MEDIA COVERAGE

GORS Everywhere



GORs Everywhere University Land For Public Housing

Nadeem Ul Haque | M Jehangir Khan | Iram Nadeem

March 18, 2024

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PIDE's Bold Vision for Commercial Partnerships and Enhanced Revenue

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ISLAMABAD: In a pioneering move, the Pakistan Institute of Development Economics (PIDE), a Premier National Think Tank, has made public its investigative report titled "GORs Everywhere: University Land for Public Housing." Authored by Nadeem Ul Haque, Vice Chancellor, Pakistan Institute of Development Economics (PIDE), M. Jehangir Khan, and Iram Nadeem, this study embarks on a critical analysis of the conventional utilization of university lands, predominantly allocated for housing within educational institutions' premises. It advances a transformative outlook proposing the alloca-



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In Pakistan, universities confront similar financial challenges and debates over resource allocation, particularly concerning the construction of housing colonies on campus lands. Such practices are criticized for squandering valuable assets that could be more strategically utilized to enhance the institutions' financial viability and fulfil their educational missions more effectively.

PIDE's call to action targets a broad audience, including policymakers, educational institutions, and the private sector, urging them to deliberate on the study's findings and recommendations. By embracing these innovative land-use strategies, Pakistani universities stand on the brink of achieving financial independence, reducing their reliance on government funding, and significantly contributing to the country's economic growth and social development.

PAKISTAN TODAY

March 18, 2024

PIDE unveils report 'GORs Everywhere: University Land for Public Housing'

PESHAWAR STAFF REPORT

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Authored by Nadeem UI Haque, Vice Chancellor, Pakistan Institute of Development Economics (PIDE), M. Jehangir Khan, and Iram Nadeem, this study embarks on a critical analysis of the conventional utilization of university lands, predominantly allocated for housing within educational institutions' premises, said in a press release issued here on Sunday. It advances a transformative outlook proposing the allocation of these tracts for commercial endeavours through Public-Private Partnerships (PPP), aiming at amplifying universities' revenue streams whilst augmenting local economies and societal well-being

According to the Press Release issued from the PIDE, Islamabad office, the report states that Universities globally have evolved from their traditional roles to become contemporary, business-oriented centres of education and research, enjoying greater autonomy and financial independence.

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Central to the study's findings is an insightful comparison between the land use strategies employed by globally renowned universities such as Harvard, Princeton, and Yale, and their counterparts in Pakistan.

This contrast not only sheds light on the successful financial models adopted by these international institutions stemming from strategic investments in commercial ventures on their campuses—but also underscores the significant potential for Pakistani universities to replicate such success.

Through meticulous analysis, the report brings to the fore the extensive opportunity costs entailed by the maintenance of residential colonies on university lands, underpinned by the examination of high property values across major cities including Islamabad, Lahore, and Peshawar. Emerging from these observations, PIDE posits a series of policy reforms aimed at reimagining the use of university lands.

Key among these is the suggestion to monetize residential perks for faculty and staff by introducing market-rate rentals for university-owned properties, thereby creating a new income stream.

Furthermore, the institute advocates for the development of high-rise residential and commercial complexes, a move anticipated to optimize land use and maximize revenue generation.



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Central to the study's comes as higher education comparison between the residential perks for faculty faces the dual challenges of land use strategies employed and staff by introducing margrowth and sustainability, by globally renowned univer-prompted by the scarcity of sities such as Harvard, owned properties, thereby cretax dollars and diminishing Princeton, and Yale, and ating a new income stream. counterparts in outlook nological innovations, to ming from strategic invest- enue generation. Central to

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Revolutionizing University land use

PIDE's bold vision for commercial partnerships, enhanced revenue

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March 18, 2024

<u>Revolutionizing university land use:</u> **PIDE's bold vision for** commercial partnerships, enhanced revenue

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TIMES REPORT

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Authored Nadeem Ul Haque, Universities globally and debates over their campuses-but Vice Chancellor, have evolved from resource allocation, also underscores the Pakistan Institute of their traditional roles particularly concern- significant potential Development to become contempo- ing the construction of for Pakistani universi-Economics (PIDE), M. rary, business-orient- housing colonies on ties to replicate such Jehangir Khan, and ed centres of education campus lands. Such success. Iram Nadeem, this and research, enjoying practices are criticized Thro study embarks on a greater autonomy and for squandering valu- lous analysis, the critical analysis of the financial indepen- able assets that could report brings to the conventional utiliza- dence. This shift be more strategically fore the extensive tion of university comes as higher educa- utilized to enhance the opportunity costs lands, predominantly tion faces the dual institutions' financial entailed by the mainteallocated for housing challenges of growth viability and fulfil nance of residential within educational and sustainability, their educational mis- colonies on university institutions' premises, prompted by the sions more effectively. lands, underpinned by said in a press release scarcity of tax dollars issued here on Sunday, and diminishing soci- study's findings is an property values across It advances a transfor- etal support. mative outlook propos- response, institutions between the land use Islamabad, Lahore, and ing the allocation of are increasingly adopt- strategies employed by Peshawar.

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📾 مارچ 18, 2024 🖯 اېم خبريں, پاكستان, تعليم

یونیورسٹی اراضی کا انقلابی استعمال اور تجارتی شراکت یونیورسٹی کےلیے بہتر آمدنی مہیا کر سکتا ہے۔پاکستان انسٹی نیوٹ آف ذو یلچسنٹ اکنامکس نامی مقامی تھنک پندک نے ایک تحقیقاتی رپورٹ کو عام کیا ہے۔ ندیم الحق ،ایم جہانگیر خان اور ارم ندیم کا تصنیف کردہ یہ مطالعہ یونیورسٹیوں کی زینوں کے روایتی استعمال کے تنقیدی تجزیہ پر مبنی ہے۔جو بنیادی طور پر تعلیمی اداروں کے اندر رہائش کےلیے مختص کی۔

تحقیقی رپورٹ میں ببلک پرائیویٹ پارنٹر شپس کے ذریعے تجارتی کو ششوں کےلیے ان اثاثوں کو مختص کرنے کی تجویز پیش کی گئی ہے۔ جس کا مقصد مقامی معیشتوں اور سماجی بہبود کو بڑھاتے ہوئے یونیورسٹیوں کی آمدنی کے سلسلے کو بڑھانا ہے۔

پی آئی ذی ای، اسلام آباد کے کے ترجمان کے مطابق مذکورہ رپورٹ میں کہا گیا ہے کہ عالمی سطح پر پونیور سٹیاں اپنے روایتی کرداروں سے نکل کر عصری، کاروباری بنیادوں پر تعلیم اور تحقیق کے مراکز بن چکی ہیں۔ زیادہ خود مختاری اور مالی آزادی سے کام کررہی ہیں۔ یہ تبدیلی اس وقت آئی ہے جب اعلیٰ تعلیم کو ترقی اور پائیداری کے دوہرے چلنچوں کا سامنا ہے، جس کی وجہ بجٹ کی کمی اور سماہی حمایت میں کمی ہے۔ اس کے جواب میں، ادارے تیزی سے کاروباری انداز اپنا رہے ہیں۔ جن میں خود کو فروغ دینا، شراکت داری قائم کرنا، اور تکنیکی اختراحات کو اپنانا شامل ہیں۔ تاکہ حصول علم کے لیے دستیاب معیشت میں ترقی کی جاسکے اور خود کو ملکی اور بین الاقوامی دونوں میدانوں میں مسابقتی اداروں کے طور پر ہم آہنگ کیا جاسکے۔

پاکستان میں، یونیورسٹیاں اسی طرح کے مالی مسائل کا سامنا کرتی ہیں اور وسائل کی تقسیم پر بحث کرتی ہیں۔خاص طور پر کیپس کی زینوں پر باؤسٹگ کالونیوں کی تعمیر سے متعلق۔ مطالعہ میں قیمتی اثاثوں کو ضائع کرنے کے پر تنقید کی گئی ہے۔اور اداروں کی مالیاتی عملداری کو بڑھانے اور اپنے تعلیمی مقصد کو زیادہ مؤثر طریقے سے پورا کرنے کے لئے بہتر حکمت عملی ک ساتھ اثاثوں کا استعمال کیا جا سکتا ہے۔

مطالعہ کے نتائج کا مرکز عالمی سطح پر معروف یونیور سٹیوں جیسے ہارورڈ، پر نسٹن، اور بیل، اور پاکستان میں ان کی ہم عصر ادرووں میں جاری کی حکمت عملیوں کے درمیان ایک تفصیلی موازنہ ہے۔ یہ موازنہ ان بین الاقوامی اداروں کی طرف سے اپنا نے گئے کامیاب مالیاتی ماڈلز پر روشنی ڈالتا ہے۔جو ان کے کیمیسز میں تجارتی منصوبوں میں اسٹر یبجگ سرمایہ کاری سے پیدا ہوتا ہے۔ بلکہ پاکستانی یونیور سٹیوں کے لیے اس طرح کی کا میا بیوں کو نقل کرنے کی ضرورت کو بھی اجاگر کرتا ہے۔

رپورٹ میں یونیور سٹیوں کی زمینوں پر رہائشی کا لوٹیوں کی دیکھ بھال کےلیے درکار اخراجات کو بھی مدنظر رکھا گیا ہے۔ جو اسلام آباد، لاہور، اور پشاور سمیت بڑے شہروں میں قیمتی املاک کی تفصیلات پر بینی ہے۔ ان مشاہدات کے نتیجے میں تھنک ٹینک نے پالیسی اصلاحات کا ایک سلسدیونش کیا ہے۔ جس کا مقصدیونیور سٹی کی زمینوں کے استعمال کا از سرنو جائزہ لینا ہے۔ ان میں اہم تجویز یہ ہے کہ فیکلٹی اور عملے کےلیے رہائشی مراعات کو مینٹائز کیا جائے۔ یونیور سٹی کی ملکیتی جائیدادوں کے لیے مارکس ریٹ کرائے متعارف کرائے جائیں۔ جس کے نتیجے میں ممکنہ طور پر آمدنی کا ایک نیا سلسلیدہ او گا۔

مطالعہ میں یونیور سٹیوں کے لیے بلند وبالا رہائشی اور تجارتی عمارات کی تعمیر کی تجویز دی گئی ہے۔یہ اقدام زمین کے استعمال کو بہتر بنانے اور آمدنی کو زیادہ سے زیادہ کرنے کے لیے مواقع فراہم کرے گا۔اس طرح کے منصوبوں کو قابل عمل بنانے کے لیے نبھی اداروں کے ساتھ شراکت داری قائم کی جا سکتی ہے۔جس میں منافع کی تقسیم کے اور ملکیت کے ذھانچ سے متعلق معاہدے ترتیب دینے جا سکتے ہیں۔



March 18, 2024

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