



**PHA FOUNDATION
MINISTRY OF HOUSING & WORKS**

No. PHA-F/14th –Board Meeting/2014/ 356
March 20, 2014

SUBJECT: MINUTES OF 14TH MEETING OF THE BOARD OF DIRECTORS (BOD) OF PHA FOUNDATION.

I am directed to enclose copy of approved minutes of 14th meeting of the BoD of PHA Foundation which was held on March 11, 2014 at 1000 hours in the Committee Room of Ministry of Housing & Works please.

Encl: As above

Zaheer
20-3-14

**(Zaheer Hasan)
Director (Admin)/
Company Secretary**

Distribution:

1. Barrister Usman Ibrahim,
Minister of State for Housing
& Works/ Chairman, PHA
Foundation, Islamabad.
2. Mr. Seerat Asghar,
Secretary Housing & Works,
M/o Housing & Works, Islamabad.
3. Mr. Tariq Viqar Bakhshi,
Joint Secretary,
M/o Housing & Works,
Islamabad.
4. Mr. Ruhail Muhammad Baloch,
FA (Works) / Joint Secretary,
Finance Division, Islamabad.
5. Mr. Sanauallah Aman,
Member Engineering,
CDA, Islamabad.
6. Mr. Malik Zafar Abbas,
Director General (FGEHF),
FGEHF, Islamabad.
7. The Joint Engineering
Advisor,
M/o Housing & Works,
Islamabad.
8. Mr. Atta-ul-Haq Akhtar,
Director General,
Pak PWD, Islamabad.
9. Mr. Muhammad Saleem,
Deputy Secretary (Admin),
M/o Housing and Works,
Islamabad.

CC:

1. Mr. Hassan S. Haqqani, Managing Director, NCL, Islamabad.
2. All Directors, PHA Foundation.
3. PS to MD/ Chief Executive Officer, PHA Foundation, Islamabad.

MINUTES OF THE MEETING

SUBJECT: 14TH MEETING OF THE BOARD OF DIRECTORS (BOD) OF PHA FOUNDATION HELD ON MARCH 11, 2014

14th meeting of the Board of Directors, PHA Foundation was held under the Chairmanship of Honorable Minister of State for Housing & Works/ Chairman, PHA Foundation on March 11, 2014 at 1000 hours in the Committee Room of Ministry of Housing & Works. List of participants is annexed at page # 6.

The meeting started with recitation of the Holy Quran. The MD, PHA Foundation gave a briefing to the members of the Board regarding current meeting. Afterwards business as per following agenda items was conducted:

AGENDA ITEM NO.1

CONFIRMATION OF MINUTES OF 13TH BOD MEETING

The Managing Director/ Chief Executive Officer, PHA Foundation briefed the Board and stated that minutes of 13th BoD meeting held on January 22, 2014 were circulated among the members. However, no objection has been raised/received; therefore, the Board may confirm the minutes of the 13th BoD meeting.

DECISION:

The minutes were confirmed unanimously.

Tahir L. Darushi

Tahir

APPROVAL OF PAYMENT TO M/S TECHNO INTERNATIONAL (PVT) LTD. (CONTRACTOR) AND M/S ACE (PVT) LTD. (CONSULTANT) FOR "D" TYPE APARTMENTS, G-10/2, PROJECT

The honorable Minister of State for Housing & Works informed the Board that there should be a consensus of opinion and uniformity in thought and action while dealing with the Contractors. The honorable Chairman directed the PHA authority to ensure that Contractor resumes work immediately and continuous without stopping till completion of the project. He further stated that since PHAF is making payment, the Contractor should withdraw his legal notice.

2. The Director (Finance), PHAF briefed about the need to pay the consultancy charges. He further added that the Consultant needs to be engaged when the work resumes and for that reason part payment should be made so that his presence is ensured at the site.
3. The Secretary for Housing & Works added that presence of the Consultant is very important to ensure quality of the work.
4. After detailed discussion following decisions were made:

Talwar

DECISIONS:

1. The proposal for release of payment to the Contractor, M/s Techno International (Pvt) Ltd. and Consultant, M/s ACE (Pvt) Ltd. of G-10/2 Project was approved as per following schedule, for early start of the work on the Project site:

SN	Project Name "G/10-2, D- type Appts" Islamabad	Partial payment to Contractor "M/s Techno International"	Partial payment to Consultant "M/s ACE (PVT) Limited"	Date of payments
1	1st Payment	Rs.10 million (including Tax)	--	Immediately after the approval of the BoD
2	2nd Payment	Rs.5 million (including Tax)	Rs.1.00 million (including Tax)	15 days after the 1st payment on the condition that work is not stopped

Talwar I. Darukh

2. The Contractor will withdraw his Legal Notice before payment of first installment is released to him.
3. Third installment of payment will be released after 03 months provided the Contractor does not stop work at site.
4. Further payments to the Contractor and Consultant of G/10-2 project will be made on the basis of performance and work done by the Contractor and the liquidity position of G/10-2 Islamabad project.

Tahir

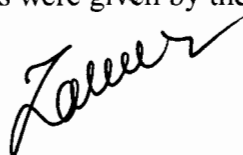
Tahir I. Darachi

**PRINCIPAL APPROVAL FOR AWARD OF INFRASTRUCTURE
WORKS AT SITE OF "D" TYPE APARTMENTS, G-10/2, PROJECT**

The Managing Director, PHA Foundation briefed about the need to begin the Infrastructure work at D-type apartments G-10/2 project site.

2. Both options of retendering the work and engaging the same Contractor with escalation were discussed at length.
3. After detailed deliberations following decisions were given by the Board:

DECISIONS:



1. A Committee comprising of following members will be formed:

- | | |
|---|----------|
| i. Mr. Musadaq Khawaja, Director (Engineering), PHAF | Convener |
| ii. Mr. Mehmood Alam, XEN Central Division – II, Pak PWD | Member |
| iii. Mr. Athar Nawaz Malik, Director (Engineering), NCL | Member |
| iv. Mr. Raja M. Akhtar Iqbal, Dy. Financial Advisor, MOHW | Member |
| v. Mr. Tafakhur Ali Asadi, Director (Finance), PHAF | Advisor |

2. The T.O.R's of the Committee would be as under:

- i. After complete and thorough analysis of the current technical and financial aspects of G-10/2 infrastructure work, the Committee will recommend:
 - a. Whether the infrastructure work should be retendered
- OR
- b. Whether the work should be got done through the same Contractor and at what rate of escalation.
 - ii. The Committee will submit its findings in the next BoD meeting.

Tahir I. Anischi

AUCTION OF FLATS IN G-11/3 PROJECT AND CONSTRUCTION OF APARTMENTS OVER SHOPS NEAR UET, LAHORE

The honorable Minister of State for Housing & Works was of the view that in order to ensure transparency, the flats cancelled by NAB and other older flats may be auctioned.

2. The Director (Land & Estate), PHAF informed that the flats cancelled by NAB in G-11/3 project have either been sold off or are under Court Stay and only one (01) apartment out of 11 cancelled by NAB is vacant. She further briefed that old blocks of Wafaqi Colony, Lahore D & E Type apartments, UET shops, Shabbir Town (Additional) apartments and Shabbir Town B type shops are available for auction.

3. The Director (Admin), PHAF informed that since many apartments are under Court Stay in G-11/3 project, the management should wait for decision of the Court before auctioning the flats.

4. The matter of building apartments over UET shops was also discussed and following decisions were taken:

DECISIONS:

Talwar

1. **The Director (Land & Estate), PHAF may put up a comprehensive proposal for sale/ auction of available/ vacant apartments and shops in Lahore.**
2. **While selling the UET shops it should be mentioned in the draft sale agreement that PHAF intends to construct apartments above the shops in future and that shop owners have no proprietary rights to the roofs.**
3. **The draft agreement may be got approved by the BoD.**

Tahir I. Darushi

LIST OF BOD MEMBERS ATTENDED 14TH BOD MEETING
HELD ON MARCH 11, 2014

SN	Name & Designation	Status in the Board	Presence
1	Barrister Usman Ibrahim, Minister of State for H&W/ Chairman PHA Foundation, Islamabad.	Chairman	Attended
2	Mr. Seerat Asghar, Secretary Housing & Works, M/o Housing & Works, Islamabad.	Deputy Chairman	Attended
3	Mr. Tariq Viqar Bakhshi, Joint Secretary, H&W/ Acting MD, PHAF, Islamabad.	Member	Attended
4	Mr. Sana Ullah Aman, Member Engineering, CDA, Islamabad.	Member	Not Attended
5	Mr. Ruhail Muhammad Baloch, Financial Advisor (Works) / Joint Secretary, Finance Division, Islamabad.	Member	Attended
6	Mr. Malik Zafar Abbas, Director General, FGEHF, Islamabad.	Member	Not Attended
7	Mr. Atta-ul-Haq Akhtar, Director General, Pak PWD, Islamabad.	Member	Attended
8	The Joint Engineering Advisor, M/o Housing & Works, Islamabad.	Member	Not Attended
9	Mr. Muhammad Saleem, Deputy Secretary (Admin), M/o Housing & Works, Islamabad.	Member	Attended
