

GOVERNMENT OF PAKISTAN
MINISTRY OF HOUSING AND WORKS

No. F. 4(8)/92-Policy

Islamabad, the 4th November, 2025

OFFICE MEMORANDUM

SUBJECT: REVISION OF RENTAL CEILINGS FOR HIRING OF RESIDENTIAL ACCOMMODATION AT ISLAMABAD AND OTHER SPECIFIED STATIONS I.E. RAWALPINDI, LAHORE, KARACHI, PESHAWAR AND QUETTA.

The Federal Government is pleased to enhance rental ceiling for hiring of residential accommodation in Federal Ministries/Divisions/Attached Department/Subordinate Offices at Islamabad and other specified stations i.e. Rawalpindi, Karachi, Lahore, Quetta and Peshawar as under with w.e.f. 1st November, 2025:-

Entitlement B.S	Existing Rental Ceiling		Revised Rental Ceiling	
	Islamabad	Other Specified Stations	Islamabad	Other Specified Stations
1-2	Rs. 7029/-	Rs. 6591/-	Rs.13004/-	Rs.12193/-
3-6	Rs. 10980/-	Rs. 9654/-	Rs.20313/-	Rs.17860/-
7-10	Rs. 16403/-	Rs. 14682/-	Rs. 30346/-	Rs.27162/-
11-13	Rs. 24744/-	Rs. 21462/-	Rs. 45776/-	Rs.39705/-
14-16	Rs. 31085/-	Rs. 27134/-	Rs. 57507/-	Rs.50198/-
17-18	Rs. 41147/-	Rs. 35898/-	Rs. 76122/-	Rs.66411/-
19	Rs. 54704/-	Rs. 46816/-	Rs. 101202/-	Rs.86610/-
20	Rs. 68700/-	Rs. 59079/-	Rs. 127095/-	Rs.109296/-
21	Rs. 82261/-	Rs. 71107/-	Rs. 152183/-	Rs.131548/-
22	Rs. 98444/-	Rs. 89230/-	Rs. 182121/-	Rs.165076/-

2. The enhanced rental ceilings come into force w.e.f. 01st November, 2025 and will apply to:-
 - i). All cases of fresh hiring.
 - ii). Cases where the allottee/occupant is obliged to pay difference of rent to the owner out of his own resources. In such a case the rent may be increased up-to the owner's demand (indicated at the time of hiring) or the allottee/occupant's revised rental ceiling whichever is less.
 - iii). Cases of houses hired under Rule 8(i) of the Accommodation Allocation Rules, 2002 or M/o Housing and Works' O.M No. 2(3)/2003-Policy dated 31-07-2004 of which lease has expired. The lease agreement may be executed with the owner as per current rental

assessment of the house or the occupant's revised rental ceiling or the owner's demand, whichever is less.

iv). Cases of houses hired under Rule 9(i) of the Accommodation Allocation Rules, 2002 on self-hiring basis: In such a case, the existing rent of the house may be increased upto the revised rental ceiling of the allottee/occupant or the rental assessment of the house whichever is less.

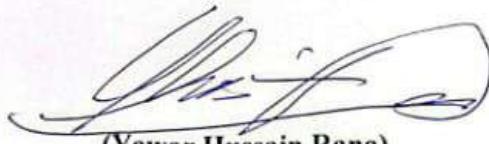
3. The above rental ceilings may also be applied, mutatis-mutandis, in cases of requisitioned houses otherwise qualifying for increase in rent/compensation in accordance with the relevant rules/instructions.

4. In all other cases of hired houses except in cases where additions/alterations have been made with the prior permission of the Government, the benefit of revised rental ceilings will be permissible only on the expiry of the current lease agreement.

5. The existing instructions issued on the subject from time to time will remain in force with the above modifications.

6. All the Ministries/Divisions/Attached Department/Subordinate offices will meet the increased expenditure out of their respective budgetary allocations and no additional funds will be allowed to them for this purpose during the financial year (2025-2026).

7. This issues in accordance with Finance Division's O.M. No. 4(9)R-14/2007, dated 25-09-2025 and Cabinet Division's vide Dy.1015(S)/2025-Cab, dated 31-10-2025.



(Yawar Hussain Rana)
Section Officer (Policy/E-III)

Distribution:

1. Secretary to the President, President's Secretariat, Islamabad.
2. Secretary to the Prime Minister, Prime Minister's Office, Islamabad.
3. Minister for Housing & Works, Islamabad.
4. All Secretaries, Ministries/Divisions with the request to also circulate this O.M. in their Attached Departments/Sub-ordinate Offices.
5. Principal Information Officer, Press Information Department, Islamabad.
6. PRO, Ministry of Housing & Works, Islamabad.
7. All Section Officers of the M/o Housing and Works, Islamabad.
8. Estate Offices, Islamabad/Lahore/Karachi/Peshawar/Quetta.