islamabad.
- d. **Primary School.** Roots Millennium School has been providing quality education to the ECHS residents and other societies in the area. Chinese language is also being taught in the school. Moreover, two play grounds adjacent to school building have been made. Besides, a basket ball courtyard has also been constructed. The number of students are also gradually increasing. Necessary facilities have been provided in school courtyard for the healthy activities of the students. Society is gaining good amount of revenue from this school building amounting about six million per year.
- e. **Commercial Complex (The Mall).** A plan for construction of “The Mall” over 16 x plots 100 sq yrd each located in the centre of main commercial area (Sector – J) of society is being finalized shortly. The land use of the mall at different floor levels is planned as under:-
- | | | | |
|-----|--|---|-------------------|
| (1) | Basement | - | car parking, |
| (2) | Lower and ground floor | - | Shopping area, |
| (3) | First Floor | - | Studio Apartments |
| (4) | 2 nd , 3 rd & 4 th Floors | - | 2 Bed Flats |
- f. **Community Centre.** Keeping in view the social requirements / needs of increasing residents, construction of a community centre is under consideration. This community Centre will consist of Restaurant, Fast Food Corner, Club, Sports Facilities and Marriage Hall. In view of available resources of society this project will be completed in two to three phases.

- g. **Construction of Medical Centre.** To provide medical facilities to the residents of the society, a plot for construction of a medical centre has been kept in reserve. Parameters and layout plan are under consideration at present. However, an ambulance with driver is available for 24 hours at ECHS office complex to cater any emergent evacuation to nearest hospital.
- h. **High Rise Residential Building / Towers.** Keeping in view the increasing residential demands of *Engineer's Community*, construction of high rise residential buildings / towers in the North of society is under consideration. Proposals are being evaluated, recommendations once finalized, plan will be brought before the next AGM.
7. **Briefing by the Chairman Technical Committee.** Engr Brig Zahid Munir SI(M), (Retd), Chairman Technical Committee briefed the house about latest developments taking place in Engineers Cooperative Housing Society. He apprised the house that development of the society was spanned into two phases. The 1st phase comprised of development of Infrastructure of Sectors A to K and 2nd phase included development of Sector 'M' and North Commercial Area which has almost been completed now. Afterward, Chairman Technical Committee presented the latest status of various development activities in progress for information of worthy members as under:-
- a. **Road Works.** Chairman Technical Committee of the society said that it is matter of pleasure to inform that the Society has completed premiss asphalt of following three major roads :-
- (1) Commercial Road along with Round About
 - (2) Saadi Road
 - (3) Ridge Road and small parts of North Commercial Link Paswal Road.
- Chairman Technical Committee further apprised that management has also decided to complete the Ali Mardan Blvd, Al Bairuni Road and 18th Avenue on the same specification and this work will also be completed shortly.
- b. **Jamia Masjid ECHS.** Chairman Technical Committee said that it is a pleasure to inform the august house that construction of Jamia Masjid ECHS has been completed. This has become one of the most beautiful place of worship which is being appreciated not only by our society members but also by residents of surrounding societies. The mosque has been built on 64,152 square feet area. Approximately 2 thousand people can offer prayers inside the

mosque while outside green area / lawns can provide space to additional one thousand persons.

- c. **Staff Accommodation.** Keeping in view increasing residential requirement of ECHS Staff / Security elements, two additional floors have been constructed on the existing building. Two guest rooms have also been catered in this building at 1st floor for the members visiting society from other cities.
- d. **Sangjani Interchange.** Project has been completed and Interchange has become operational after being inaugurated by Federal Interior Minister Ch. Nisar Ali Khan on 27th January 2017. Those members who have recently visited the Society through Sangjani Interchange on Motorway (M-1), they must have realized that it was quite easy to reach ECHS. Surely, addition of this interchange will not only prove to be a great convenience for the residents of our society but for the surrounding societies as well.
- e. **Parks & Play Grounds.** House was apprised that 2 x play grounds in Sector G, adjacent to Roots Millennium School & Sector C are being completed shortly. Whereas in Sector - H-Park, playing / amusement facilities for children have already been placed.
- f. **Hill Park.** Development of Hill Park in Sector G is almost completed. Beautiful terraces at different levels have been created which are approachable both by access road and through convenient steps / riser).
- g. **Street Lights.** Installation of street lights on 18th Avenue, Ali Mardan Boulevard, Al-Bairuni Road and Sector A Street-5 (Lane-1) had already been completed. Additional 93 x street lights have been planned to be installed shortly in different places.
- h. **Tube Well.** Maintenance works of already installed tube well has been carried out. Additional tube has been planned to be installed shortly.
- j. Balance development works of Sector M and North Commercial Area have been substantially completed.
- k. **Sui Gas Sector M & North Commercial Area.** Due to placing ban / restrictions by government, balance development works of sui gas in Sector M and North Commercial Area could not start as yet. However, strenuous efforts are in hand for the needful.

- l. **Plantation.** Approximately 5000 new plants like Pine, Dareek, Silver Oak and other kinds have been planted in the Society. 1200 x plants cages / protection covers have been placed to protect plants from grazing animal. Total numbers of plants planted in the society are between 27,000 to 30,000. Moreover, production of ECHS nursery has been increased to meet increasing requirements of plants.
- m. **Main Commercial Area (Sector – J).** Development of infrastructure in Main Commercial Area has been completed. Alhamdulillah, one commercial plaza is being completed shortly which will facilitate residents in near future.
- n. **Amendment & Addition in Construction Bye-Laws of Society.** Chairman Technical Committee apprised the house that revision of “Construction Bye-Laws” of the society for improvement / updating is a regular process. As such, various amendments and additions in Construction Bye-Laws on residential and commercial buildings of Society to facilitate the members (revised copy of Construction Bye-Laws attached) were presented before the house and their copies were also provided to the Members during the session of AGM for deliberation. Approval of proposed “additions and amendments” in construction bye laws of the society was proposed by Dr. Masood Ahmed (ECHS-10664) and was seconded by Engr Lt Col Tanveer Mojiz (Retd) (ECHS-35) and as such same were approved.
- o. **Amendment in ECHS Bye-Law # 44b.**
 - (1) **Existing ECHS Bye-Law 44b.** The society will arrange land for the colony and develop it. The land will then be allotted to the members of the society on the basis of their seniority and in accordance with the approved layout plan. The very moment a bargain is struck by the society, a call will be given to its members for the deposit of the amount regarding the price of land, In the case, of acquisition/purchase of non-developed land it will be followed with the call for the deposit of development charges. It will be imperative upon the members to deposit the stated amount within the time limit. If a member of the Society fails to pay any money due from him/her within the prescribed time, the Managing committee may impose a fine up to 10% of the amount due till a period of three months, after which the Managing committee shall have the powers to cancel the allotment of plot and

dispose of the interest of the member after deducting the debt from him/her and the expenses incurred in this connection provided that a previous notice of not less than one month is given to the member in this respect.

- (2) **Proposed Amendment in ECHS Bye-Law 44b.** The society will arrange land for the colony and develop it. The land will then be allotted to the members of the society on the basis of their seniority and in accordance with the approved layout plan. The very moment a bargain is struck by the society, a call will be given to its members for the deposit of the amount regarding the price of land, In the case, of acquisition/purchase of non-developed land it will be followed with the call for the deposit of development charges. It will be imperative upon the members to deposit the stated amount within the time limit. If a member of the society fails to pay any money due from him/her within the prescribed time, the Managing Committee shall proceed in accordance with Bye-Law no 18 of ECHS.

After due deliberation by the house, Engr Muhammad Saleem Akhtar (ECHS-1264) proposed the amendment for approval which was seconded by Engr Lt Col Jamal Hussain Shah (ECHS-1430) and as such proposed amendment was approved by the august house unanimously subject to approval by the Circle Registrar.

8. **Briefing by the Treasurer.** Engr Lt Col Tahir Pervaiz Dar, TI (M), (Retd), Treasurer ECHS briefed following to the house:-
- a. **Appraisal of Audited Report ; 2014 – 2015 and 2015 – 2016.** Engr Lt Col Tahir Pervaiz Dar, TI (M), (Retd), Treasurer ECHS briefed the house on Audit Reports for the years 2014-15 and 2015-16. Copies of the final Audit Reports were provided to the members before commencement of the proceedings of the AGM for their consultation and comments. Treasure ECHS, informed the house that audit was conducted by M/S Tahir Siddiqui & Co based at Lahore and M/S HTS & Co. based at Islamabad. Audit teams did not raise any significant observation in the Financial Statements, Balance Sheets and Income and Expenditure Accounts. Audit teams agreed with the maintenance of Books of Accounts of ECHS which shows a true and fair picture of state of affairs of the Society. The subject audit reports were

proposed for approval by Engr Muhammad Saleem Akhtar (ECHS-1264) and seconded by Ali Sher Rind Baloch (ECHS-15109) and thus were approved by the house.

- b. **Approval of Budget ; 2015-2016.** Taking into account all pros and cons, the budget for the year 2015-16 was revised. Copies of revised budgets were placed with the members prior to commencement of the meeting. Engr Lt Col Tahir Pervaiz Dar, TI (M), (Retd) briefed the house and highlighted salients of revised Budget 2015-16 for approval. The revised and actual budgets for the financial year 2015-16 respectively were then proposed for approval by Engr Lt Col Tanvir Mojiz (Retd) (ECHS-35), seconded by Engr. Lt Col Syed Wajahat Ali (Retd) (ECHS-5083) and thus were approved by the house.
- c. **Proposed Budgets 2016-17 & 2017-18** Engr Lt Col Tahir Pervaiz Dar, TI (M), (Retd) highlighted the need of proposed Budget for the years 2016-17 and 2017-18 and requested the house to accord approval. The subject budgets were then proposed for approval by Engr Lt Col Ghulam Kabeer Khan (ECHS-15255), seconded by Mr. Abdul Ghafoor (ECHS-10936) and thus were approved by the house.
9. **Discussions and Decisions on the Points raised by Members with Permission of the Chair.** The President ECHS Engr. Maj Gen Viqar Ul Haq Khan Khalid, (HI), (M) (Retd) invited questions and queries if any from the house. Members asked / raised various points which were duly responded by the management. Replies / decisions made are appended below:-

Point – 1. Engr Ali Sher (ECHS-15109) Rind raised the following points :-

- a. Security issue in ECHS including un-check animal grazing.
- b. Installation of street light in Sector – M.
- c. Increase in plantation efforts in Society.
- d. Link Road between Sector – M and Gulshan-e-Sehat be carpeted.

Decision / Reply

- a. Separate security staff for security of Sector M has been catered for in our security plan. However, point by the member has be taken into account and will be duly responded.
- b. Proposal for installation of street lights in Sector – M is already under consideration by the Management.

- c. Sufficient plantation has been done. However, plants survival is questionable and require improvement in security efforts which is under consideration for enhancement of security subscription by the members.
- d. Proposal will be evaluated in view of requirement viz-a-viz available resources.

Point – 2. Doctor Yaseen Khatak raised following points / queries :-

- a. Link road of North Avenue has yet not been completed.
- b. Security Guards as employed by AWT should be hired by ECHS.
- c. Construction of Community Centre be undertaken at priority.
- d. Why Sector M being on back side of the society is being ignored in executing development works which should be done at a time.

Decision / Reply

- a. Link between D-17 Sectoral Road and North Avenue of ECHS has been further extended on eastern direction of our society by MVHS but its completion require further efforts for mutual settlement of issue between the two neighbouring societies.
- b. AWT has hired Security Guards / elements on high rates whereas contribution / subscription of security charges by members of our society does not permit hiring of security elements on such high rates unless monthly subscription on this account is enhanced.
- c. Proposal for construction of community centre is under consideration by the Management ECHS and is part of proposed plan for the financial year 2017-18.
- d. Since infrastructure development of Sector M has been done lately therefore it appears that works in the Sector M are lagging behind whereas practically it is not true.

Point – 3. Dr. Syed Tahir Rizvi raised following points :-

- a. Society does not provide back up support in obtaining Electrical and Sui Gas connection from concerned departments.
- b. Habitation of society is slow as there is no provision for financial support from concerned institution including House Building Finance Corporation of Pakistan (HBFCL) in construction of houses.

Decision / Reply

- a. Society has been providing such support for initial habitation in ECHS. Problems confronted by the members in obtaining connections for utility services from these departments are some-what of similar nature. This involve bad practice of fleecing by the concerned staff for expediting the process / procedure for obtaining service connections which may be handled by the individual users.
- b. Certain members of the society have already mortgaged their plots in the society for obtaining financial support from different banks at their own. However, management ECHS in the process so involved certify the holding of their property / plots in the society and also block the property / plots till lien is removed by the concerned bank. Besides, management has already taken up a case with house building Finance Corporation of Pakistan (HBFCL) for placing our society at their panel so that members can apply for construction loan from the government departments.

Point – 4. Mrs. Nelofar Jafri raised following points :-

- a. Measures be taken to force the members to construct their houses in ECHS.
- b. Exemption of Toll Tax at Sangjani Interchange constructed out of members money.
- c. Dedicated Feeder for electric supply to ECHS from Paswal Grid Station (Feeder previously dedicated for Fazzia Housing Society Tarnol).
- d. There should be some appropriate forum for representation by ladies of the society.



Ladies Participation in Open House Discussion

Decision / Reply

- a. It was explained that construction of Jamia Masjid ECHS, Primary School and proposed project “The Mall” in Main Commercial Area (Sector – J) are the measures taken by the management of the society to attract members to commence construction of their houses on their plots.
- b. Although it is very difficult to meet such demands, still management would approach concerned authorities for the needful.
- c. Cost of dedicated electric feeder has already been paid to IESCO. Delay in provision is due to lame excuses by the management Fazaia Housing Scheme, Tarnol. However, President assured that he would personally intervene into the matter for early outcome of the issue.
- d. Requirement will be evaluated in consultation with RWA and some viable situation will be found to meet the demand.

Point – 5. Doctor Azhar S/o Doctor Masood Ahmed raised following points :-

- a. Horticulture aspect has been ignored in the Society. Contracts have been awarded for plantation of grass instead of assigning the task to own horticulture employees thus under utilization of employed labour.
- b. Leakage in roof of Jamia Masjid ECHS.
- c. Due to absence of insulation of water supply pipes in Jamia Masjid ECHS hot water is running in pipes for ablution in such a hot weather.
- d. Switch on / off timings of Street Light be fixed and strictly followed to economize on use of energy / payment of energy bills.
- e. Purchased Street light poles are lying unused due to variation between concrete foundation for poles and bases for the poles.
- f. The member’s money has been wasted out in first creating the pond for Duck Park and later back filling the same (Net effort meant nil performance).

Decision / Reply

- a. Security issues interrupting our strenuous efforts towards improvement of horticulture in the society will be amicably addressed. Occasional award of petty contracts to improve the horticulture in urgency is infact an economical approach to resolve the issue in a corporate culture instead of hindering the output by restricting our self to achieve progress through linear method.

- b. Issue will be addressed in a professional manner. Contractor has been directed for the needful.
- c. Since contractor has not been given completion certificate of works, therefore he has been directed for the needful.
- d. Concerned staff has already been instructed to switch on alternate street lights for economizing on use of energy. Besides, auto switches have been incorporate in the system to avoid wasting of energy.
- e. Huge number of street lights has yet to be installed on “as and when required basis” in the whole society wherein these poles will also be adjusted to avoid wastage involved in rejection.
- f. Realizing the ultimate maintenance efforts / expenditures involved in maintaining the duck park, decision was reversed to avoid continuous drain on society’s resources.

Point – 6. Haroon Mushtaq Tarar raised following points :-

- a. Water logged area in vicinity of the houses should be duly treated and wild growth be removed to avoid snakes crawling into residential area / houses.
- b. Society is devoid of recreational and sports facilities which should be arranged at priority.
- c. Construction of only boundary walls of houses should not be permitted as they provide shelter to criminals / drunk individuals / habitual user of intoxicants.
- d. Security be improved even at the cost of enhancement in monthly subscription.
- e. Society management has insufficient staff. Competent staff be increased for better output.
- f. Dedicated feeder for electric supply to ECHS be managed for un-interrupted flow of electricity, President ECHS is requested to personally intervene in the matter.
- g. Drainage of the society be reviewed for improvement.

Decision / Reply

- a. Complaint will be taken care of through routine maintenance of the society.

- b. Construction of community centre comprising such facilities is under consideration by the management ECHS and is part of proposed budget for the financial year 2017-18.
- c. Construction Bye-laws of ECHS have no such provisions, however defaulter found if any will be dealt as per the law.
- d. President apprised the complainant that proposal for enhancing monthly subscription is under consideration to improve upon the existing standard of security.
- e. Induction of staff on “as and when required basis” is continuous process in a developing organization. However, rationalization of held staff is also done at various time intervals to keep the set up proficient and financially viable.
- f. Issue has been responded earlier vide point “4c” raised by Mrs Nelofar Jafri, resident of house # 8 in Sector A.
- g. Proposal will be evaluated by ECHS Technical Committee and will be responded accordingly.

Point – 7. Mr. Mehboob Hussain raised the point that President ECHS should give time to the residents on monthly basis.

Decision / Reply President being very considerate promised to attend the forum of Resident Welfare Association (RWA) at least once in three months.

Point – 8. Air Cdr ® Mansoor Malik raised a point that as a policy matter, at least two members from resident of the society should be included in the Management Committee (MC) of ECHS.

Decision / Reply President apprised the member that same has already been catered for in existing MC.

Point – 9. Doctor Nawaz Akhtar raised the following points :-

- a. Levy of Non utilization charges.
- b. Construction of Boundary Wall on his owned plot.
- c. Offered for provision of consultancy to install wind mills at hill features in the society for generation of power.

Decision / Reply

- a. President apprised the house that point was raised earlier during last AGM as well but was opposed by majority on grounds of pending development

works. However, president ensured the member to re-evaluate his proposal.

- b. This demand being an individual member's issue was not straightway responded. However, member was directed to contact Joint Secretary of the society for finding some way out to his individual problem.
- c. Member was directed to personally contact the Joint Secretary to proceed further in materializing his offer, if feasible.

Point – 10. Dr. Muhammad Riaz raised following points :-

- a. Provision of Sui Gas in Sector M.
- b. Installation of Street Lights in Sector M.

Decision / Reply

- a. Member was apprised that this could not be done earlier due to restriction / ban placed by the govt in provision of new connections. However, he was assured that efforts are in hand for the needful.
- b. Member was assured that requirement would be evaluated viz-a-viz availability of resources and would be responded favourably.

Point – 11. Engr Lt Col Tanveer Mojiz (ECHS-35) raised a point for levy of Non utilization charges on ECHS Members. Maj Gen ® Hadiyat Ullah Khan Niazi (ECHS-2306) further added that non utilization charges should be imposed only on developed area.



Honourable Member Asking Question During Open House Discussion

Decision / Reply

While responding to repeated proposal by different members, President said that since implementation involve financial burden specially

on old / senior members of ECHS, therefore proposal will be re-evaluated sympathetically and members will be responded accordingly.

Point – 12. Mr. Ijaz Chaudhary raised following points :-

- a. Award of incentive to enhance house construction in the society.
- b. Preference be given to society member instead of property dealers / estate agents in private partnership for project in main commercial area

Decision / Reply

- a. Award of suitable incentive to members to encourage house construction for early habitation of society was unanimously agreed in principle by the house. However, President informed that proposal will be re-evaluated for some outcome.
- b. Point will be re-evaluated and outcome will be informed accordingly.

Point – 13. Doctor Masood Bajwa (ECHS-11094) raised his concerns on state of security in the society.

Decision / Reply Member was responded that this repeated complaint will be taken care of soon.

10. **Proposal by the Vice President.** Vice President made following proposal for approval by the august house :-

- a. Any Member of the society who works against the interest of the society should be expelled.
- b. Monthly subscription of security charges amounting Rs 200/pm/per plot is insufficient to employ competent security staff and thus proposed the house for enhancement in monthly subscription from 200/pm/per plot to Rs 400/pm/per plot.

Response

- a. House deliberated the matter and approved that membership of society of such a member be suspended for 6 months. If the member continues to work against the interest of ECHS then his membership be terminated.
- b. Point was deliberated and was unanimously approved by the house.

11. **Vote of Thanks for the Chair.** The house passed a vote of thanks for the chair for his dedicated commitment to the assignment.

Joint Secretary
Engr Brig ® Zahid Munir, SI (M)