

**GOVERNMENT OF PAKISTAN**  
**MINISTRY OF HOUSING & WORKS**  
**( WORKS DIVISION )**

NOTIFICATION

Islamabad, the January, 2002

**ACCOMMODATION ALLOCATION RULES, 2002**

S.R.O.\_\_\_\_\_ In exercise of the powers conferred by section 25 of the Civil Servants Act, 1973 (LXXI of 1973), read with Fundamental Rules 45 and 45 A, the President is pleased to make the following rules for the allotment of residential accommodation to the Federal Government Servant namely:

PROPOSED AAR, 2002	COMMENTS OF FINANCE DIVISION	COMMENTS OF ESTABLISHMENT DIVISION	COMMENTS OF LAW DIVISION	COMMENTS OF M/O HOUSING AND WORKS
<p style="text-align: center;"><b><u>CHAPTER I ---GENERAL</u></b></p> <p><b>1. Short Title, Extent and Commencement.</b></p> <p><b>a.</b> These rules shall be called the Accommodation Allocation Rules 2002.</p> <p><b>b.</b> These rules shall apply to allotment of accommodation at Islamabad and other stations.</p> <p><b>c.</b> These rules shall come into force at once.</p>	<p>Existing definition in 1(1) of PAR 1993, may be retained as any extension will have un-specific financial implications.</p>		<p>In Rule 1(a) the word "Pakistan" may be replaced with the word "Accommodation".</p>	<p>Accepted</p> <p>No difference, only change of wording.</p>

<p><b>2. Definitions.</b> In these rules, unless there is anything repugnant in the subject or context:</p> <p><b>a. Accommodation</b> means residential accommodation including “house/flat” owned, hired or requisitioned by Government and placed on the pool of the Estate Office;</p> <p><b>b. Allottee</b> means a Government servant possessing a valid allotment letter duly issued by the Estate Office for an accommodation in his occupation;</p> <p><b>c. Annex</b> means an annexure to these rules ;</p> <p><b>d. Emoluments</b> for the purpose of 5 % recovery of rent include pay, special pay, technical pay, deputation allowance, pension, non-practicing allowance, ad-hoc relief, qualification allowance, teaching allowance, performance evaluation allowance, special research allowance, computer allowance and such other pay and allowance as the “Government” may decide, from time to time, for the</p>				
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<p>purpose of calculating normal rent ;</p> <p><b>e. Entitlement</b> means the entitlement to accommodation as specified in rule 5,8 and 9;</p> <p><b>f. Family</b> means spouse, legitimate children and step children of a Government servant residing with him and wholly dependent upon him. It includes his parents, <u>real unmarried sisters</u> and minor brothers, if residing with him and dependent upon him.</p>			<p>i) In rule 2(f) the term “family” has been defined and the married daughter has been excluded from the said definition. In a separate reference this Division has already observed that it is not provided under the rules to exclude married daughter and a comprehensive response on reconsideration is being given separately. The said reference relates to the interpretation of the PAR 1993. The proposed AAR 2001 is a fresh set of rules based on the present policy, but the married daughter of a Government Servant may not be deprived of a facility which is extended to the step children unconditionally because several ladies may be having a married status but they may be living a life of semi-separation being deserted by their husbands and in such a situation they may be more in need of compassionate support from their parents. Hence the married daughter may not be excluded entirely form the definition. Certain conditions may be laid</p>	<p>Definition reworded to accommodate the objection of Law Division.</p>
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<p><b>g. Federal Government Servant (FGS)</b> shall mean a person who is appointed in a Ministry/Division or an Attached Department against a regular post and certified as such by the concerned Ministry/Division or Department (The incumbents of posts filled on daily wages/work charge basis, and adhoc basis shall not be treated as regular employees for the purpose of this rule).</p> <p><b>h. Government</b> means the Government of Pakistan in the Ministry of Housing and Works (Works Division);</p> <p><b>i. GWL</b> means General Waiting List maintained under rule 6 ;</p> <p><b>j. Normal rent</b> means the rent calculated at the rate of five percent of the monthly emoluments of <b>FGS</b>;</p>	<p><u>“Federal Government Servant (FGS)</u> shall mean a person who is appointed in a Ministry/Division or an Attached Department against a regular post and certified as such by the concerned Ministry/Division or Department (The incumbents of posts filled on daily wages/work charge basis, and ad-hoc basis shall not be treated as regular employees for the purpose of this rule).</p>		<p>down for their eligibility</p> <p>ii) The exclusion of married daughter in the definition 2f is discriminatory. Both the married son or daughter should be kept at par.</p> <p>The exclusion of contingent paid employee in rule 2g is not plausible in as much as their appointment sometimes continue for years. Their case is different from daily wages/work charge employees.</p>	<p>Recommendation of Ministry of Finance has been adopted. However, recommendation of Law Division cannot be acceded to as it will open a flood gate of similar demands from others.</p>
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<p><b>k. Occupant</b> means an individual or group of individuals occupying wholly or partially an accommodation;</p> <p><b>l. Other stations</b> mean any city or place other than Islamabad/ Rawalpindi;</p> <p><b>m. Rental ceiling</b> means the ceiling fixed by the Government for hiring of private houses as notified from time to time ;</p> <p><b>n. Services</b> mean electricity, water, gas supplies and telephone connections;</p> <p><b>o. Standard rent</b>, in relation to Government owned accommodation, means the rent fixed by the Government and notified from time to time and in relation to hired and requisitioned accommodation, means the assessed or sanctioned rent and actually being paid to the owner of the house ;</p> <p><b>p. Trespasser</b> means an individual or</p>	<p>The provision may be read as under:  <u>Other Stations</u> mean Rawalpindi, Lahore, Karachi, Quetta and Peshawar and/or such other city or place as the Government may declare/notify for this purpose.</p>			<p>The definition proposed in the rule is quite comprehensive.</p>
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<p>group of individuals who occupy Government/Hired Accommodation without legal allotment for its occupation; and</p> <p><b>q. Unauthorized Occupant</b> means a person whose allotment is no longer valid under the rules.</p>				
<p><b><u>CHAPTER-II-ELIGIBILITY</u></b></p> <p><b>3. Eligibility</b></p> <p><b>a.</b> All <u>married</u> FGSs in the Ministries/Divisions and their attached departments except those maintaining their own pool of accommodation or funds for hiring of houses, shall be eligible for accommodation from the Estate Office;</p> <p><b>b.</b> Unmarried FGSs shall be eligible for House Rent Allowance or single/bachelor accommodation so earmarked for them. However, unmarried FGS will be eligible for government accommodation provided he is living with his dependent parents.</p>	<p>This provision may be deleted.</p>	<p>The individual's claim accrues from being a <u>Federal Govt Servant</u> as such it should remain intact without any discrimination. Since the social setup in Pakistan is based on Joint Family system, therefore, the hardships of an unmarried person, relating to his social responsibilities (i.e., looking after his old parents/ education of his minor sisters and brothers in established institutions etc), demand that he should also</p>	<p>The eligibility of un-married Federal Government Servant only for a single/bachelors accommodation in rule 3-b does not appear to be proper. The Federal Government Servant normally remains un-married only for one or two years and passing through the allotment process is quite difficult one. The covered area for a Federal Government Employee in BPS-17 to BPS-18 was shown as 1250 sq ft (a two</p>	<p>We have proposed to allow government accommodation to unmarried FGS living with parents. The relevant provision has been amended. However, Law Division's suggestion regarding covered area specified in Annex E does not need intervention.</p>

<p>c. When both husband and wife are employed at the same station, only one of them shall be entitled for allotment of accommodation. In case they are serving at two different stations, one of them shall be allotted govt. accommodation and other one shall be allowed single/bachelor accommodation or house rent allowance.</p> <p>d. Persons employed/re-employed on contract in Government Pay Scale in an eligible Government Department mentioned in rule 3 shall be eligible in accordance with terms and conditions of his appointment for Government or</p>	<p>When both the husband and wife are Federal Govt. servants only one of them shall be entitled for allotment of accommodation.</p> <p>Eligibility of the contract employees shall be determined as per terms of their contract.</p>	<p>have Govt. accommodation of his entitlement. <u>Marital status of a Federal Govt. Servant should have no bearing on his entitlement of accommodation.</u></p> <p>i) <u>Entitlement of Govt accommodation to all Federal Govt Servants should be equal and without any discrimination of being a serving Husband or Wife.</u> However, houses allotted to both Husband and Wife <u>should be used only by bonafide Allottees</u> (and should not be sublet in any case)</p> <p>ii) Although instances are rare but it cannot be denied that a Federal Govt Servant could have two, or even three, wives) as such, strained relations of a male Federal Govt Servant with his wife (or wives) could create problem. Therefore, the entitlement of accommodation should remain <u>valid to both Husband and Wife</u> (in case both are FGSSs).</p>	<p>bedroom house) in Annex-E. The words “or not more than 1250 sq ft” could be added in the rule 3(b) to make it more realistic.</p> <p>In rule 3(c) it is proposed that when both the husband and wife are employed as Government servants, only one shall be entitled for allotment of accommodation. The rule does not specify whether the other shall be entitled to the house rent allowance and what should be the arrangements when there is temporary separation between them or when the wife has been expelled by her husband, would she be entitled to allotment or hiring. Logically she being an independent civil servant cannot be discriminatively deprived of a facility merely for the reasons that her status is that of a married woman despite the fact that she may not be residing with her husband. This fact needs consideration.</p>	<p>M/o Finance has supported our cause. Due to shortage of accommodation, Establishment Division’s suggestion cannot be supported. The suggestion of Law Division does not merit for inclusion as husband and wife live under the same ceiling and if one is provided with shelter, the other should not draw house rent allowance. In case of divorce, both are entitled to the facility.</p> <p>Recommendation of Ministry of Finance has been accepted.</p>
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<p>hired accommodation from Estate Office;</p> <p>e. A FGS who owns a house in his own name or in the name of his spouse or dependent children, at the station of his posting shall not be allowed government accommodation. He shall be allowed self hiring of the house. Such FGS shall be entitled to six months grace period from the date of completion of his house. All the FGSs who are already in possession of government accommodation will also be allowed period of six months to shift to their own houses. This rule will not apply to FGSs whose houses stand hired by the Estate Office at their place of posting.</p> <p><b>Note: :</b> FGS shall produce an affidavit at the time of allotment that he does not own a house in his own name or in the name of any of his family members. If it is established that a FGS has a house in the name of any one of the above at the station of posting, his allotment shall be cancelled.</p>	<p>May be deleted as self-hiring ought to remain optional.</p>	<p><u>This clause needs amendment.</u> This division is of the opinion that the production of <u>Affidavits</u> for different purposes has become an unnecessary exercise and a routine business, which hardly serves any useful purpose. Therefore, the condition of production of affidavit should be dispensed with and only <u>a declaration</u> by the Federal Govt Servant, should suffice to this effect.</p>		<p>Proposal of <b>M/o Finance</b> will increase pressure on Government Accommodation and that of <b>Establishment Division</b> will restrict the chance of taking legal/disciplinary action against those who provide wrong information.</p>
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<p><b><u>CHAPTER-III</u></b> <b><u>POOL ACCOMMODATION</u></b></p> <p><b>4. Pool Accommodation:</b></p> <p>a. The Estate Office shall not place its accommodation at the pool of any other department except ISI and M/o Foreign Affairs.</p> <p>b. Houses already placed on the pool of M/O Foreign Affairs and the ISI shall be restricted to their present number.</p> <p>c. If any eligible department is provided funds by the Government to construct its own residential colony or accommodation, its employees shall cease to be eligible until that colony or accommodation is surrendered to the pool of the Estate Office.</p>		<p>It is learnt that some departments are also enjoying <u>dual benefits</u> of accommodation (i.e., from <u>Estate Office</u> as well as from their <u>own pool</u>). As such, after ascertaining the <u>factual position</u>, the concerned departments may be asked <u>to avail this facility either from Estate Office or from their own pool</u>.</p>		<p>This has been explained to the representative of Establishment Division in the meeting held on 12.01.2001 (the reference is to offices of PM/President Secretariat).</p>
<p><b><u>CHAPTER IV - CLASSIFICATION &amp; ENTITLEMENT FOR GOVERNMENT ACCOMMODATION</u></b></p> <p><b>5. Classification and Entitlement of Accommodation</b></p> <p>a. The entitlement of the FGS to various categories and classes of accommodation at Islamabad and</p>				

Rawalpindi shall be as follows :

Basic Pay scale of FGS	class of accomm.	Category of accomm.
1- 4	A	V - VI
5- 6	B	V
7-10	C	IV
11-15	D	IV
16-17	E	III
18	F	III
19	G	II
20	H	I
21-22	I	I

**b.** The existing class of accommodation at other stations shall be as follows:

Basic Pay Scale.	Old classific.	New classific.
1-4	H	A
5-6	G	B
7-10	F	C
11-15	E	D
16-17	D	E
18	C	F
19	B	G

<p>20            A            H 21-22        -            I</p> <hr/> <p>c. Specifications of Government owned houses in each category are given in Annex-A.</p>				
<p><b><u>CHAPTER-V-REGISTRATION AND ALLOTMENT</u></b></p> <p><b>6. Maintenance of General Waiting Lists.</b></p> <p>a. The applications for allotment of Government accommodation shall be received on the application form given at Annex-B This form shall be forwarded to Estate Office under covering note by the Departments/Ministries of the applicant, certifying that the particulars given in the form are correct.</p> <p>b. The application for accommodation as and when received from an applicant, shall be acknowledged by the Estate Office by issuing a registration card in the form given at Annex-C</p> <p>c. The Estate Office shall maintain</p>			<p>Rule 6(c) deals with the general waiting list</p>	<p>a) There is no conflict in these rules.</p>

<p>waiting list of FGSs, who have applied for government accommodation on the prescribed form. The copies of the General Waiting List (GWL) shall be provided to all eligible Ministries/Divisions/ Departments for information.</p> <p><b>d.</b> Seniority of a FGS in the relevant General Waiting List be determined from the date of his entitlement to the class of accommodation.</p> <p><b>e.</b> If the date of entitlement of two or more FGSs is the same. The FGS senior in grade shall be senior to the person Junior in grade. If the date of entitlement as well as the grade is same, the seniority shall be determined from the date of birth.</p> <p><b>f.</b> If an allottee is transferred or sent on deputation to out station to an eligible department, he shall carry his seniority with him and shall be allotted accommodation at the new station of his posting on the basis of his date of entitlement to the class of accommodation.</p>			<p>and it provides that the Estate Office shall maintain the list, which shall be given circulation to the departments. The purpose appears to be the transparency of the system. This is further supported by rule 7(a) where the sanctity of the waiting list has been reaffirmed. Thereafter in several sub-rules it is provided that a person penalized for subletting, duplication, alteration, default in rent and demonstrating un-social behavior etc. shall be placed at bottom of the waiting list. However, all these rules are in conflict with sub-rule (d) and (f) of rule 6 whereby the seniority of the person has to be reckoned from the date of his entitlement of a particular class of accommodation and such seniority shall be carried by him to the new station of his posting. This means that a person coming from other station, having considerable length of service shall be entitled to supercede all those who appear in the said waiting list maintained in the bound volumes and circulated to the departments. This may again lead to constant deprivation of the junior employees or those waiting for allotment.</p>	<p>Only in case of serious violation of rules, FGS will be placed at the bottom of waiting list. The objective of the rule (Rule 6(c) is to provide deterrent punishment/penalty with the view to discourage the violation of rules. This rule has been provided to punish the violators of the rules only.</p> <p><b>b)</b> This is in accordance with the basic principal of GWL i.e., senior FGS will be given senior position in waiting list and allotment of accommodation. There is no violation/deviation of the rule.</p>
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<p><b>7. Mode of allotment.</b></p> <p><b>a.</b> The allotment of Government owned accommodation shall be made to the senior most FGS on GWL of a particular class of accommodation</p> <p><b>b.</b> Allotment of pool accommodation of M/o Foreign Affairs and ISI only be made by the Estate Office on the recommendation of the relevant department.</p> <p><b>c.</b> Allotment in each class and category shall be made subject to the terms and conditions laid down in the form of allotment letter given at Annex-D</p>				
<p style="text-align: center;"><b><u>CHAPTER VI-HIRING OF ACCOMMODATION</u></b></p> <p><b>8. Hiring of Private Accommodation:</b></p> <p><b>a.</b> A Federal Government Employee may locate a private owned house of his entitlement for hiring through Estate Office in the areas specified by M/o Housing &amp; Works, Government of Pakistan, as per prescribed scales of covered area and specifications. The seniority as per GWL will not apply to such cases of hiring;</p>				

<p><b>b.</b> The application for hiring of accommodation shall be received on the prescribed Proforma given at Annex-B-I. This form shall be forwarded by the department/Ministry of the FGS under a covering note certifying that all the particulars given in the application form are correct.</p> <p><b>c.</b> If a FGS on his transfer or posting from a non-entitled organization is allowed by such organization to retain the accommodation in his occupation, such accommodation may be taken over by Estate Office on its pool on payment of its rent as approved by such organization or a sum equal to the occupant's rental ceiling whichever is less ;</p> <p><b>d.</b> A privately owned accommodation shall be hired with effect from the date of occupation given in permission letter issued by the M/O Housing and Works. However, M/O Housing and Works may allow the hiring of an accommodation from the date of application or date of vacation of previous house.</p>	<p>A privately owned..... given at Annex-F or the date of occupation whichever is earlier. However, the ..... .....</p>			<p>According to the views of M/O Finance, the words "sanction letter" have been replaced with "permission letter for occupation"</p>
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<p><b>e.</b> A house/flat shall be hired at the rates assessed by the assessment board or the rental ceiling of the FGS or the demand of the owner which ever is less. The difference between the rent fixed by the government and the demand of owner shall be paid by the FGS direct to the owner and the government shall not be a party to this transaction.</p>				
<p><b>f.</b> The assessment of rent of accommodation hired at various stations will be carried out by an Assessment Board as may be prescribed by the Ministry of Housing &amp; Works.</p>	<p>The proposed provisions at <b>f &amp; g</b> may be substituted as under:- As an Assessment Board shall consist of a representative (each) from the Pak P.W.D. Estate Office and Ministry of Finance and shall be presided over by the senior most of the representative.</p>			<p>F.A. has suggested that the Assessment Board may be constituted in the ministry of Housing and Works and not in Estate Office. Ministry while constituting board will keep the FA's suggestion in view.</p>
<p><b>g.</b> The Assessment Board shall submit its report on the Assessment Proforma given at Annex-G</p>				
<p><b>h.</b> The lease period of a hired house shall ordinarily be three years which may be extended by the competent authority with the consent of the owner and allottee.</p>	<p>The words "and allottee" may be deleted.</p>			<p>The lease period of the hired house can not be extended without the consent of the allottee also, because he has to live in that house. Therefore consent of both owner and allottee is required. No financial implication.</p>

<p><b>i.</b> An allottee of a hired house shall, three months before the expiry of the period of lease, either persuade the owner for its renewal and produce his consent or shall himself find another house/flat for hiring through the Estate Office. The Estate office will in no way be responsible to provide alternate accommodation for hiring to the allottee of hired house.</p> <p><b>j.</b> A hired or requisitioned house shall be allotted at the station of posting of the FGS by issuing allotment letter in the form given at Annex-H.</p>				
<p><b>9. Self Hiring:</b></p> <p><b>a.</b> If a FGS who is otherwise eligible for allotment of Government accommodation under these Rules, from the Estate Office pool, owns a house/flat or his spouse or <u>dependent</u> children own a house in the areas allowed by M/O Housing and Works for hiring at the same station, he may be allowed to reside in such a house/flat as per rule 8 above.</p> <p><b>b.</b> Where a FGS is allowed to live in a</p>	<p>The existing provision in Rule 10(1) of PAR 1993 is more appropriate and comprehensive and may continue to apply.</p>			<p>No financial implications. The words “dependent children” have been included to make the rule more specific.</p>

<p>house owned by him or his spouse or dependent children, the house rent payable to him shall be restricted to maximum rent of the class of his entitlement or the assessed or computed rent which ever is less.</p>				
<p><b><u>CHAPTER VII – OCCUPATION /VACATIONS AND NOC/NDC</u></b></p> <p><b>10. Occupation Of Allotted Accommodation.</b></p> <p><b>a.</b> On receipt of an allotment letter or in case of hired houses the permission of occupation letter from the Estate Office, the FGS shall take over possession of accommodation from the Enquiry Office within ten days of such allotment or permission of occupation and sign a receipt for all fittings and fixtures under intimation to Estate office and his Department.</p> <p><b>b.</b> Where a FGS does not accept allotment within seven days or does not occupy the allotted house within ten days of the allotment without any cogent reason, such allotment shall be cancelled without any notice and his name shall be brought at the bottom of</p>				

<p>the relevant General Waiting List. The said government accommodation shall be allotted to next eligible candidate as per rule 7. In case of hired house, the permission of occupation shall be withdrawn;</p> <p>c. The Enquiry Office shall send the occupation report to the Estate Office in duplicate within three days of occupation.</p>				
<p><b>11. Vacation of Accommodation.</b></p> <p>a. The vacant possession of the hired houses shall be delivered to its owner through concerned enquiry office of PAK PWD by giving seven days notice at his last known address.</p> <p>b. At the time of vacation of allotted government accommodation, the allottee shall hand over its possession to the Enquiry Office and obtain a receipt thereof in duplicate which shall include an inventory of the fixtures and fittings available in such accommodation and up to date position of the service charges paid by him.</p>				

<p><b>c.</b> The out going allottee shall produce up-to-date paid utility bills and make payment for deficiencies/damages caused to the accommodation beyond normal wear and tear at the time of handing over possession of the house/flat to the government or the owner as the case may be. In case he fails to do so, he shall not be issued NOC by the Estate Office.</p> <p><b>d.</b> The handing/taking over by enquiry offices shall not be delayed for want of clearance of utility bills or for making up of deficiencies/damages in the said house.</p> <p><b>e.</b> On vacation of allotted accommodation the FGS shall obtain an NOC from Estate Office upon production of the vacation report and inventory of the Enquiry Office</p> <p><b>f.</b> Where a FGS is in heavy arrears of rent or other dues, including un paid cost of damages/ deficiencies caused to the property during his occupancy and utility bills left unpaid by him, the Estate Office shall not issue NOC to</p>	<p>The provision may be deleted as it is unnecessary because rent is deducted by the AGPR and utilities are disconnected if bills are not paid for over a month.</p>			<p>No financial implications. In fact it will help the Estate Office to recover the Government dues. M/O Housing and works is facing large number of Audit Paras before PAC because F.G.S had failed to pay rent and utility bills.</p>
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<p>such an employee.</p> <p><b>g.</b> In case of his posting/deputation within the country or abroad, the AGPR/DBA/CAO or the department of the FGS, as the case may be, shall not release the House Rent Allowance/issue LPC till issuance of NOC from the Estate Office.</p> <p><b>h.</b> The Estate Office shall refer the case of defaulters to the AGPR/DBA/CAO for the recovery of dues from the salary of the defaulting allottees at source.</p> <p><b>i.</b> In order to allow the processing of pension case of the retiring/expired allottees the No Demand Certificate shall be issued subject to the following conditions;</p> <p>(1) He shall clear all the dues including utility bills/damages/deficiencies up to the date of retirement</p> <p>(2) Where the retired/deceased allottee or his family is allowed to retain the accommodation for the</p>				
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<p>prescribed period, the FGS shall submit a legal under taking that in case of non clearance of utility bills, damages or deficiencies reported in the accommodation, the amount may be recovered from his pension.</p> <p>(3) Where a pensioner who is allowed to retain the accommodation after his retirement, defaults, the matter shall be referred to AGPR/DBA/CAO etc., for recovery of dues from his pension.</p> <p>j. A FGS who has joined on transfer or posting from another station, shall produce a “No Demand Certificate” in respect of accommodation, if any occupied by him at the previous station before he is allotted accommodation at place of new posting</p>			<p>Rule 11-j, will create a lot of hardship for FGS who had been transferred from some out-station as it takes a lot of time to get the certificate. A sentence should be added that an affidavit shall be provided till the “No Demand Certificate” from the previous station was produced.</p>	<p><b>Law Division’s</b> suggestion not incorporated as it does not fully guard against the possibility of acquiring fake documents such as Affidavits etc.</p>
<p><b><u>CHAPTER-VIII-CHANGE, USAGE AND RETENTION OF ALLOTTED ACCOMMODATION</u></b></p> <p><b>12. <u>Change of accommodation.</u></b></p> <p>Change from one accommodation to the other or exchange of</p>	<p>The existing provision in Rule 13(1) of PAR 1993 should stay instead of proposed</p>	<p>It may be added that, <u>change of Govt accommodation within the same</u></p>		<p>As regards <b>Finance Division’s</b> observation, it is stated that the new rule will provide</p>

<p>accommodation between two allottees for <u>same category</u> of accommodation may be permitted by the Ministry subject to production of a certificate by their employers to the effect that they are not expected to be retired or transferred during the next one year.</p>	<p>Rule 12.</p>	<p><u>category/entitlement (from one sector to another or upper and lower story) shall be permitted.</u> In case the aspirant is housed <u>in the same sector/block</u>, he shall be <u>preferred</u> over an other Federal Govt servant <u>who has been allotted a house/flat elsewhere</u>. In case a Flat in lower story of a building falls vacant and there is <u>a tie</u> between two Federal Govt. servants (living in the same Block) for allotment of that vacant flat, the <u>upper story occupant</u> should be preferred to <u>a comparatively lower story occupant</u>.</p>		<p>legal cover to disallow the change of houses of different categories and to make the system of change of accommodation more transparent.</p> <p>However, M/o Housing &amp; Works has constituted a high level committee to recommend cases of change. The committee is expected to make considered recommendations for approval of Secretary on case-to-case basis.</p>
<p><b>13. Use of Allotted Accommodation:</b></p> <p>The whole or any part of allotted accommodation shall not be used by the FGS or his family for a purpose other than that for which it has been allotted ;</p> <p>Provided that the Estate Office may permit an allottee or a member of his family to carry out medical practice in a Government Accommodation subject to payment of rent at the rate of ten percent of his total emoluments. For any default a penal rent at the rate of 15 percent of his emoluments or one rental ceiling, whichever is more, shall be charged from the allottee;</p>				

<p><b>14. Sharing Of Allotted Accommodation.</b></p> <p>An allottee may allow a friend or relative to share accommodation with him without any monetary gain for a period of one month without the permission of the Estate Office;</p>				
<p><b>15. Retention Of Accommodation.</b></p> <p><b>a. In Case of Death of Allottee</b></p> <p>(1) In the event of the death of an allottee, the family of the allottee shall be entitled to retain the accommodation, under occupation for a period not exceeding one year, on payment of normal rent ;</p> <p>(2) In the event of allottee’s death, his serving widow/ serving legitimate children may be allotted the said accommodation provided he is eligible for the accommodation or becomes eligible for the said accommodation within one year of the event. In case the allottee expires within six months after retirement, his serving spouse/legitimate children may</p>		<p>The dependent serving family member of the deceased or retired Federal Govt servant should not be dislodged by denying them (or him), the allotment of govt accommodation <u>on the presumption</u> that the <u>deceased/retired official</u> must have made alternate arrangements of accommodation. Such denial should be made when the M/O Housing and Works/Estate Office has solid and irrefutable proof that the deceased constructed a house of his own, during his</p>	<p>Vide rule 15(a) (2), the further allotment of an accommodation to the family of the previous allottee has been restricted to the event of death of an allottee and not on the basis of retirement of an allottee as per sub-rule (14) of rule 16 of the PAR 1993. This may create hardship and discrimination. If a person dies a couple of days before his retirement, his family shall be entitled to retain the Government accommodation for one year with the possibility of the allotment of the same (or any other</p>	<p>M/O Housing &amp; Works had provided sufficient and reasonable time of one year in case of death of an allottee and six months, after retirement to make an alternative arrangement. This time is reasonable.</p> <p>The provision of accommodation after retirement is not responsibility of Estate Office. This has been deleted due to its gross misuse. Due to this provision, FGS some time uses illegal means to retain the</p>

<p>be considered for allotment provided all other conditions are met. Where the accommodation is of a class or category higher than his entitlement, he shall be allotted the first available accommodation in that class or category as the case may be, and shall not be dislodged and shall be charged normal rent till such time as the alternative accommodation of his entitlement has been made available to him.</p> <p>provided that in no case the occupant shall be entitled to retain the accommodation of higher category for more than one year.</p>		<p>life/service.</p>	<p>accommodation) to the serving member of the family, however, another person who dies a couple of days after retirement, his family shall have to vacate the accommodation within four months, as per rule 15(b), and his serving family members although serving for considerable long period, may be deprived of the facility. The rule for the deletion of Rule 16(14) has been justified with the remarks that “most of the Federal Government servants, till the time of their retirement, are in a position to have their own accommodation or make alternate arrangements”. In the present salary structure it is practically impossible for an employee to have his own accommodation during his entire service career. A person who has spent his prime of life to the dedicated service of the Government does not deserve the apathy of being disowned on retirement. If any member of the family of such employee is in service, he may be provided some accommodation of his entitlement to enable the family of the retired employee to continue in the environment where he has spent considerable period of life. Family of a retired employee is also dejected and desperate like the bereaved family of the</p>	<p>accommodation and this has also introduced corruption in Estate Office. This will also eliminate discrimination between FGS who are living in government and hired accommodations.</p> <p>However, the example quoted by <b>Law Division</b> is applicable in case of exceptional circumstances and rules are not made on the basis of exceptional cases. As a matter of fact this rule removes the discrimination. It practically means that a FGS with even one day’s service can get Government quarter by superceding FGS with more than 30 years service. During discussions with Law Division, it was agreed to allow the facility of transfer of quarter, if FGS expires during retention period. The amendment has been made in rules, to implement the decision</p>
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<p><b>b. In case of Retirement</b></p> <p>An allottee, on his retirement/expiry of contract period shall be entitled to retain the accommodation, under his occupation for a period not exceeding six months, on payment of normal rent: This facility will be available to F.G.S. once only.</p> <p><b>c. In Case of Dismissal/Removal on Disciplinary Grounds.</b></p>	<p>The existing provision (i.e. occupation for a period not exceeding 6 months) of the rules may stay.</p>	<p>After 15(c), it may be added that if a Federal govt servant who was dismissed,</p>	<p>deceased employee. The rule may be reconsidered and with the condition of certain length of service, the facility may be extended to the families of deceased as well as retired employees.</p> <p>A lot of anxiety/tension/ resentment is being seen in the FGSs in respect of the new rule 15 vis a vis the old rule 16(14). I have examined it quite critically. By now it has almost passed a period of 40 years when Islamabad was constructed and the circumstances have considerably changed. In the new rule 15(a)(2) the words son or un-married daughter should be substituted by the serving child. Similarly in the rule 15(b) six months period should be provided instead of the 4.</p> <p>The retired employees can retain accommodation for four months under rule 15(b) whereas the transferred employees have been held entitled to retain the accommodation for six months to five years and even beyond that. This needs reconsideration and balancing.</p> <p>In rule 15(c) the 4 months period should be provided instead of two.</p>	<p>Extended to 6 months. <b>Law, Finance, Establishment Division</b> are of the same views. However this facility should be available once only.</p> <p>Suggestion of <b>Establishment Division</b> is not plausible. However on re-instatement,</p>
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<p>An allottee dismissed, removed, compulsorily retired or resigned from service may retain accommodation under his occupation for a period of two months.</p> <p><b>d. In Case of Transfer/Deputation</b></p> <p>(1) If an allottee is transferred or sent on deputation to an out station eligible department, he shall be entitled to retain the accommodation till his posting back to the station of accommodation or till the availability of accommodation at the new stations with the permission of Works Division provided he does not claim the accommodation or House Rent Allowance at his new place of posting. His ministry shall take up the case with the Ministry of Housing and Works for this purpose.</p> <p>(2) A F.G.S. transferred to an ineligible Federal Government</p>		<p>removed or compulsorily retired from service is <u>reinstated by the Competent authority</u>, he shall be entitled to be provided a government accommodation of his entitlement, <u>within a period of thirty days from the date of issuance of orders of his re-instatement.</u></p>	<p>Rule 15(d)(1) is in conflict with rule 15(d)(4) and it violates the general concept of deputation whereby a civil servant may be sent on deputation to any place or any department, whether eligible or ineligible. The vast discriminative difference of six months to the complete tenure of five years between both the said rules may result in the refusal of Federal Government Servant for transfer to autonomous organizations and thereby section 10 of the Civil Servants Act may be violated</p> <p>Rule 15(d)(2) and 15(d)(3) are almost identical, they can be merged together. The</p>	<p>the FGS will regain his original seniority on GWL.</p> <p>Proposal of <b>Law Division</b> has also not been considered feasible.</p> <p>There is no conflict in the rules 15(d) (1) &amp; (4), both deal with different situations. First rule deals with deputation on same station where as second rule deals with deputation at different station.</p> <p>The time limit has been imposed to protect the interest of large number of FGSs on the</p>
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<p>department or organization at the same station may be allowed to retain the accommodation on normal rent for a period not exceeding 5 years from the date of his transfer till the date of his permanent absorption in the new department, which ever is earlier.</p> <p>(3) A FGS transferred to an autonomous organization at the same station may retain the accommodation under intimation to the Estate Office till such time as that organization provides him alternate accommodation or for a period of five years which ever is earlier. The total monthly house rent allowance payable to the allottee or his rental ceiling, which ever is more, will be payable into govt treasury by the organization..</p> <p>(4) A F.G.S. transferred to an autonomous organization at an out station may retain accommodation under intimation to the Estate Office for a period of</p>		<p>15 (d-4) requires amendment. The retention of Govt accommodation by a Federal Govt Servant, while <u>on deputation to an</u> Autonomous Organization/ Semi - autonomous Organization/Corporation etc.</p>	<p>rules, however, indicate the maximum favour to the allottees while caring less for those waiting for allotment. The rules may be modified on the concept of transparency for the waiting employees</p>	<p>waiting list. In old rules there was no time limit for retention. Both the rules can not be merged because they cater for different situations and conditions.</p> <p><b>Establishment Division</b> have proposed that there should be no time limit for Federal Government Servant who have been transferred to autonomous organization at other station. Establishment</p>
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<p>six months or till such time as such organization provides him alternate accommodation (whichever is earlier) on payment of house rent allowance payable to the allottee by his organization or his rental ceiling whichever is higher.</p> <p><b>e. In Case of Leave/Training Courses.</b> An allottee who proceeds on leave including extraordinary leave granted</p>		<p>It may please be kept in mind that, in overwhelming majority of cases, <u>Federal Govt servants are posted to Autonomous Organizations by the Govt itself in the public interest (and not in the personal interest of the Federal Govt servant concerned).</u></p> <p>Secondly, even after posting to an Autonomous body/ Corporation etc. for a specified period, <u>the concerned federal govt servant does not lose his status of a federal govt servant and he does not become an employee of the autonomous body/ Corporation etc. as such.</u></p> <p><u>Thus, there is no justification to deprive him of govt accommodation.</u> However, if a Federal govt servant gets <u>permanently absorbed</u> in an autonomous/semi-autonomous organization/ Corporation etc, he may be allowed to retain govt accommodation <u>only for a specified period</u> (say six months) from <u>the date of his absorption</u> in the concerned autonomous organization/semi-autonomous organization and Corporation etc.</p> <p>A federal govt servant either proceeding on leave (including extra ordinary leave) or training (whether in-land or abroad) <u>should</u></p>		<p>Division is of the view that FGS transferred to autonomous organization at other station be allowed to retain the accommodation without any limit. Primarily this is the responsibility of the autonomous organization to provide residential accommodation to FGS. Moreover it is also practically not possible for FGS to maintain two houses at two stations. It will not be reasonable to allow the FGS to retain the accommodation other than his posting place. Moreover, most of the autonomous organization, are paying huge amount as House rent allowance, therefore there is no justification to allow FGS to retain Govt. accommodation at his previous place of posting.</p> <p><b>Establishment Division</b> suggested that the FGS might be allowed to retain accommodation during the leave or training</p>
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<p>on ground of illness or a training course within or outside Pakistan may, after informing the Estate Office retain the accommodation for the entire period of his leave, training course or for a maximum period of one year, whichever is less, on payment of normal rent; provided that an allottee who proceeds on training course for a period of more than one year shall be eligible to retain the accommodation for the entire period of his training course/posting abroad if his department certifies that he is not eligible for family accommodation at the place of his training/posting.</p> <p><b>f.</b> An allottee or his family shall be served a notice of cancellation along with permission of retention of the house in case of retirement from service or resignation etc. from the date of occurrence of the event. This shall be treated as final notice and no further notice shall be served upon him for vacation of the accommodation. (Annex-I).</p>		<p><u>be allowed to retain govt accommodation for so long as he remains a Federal govt servant.</u></p>		<p>without any limit. Rule-15(e) provided the limit of one year for a FGS who proceed on training. The time of one year is reasonable and it can be extended on the recommendation of the office of the FGS, provided the duration of training is more than one year. The limit of two years has been reduced to one year for F.G.S. in the new rules to reduce government expenditure on hiring.</p>
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<p><b><u>CHAPTER IX - CANCELLATION AND EJECTMENTS</u></b></p> <p><b>16. CANCELLATIONS AND PENALTIES.</b></p> <p><b>a. Subletting</b></p> <p>(1) The accommodation shall not be sublet by the allottee.</p> <p>(2) If an allottee is found guilty of subletting, his allotted accommodation shall be cancelled from the date of taking over possession of the house and he shall be charged monthly rent @ one rental ceiling of his entitlement for the entire period.</p> <p>(3) If an allottee/illegal tenant, is a FGS, he shall be liable to disciplinary action for misconduct under the relevant rules/laws.</p> <p>(4) Such an allottee shall be disqualified for future allotment of accommodation for five years.</p> <p>(5) On becoming eligible for government accommodation his</p>	<p>May be deleted to the extent of taking disciplinary action as this is not the concern of Works Division. A provision may be made for charging standard rent or cancellation of accommodation.</p>	<p>In the presence of rule 16(a) (3) there does not seem any justification for 16(a) (2), as it would tantamount to <u>imposition of double punishment.</u></p>		<p>Harsh punishments need to be inflicted to discourage sub-letting.</p> <p>M/o Housing and Works only recommends to the concerned Ministry/Division to take disciplinary action, according to E&amp;D rules.</p>
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name shall be placed at the bottom of the GWL on that date, provided he applies.

**b. Possessing more than one accommodation**

(1) No FGS shall keep more than one accommodation at the same time in his possession.

(2) If a FGS is found in possession of more than one accommodation at the same time, the allotments of all the houses/flats in his possession shall be cancelled from his name.

(3) He shall be charged rent @ one rental ceiling per month of his entitlement for possessing any additional accommodation over and above his entitlement.

(4) He shall be liable to disciplinary action for misconduct under the relevant rules/laws.

(5) A FGS penalized under rule 16 b shall be disqualified for any

<p>allotment in future, for 10 years.</p> <p>(6) On becoming eligible for government accommodation his name shall be placed at the bottom of the General Waiting List on that date, provided he applies.</p> <p><b>c. Possessing accommodation both by Husband and Wife</b></p> <p>(1) No Married couple shall keep more than one allotted accommodation at the same time.</p> <p>(2) Where the couple is found in possession of more than one accommodation at the same time, all allotted accommodation shall be cancelled from their names.</p> <p>(3) They shall be charged rent @ one rental ceiling for the entire period of retaining additional accommodation.</p> <p>(4) They shall be liable to disciplinary action for misconduct under the relevant rules/laws.</p>			<p>The rule 16-c needs to be reviewed in as much as some time the spouses are on strained relations, so a provision of show cause notice should be added. In fact rule 16-c would come into picture when there is suppression of fact otherwise there is a column No. 21 in Annex B regarding the particulars of accommodation allotted to a spouse. The column no. 21(a) in the form (Annex-B) could be added for expression of special circumstances if any.</p>	<p><b>Law Division's</b> contention is not considered feasible.</p>
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<p>(5) The FGS against whom action is taken under rule 16 c shall be disqualified for future allotment of accommodation for 10 years</p> <p>(6) On becoming eligible for government accommodation, his name shall be placed at the bottom of the GWL on that date, provided he applies.</p> <p><b>d. Making structural changes in allotted accommodation.</b></p> <p>(1) An allottee shall not carry out or maintain any additions, alterations or encroachments to the allotted premises or demolish any part thereof without the specific approval of the Ministry of Housing and Works. This does not include normal repairs and maintenance of the existing structure and installations.</p> <p>(2) If it is established that a FGS has carried out any unauthorized</p>	<p>These provisions do not seem necessary. It is for the concerned Municipal administration at each station to check such practices under their building bye-laws/regulations.</p>	<p>We generally agree that there should not be any additions, alterations or encroachments to the allotted premises. It is, however, observed that the federal govt accommodations of “E” and “F” category in old sectors have the <u>facility of quarters</u> whereas this facility is not there in the new sectors of Islamabad. As such, for vehicles, <u>the provision of Garages in Cat III appears to be essential</u>. Therefore, the garage for category-III houses should either be arranged by the govt or a temporary garage made by an allottee maintaining a car may not be termed as an encroachment.</p>		<p>This has been inserted to discourage illegal additions &amp; alterations for sub-letting of Govt. accommodation. The Ministry of Housing &amp; Works being the custodian of the houses is required to ensure that no structural changes are effected by the occupants at will. (with reference to <b>Finance Division’s</b> observation). The proposed rule only lays down that permission for alterations should be obtained. It does not ban alterations. Unauthorized alterations can not be allowed. (with reference to <b>Law Division’s</b> observations).</p>
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<p>addition, alteration encroachments or demolition of any part of the premises then his allotment shall be liable to cancellation and the allottee shall be evicted thereafter provided that such an allottee shall be given a notice before eviction. Provided further that the cancellation order and notice may be withdrawn if the allottee demolishes such unauthorized additions/alterations or encroachments or re-erects the demolished part at his own cost.</p> <p>(3) A FGS against whom action is taken under this rule shall be disqualified for future allotment for a period of 5 years and the cost for demolition of such additions/alterations/ encroachments or re-erections as assessed by the government shall be recovered from the out going FGS or his family.</p> <p>(4) On becoming eligible for government accommodation his</p>				
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<p>name shall be placed at the bottom of the GWL on that date, provided he applies.</p> <p><b>e. Not residing in allotted accommodation</b></p> <p>(1) If an allottee or his family does not ordinarily reside in the allotted accommodation or allows some other person to live in the allotted accommodation, the allotment shall be liable to cancellation.</p> <p>(2) A FGS against whom action is taken under rule 16 e shall be disqualified for a period of 5 years</p> <p>(3) He shall be liable to disciplinary action for misconduct under the relevant rules/laws.</p> <p>(4) On becoming eligible for government accommodation, his name shall be placed at the bottom of the General Waiting List on that date provided he applies.</p> <p><b>f. Non payment of rent</b></p> <p>Where an allottee is in arrears of rent</p>				
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<p>for four consecutive months, the allotment of accommodation shall be liable to cancellation and the allottee shall be evicted thereafter:          Provided that such allottee shall be given one month's notice before eviction:          Provided further that the cancellation order and notice may be withdrawn if the allottee produces documentary evidence within the notice period to the effect that he had been paying rent regularly or had not paid the same for reasons beyond his control and that he has paid his outstanding dues.</p> <p><b>g. Provision of Wrong Information to Extract undue benefits:</b></p> <p>If at any stage it is found that an FGS has provided wrong information, which may be concerning his seniority, grade of his entitlement etc. including the information provided in the census form, his allotted accommodation will be cancelled and he will be liable to disqualification for a period of five years. He shall also be liable to disciplinary action for misconduct under the relevant</p>				
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<p>rules/laws.</p> <p><b>h. Curbing Unsocial practices</b></p> <p>(1) Allottees or his family members shall avoid any un-social activities that may cause nuisance or inconvenience to other residents of the locality. Explanation: Resorting to encroachments, littering, uncivilized behavior or lack of civic sense may be treated as un-social practice/nuisance for this purpose</p> <p>(2) Such practices may lead to cancellation of allotment or dis-qualification for further allotments for five years</p> <p>(3) On becoming eligible again, he shall be placed at the bottom of GWL, provided he applies.</p> <p><b>i. Allotments made in violation of Rules:</b></p> <p>The Government may at any stage cancel the allotment made in violation of rules including those made to the</p>	<p>This is un-necessary as this is beyond the scope of Works Division. May be deleted.</p>			<p>Contention of Finance Division is not correct as this comes in the purview of M/o Housing &amp; Works in the capacity of a custodian of government accommodation.</p>
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<p>employees of non-entitled departments.</p> <p><b>j. Appeals</b></p> <p>Appeals against the disqualification under these rules shall be heard and decided by the Appellate Boards mentioned below:</p> <p><b>1. In case of BPS 1-16 Employees.</b></p> <p>Appeals shall be heard by the Deputy Secretary (Estate). Appeal against the decision of Deputy Secretary (Estate) shall be heard by Joint Secretary (Works)</p> <p><b>2. In Case of BPS 17 and Above</b></p> <p>Appeals shall be heard by Joint Secretary (Works). Appeal against the decision of Joint Secretary shall be heard by Secretary (Housing and Works).</p>				
<p><b>17. Unauthorized occupation.</b></p> <p><b>a.</b> The Estate Office, shall carry out ejections of un-authorized occupants from the government owned or hired accommodation under Ordinance No. LIV of 1965.(Annex J)</p>				

<p><b>b.</b> The ejection of trespassers from the government/hired accommodation shall be carried out by the concerned Estate Office, immediately without serving any notice on the trespasser and an FIR shall be lodged against the trespasser by the Estate Office.</p> <p><b>c.</b> In order to expedite the eviction under sub rule 17 a, the Estate Office shall arrange the disconnection of services like water supply, gas, electricity and telephone of the house under illegal occupation.</p> <p><b>d.</b> In case an accommodation is occupied or retained without legitimate allotment or is trespassed, the Estate Office shall charge rent at the rates given below from the occupant for the period of unauthorized occupation or retention:-</p> <p>(1) In case of unauthorized retention beyond legally allotted period, rent equivalent to one rental ceiling of the category of his entitlement or the category of the house under occupation, which ever is more, shall be charged for each month</p>				
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<p>for the entire period of unauthorized occupation.</p> <p>(2) In case of trespassing/unauthorized occupation, rent equivalent to two rental ceilings of the category of his entitlement or the category of the house occupied, which ever is more, shall be charged for each month for the entire period of unauthorized occupation.</p> <p>(3) A FGS against whom action is taken under rule 17 above shall be liable to disciplinary proceedings under the relevant rules/laws.</p> <p>(4) A non-FGS shall be liable to criminal proceedings for being in illegal possession of government property.</p>				
<p><b><u>CHAPTER-X RECOVERY OF RENT AND HOUSE RENT ALLOWANCE</u></b></p> <p><b>18. Rent.</b></p> <p><b>a.</b> Unless entitled to rent free accommodation the allottee of an accommodation shall be charged</p>				

<p>normal rent at the rate of 5% of the emoluments as defined in rule 2(e) ;</p> <p><b>b.</b> The Estate Office shall send rent demand statement in duplicate to the Ministry, Division or Department concerned and one copy to the Accounts Office by the 15<sup>th</sup> day of each month indicating the amount of rent to be recovered from their employees occupying accommodation;</p> <p>        Provided that the Estate Office shall not send rent demand statement in respect of officers whose pay rolls have been computerized but shall obtain a rent recovery return produced on computer from the Accounts Office concerned and issue no demand certificate under rule 12 accordingly.</p> <p><b>c.</b> It shall be the responsibility of the Ministry, or Division as the case may be, or Department concerned whose pay roll has not been computerized to recover rent according to the demand statement from occupants of the accommodation in Basic Pay Scale 1 to 15; Accounts Office will be responsible for recovery of rent from</p>			<p>The provision of penalty for non-payment of rent under rule 16(f) is in conflict with rule 18(b)(c)(d) where the employer department or the Accounts Officer is held responsible for deduction of rent and its transfer to the Estate Officer. It should be responsibility of the Estate Officer to arrange for the recovery of rent. The allottee may not be penalized for the fault</p>	<p>Suggestion of <b>Law Division</b> has not been considered practicable.</p>
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<p>allotees in Basic Pay Scale 16 and above ;</p> <p><b>d.</b> The Ministries, Departments and Accounts Offices shall report to the Estate Office the factual position of recovery by posting the amount recovered in the relevant column of demand statement and return the same to the Estate Office by the 15<sup>th</sup> of next month.</p> <p><b>e.</b> A FGS who vacates a house/quarter/flat/government accommodation, shall be allowed “House Rent Allowance” only after obtaining a certificate from concerned Estate Office that the official is not occupying a Government or hired accommodation.</p>			<p>of the department, the Accounts Officer or the Estate Officer.</p>	
<p><b><u>CHAPTER XI--MISCELLANEOUS</u></b></p> <p><b>19. Reporting of transfer, retirement, posting abroad etc.</b></p> <p><b>a.</b> Within a fortnight of the transfer, retirement, resignation, dismissal or removal from service or in the event of the death of an allottee or of his proceeding abroad on training or</p>				

<p>deputation, the Establishment Division/ the head of the office of the allottee and the allottee himself shall be responsible for reporting any such fact to the Estate Office through his department ;</p>				
<p><b>20. Direction by the Federal Government.</b> The Government may, from time to time, issue such directions as it may deem necessary to carry out the purposes of these Rules.</p>				
<p><b>21. Appeals.</b> <b>a.</b> A FGS aggrieved by any action or order of the Estate Office under these Rules may file an appeal before the Secretary, M/O Housing and Works. Such an appeal shall be filed within a period of 30 days.</p>			<p>Rule 21 is in conflict with rule 16(j). In Rule 16(j) the Deputy Secretary and the Joint Secretary has been declared as the appellate authorities whereas under rule 21 the Federal Government has been authorized to hear the appeals. The anomaly may be reconsidered</p>	<p>There is no conflict in Rule 16(j) and Rule 21. They cater for different requirements. Rule 16(j) only deals with the appeals imposed under rule 16 only, i.e., penalties and cancellation orders issued by Estate Office under Rule 16, whereas rule 21 deals with all other orders issued under AAR 2002.</p>
<p><b>22. Removal of difficulties.</b> <b>a.</b> If any difficulty arises in giving effect to any provision of these Rules, the Federal Government may make such orders, not inconsistent with the provisions of these Rules, as may appear to it to be necessary for the</p>				

<p>purpose of removing the difficulty ;</p> <p><b>b.</b> The case involving financial implications shall be decided by the Works Division in consultation with the Finance Division.</p>				
<p><b>23. RELAXTION OF RULES</b></p> <p>The Minister for Housing and Works may relax any rule governing the allotment of accommodation to eligible Federal Government Servants in public interest for reasons to be recorded in writing.</p>				
<p><b>24. Repeal and Savings</b></p> <p><b>a.</b> The Pakistan Allocation Rules, 1993 are hereby repealed.</p> <p><b>b.</b> Notwithstanding the repeal of the Rules under sub rule 24(a), anything done or any action taken or any proceeding commenced under any of the provisions of the said Rules shall continue in force and be deemed to have been done, taken or commenced under the corresponding provision of these Rules.</p>				