



PHA FOUNDATION
MINISTRY OF HOUSING & WORKS
SHAHEED-E- MILLAT, SECRETARIAT, BLUE AREA, ISLAMABAD

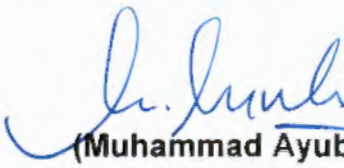


No. PHA-F/31st BoD Meeting/2018/ 260
Dated: December 18, 2018

Subject: MINUTES OF 31ST BOD MEETING OF PHA FOUNDATION HELD ON 13.11.2018 IN CONFERENCE ROOM OF PHA FOUNDATION, ISLAMABAD.

I am directed to enclose copy of approved minutes of 31st Meeting of the BoD of PHA Foundation which was held under the chairmanship of the Federal Minister / Chairman PHA Foundation on November 13, 2018 at 12:30 PM in the Conference Room of PHA Foundation, Islamabad.

Encl: As above


(Muhammad Ayub Paracha)
Director (Admin)/Company Secretary

Distribution:

1. Ch. Tariq Bashir Cheema,
Federal Minister for Housing &
Works/ Chairman, PHA
Foundation, Islamabad.
2. Dr. Imran Zeb,
Secretary Housing & Works,
M/o Housing & Works,
Islamabad.
3. Mr. Jameel Ahmed Khan,
Joint Secretary (Admin),
M/o Housing & Works,
Islamabad.
4. Joint Engineering Advisor,
M/o Housing & Works,
Islamabad.
5. Financial Advisor (Works)/
Sr. Joint Secretary, Finance
Division, Islamabad.
6. Hafiz Dr. Ahmed Bakhsh
Member Engineering,
CDA, Islamabad.
7. Mr. Muhammad Yaseen,
Deputy Secretary (Admin),
M/o Housing & Works,
Islamabad.
8. Waqas Ali Mehmood,
Director General, (FGEHF),
Islamabad.
9. Mr. Tariq Rashid,
Chief Executive Officer,
PHA Foundation,
Islamabad.
10. Mr. Shahid Farzand,
Director General,
Pak. PWD, Islamabad.

Copy for information to:

- i. PS to Chief Executive Officer, PHA Foundation, Islamabad.
- ii. PA to All Directors, PHA Foundation, Islamabad.
- iii. Section file.

MINUTES OF 31st MEETING OF BOD, PHA-FOUNDATION

AGENDA ITEM No.	SUBJECT
01	Confirmation of Minutes of 30 th BoD Meeting of PHA Foundation
02	Endorsement of posting of acting CEO, PHA Foundation
03	Posting of Mr. Ayub Paracha as Company Secretary, PHA Foundation
04	Writ Petition No.559/2017 filed by Mr. Muhammad Ishaq and others before Islamabad High Court, Islamabad regarding regularization of their services in PHA Foundation
05	Exemption of PHA-F Income from Income Tax
06	Waiver of Delayed Payment Charges (DPC) and progress of work at site in PHA-F Officers Residencia Project Islamabad
07	The permission to allow transfer / sale/ purchase of properties (apartments) rights of Block-24, G-10/2 Project
08	Restoration of apartment allotted to Mr. Waseem ur Rehman Baig at G-11/3 Islamabad
09	Provision of piece of land at Mauve Area for construction of office building/head office for PHA-F
10	Approval of Manual of Standing Order (MSO)
11	"Prime Minister's Housing Programme" Identification of Land in Peshawar and other cities for future projects of PHA-F for Elimination of shelterlessness
12	Auction of Commercial Blocks-A&B at PHAF Officers Residencia Project, Kurri Road, Islamabad and of 16 apartments in Block-24 of G/10-2 Project
13	Approval regarding increase in the cost of three houses (234, 256 & 257 Pkg-5) due to loose fill area, crew asses, deep trenches and natural slope towards nullah
14	Expression of Interest for Joint Venture (Land Banking)
15	Handing over of grey structure houses/additional cost at Kurri Road Project.
16	Launching of Housing Project at Kuchlak, Quetta Balochistan
Table Agenda 1	Waiver of Watch and Ward charges against D type Apartment No. 1, Block-20, PBC Landhi, Karachi.
Table Agenda 2	Waiver of Delayed Payment Charges and additional cost in various Projects of PHA Foundation.
Table Agenda 3	Restoration of allotment of Mr. Muhammad Mureed Rahimoon, Ex-Director (Admin) PHA-F.


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31st meeting of the Board of Directors (BoD), PHA Foundation (PHA-F) was held under the chairmanship of Minister for Housing and Works/Chairman, BoD, PHA-F on 13th November, 2018 at 12:30 p.m. in the Conference Room of PHA-F, Islamabad.

2. The meeting commenced with the recitation from Holy Quran.

AGENDA ITEM No.1

CONFIRMATION OF MINUTES OF 30TH BoD MEETING

3. The Managing Director/Chief Executive Officer, PHA-F briefed the Board and stated that minutes of 30th BoD meeting held on 19th July, 2018 were circulated amongst the participants. No objection has been received till date; therefore, the Board may confirm the minutes of 30th meeting of the BoD.

DECISION:

4. The BoD confirmed minutes of the 30th meeting of the BoD.

AGENDA ITEM No.2

ENDORSEMENT OF POSTING OF ACTING CEO, PHA FOUNDATION

5. Mr. Tariq Rashid was appointed as CEO, PHA-F vide Establishment Division's Notification No.39/1020/2014-E-1 dated 8th May, 2018. It was informed that he has proceeded on National Management Course (NMC) at National School of Public Policy, Lahore for the period from 11th August, 2018 to 14th December, 2018. During his training period, Mr. Muhammad Salim Khan, Director (Finance), PHA-F has been assigned to act as CEO, PHA-F vide letter No.PHA-F/HR/PF:MSK-698/2016/928 dated 6th August, 2018 with the approval of Secretary, Ministry of Housing and Works/Deputy Chairman, BoD of the PHA-F. The BoD was requested for endorsement of appointment of Director (Finance) as Acting CEO, PHA-F during training period of Mr. Tariq Rashid, CEO, PHA-F.

DECISION:

6. The BoD endorsed the appointment of Mr. Muhammad Salim Khan, Director (Finance), PHA-F as Acting CEO, PHA-F for the training period of Mr. Tariq Rashid, CEO, PHA-F.

AGENDA ITEM No.3

POSTING OF COMPANY SECRETARY, PHA FOUNDATION

7. Mr. Asif Naveed was posted as Director (Admin)/Company Secretary of PHA-F. After his repatriation to parent department i.e. Auditor General of Pakistan vide letter No. PHA-F/HR/PF:AN-723/2017/895 dated 27th July, 2018, Mr. Muhammad Ayub Paracha, Director (M&C) was assigned to look after the charge of Director (Admin)/Company Secretary of the PHA-F vide Notification No. PHA/Admin/142/Cir/2011/909 dated 1st August, 2018.

8. As per Serial No.52 of the PHA-F's Articles of Association, **the Company Secretary shall be appointed (or removed) by the Chairman of the Company with the approval of the Board.**

9. The BoD was requested to confirm the posting of Mr. Muhammad Ayub Paracha as Company Secretary of PHA-F since his posting as Company Secretary and further requested to post one of the following officers as Director Admin/Company Secretary, PHA-F as Mr. Muhammad Ayub Paracha shall retire from Government service in December, 2018:

- i. Mr. Muhammad Irfan Khan, Director (C&C).
- ii. Mr. Zubidullah Khan, Director (Land/Media).
- iii. Mr. Arifullah Khan Wazir, Director (Estate).

DECISION:

10. The BoD endorsed the posting of Mr. Muhammad Ayub Paracha as Company Secretary, PHA-F till his retirement from Government service. However, keeping in view of imminent retirement of Mr. Muhammad Ayub Paracha, BoD directed to forward three names of duly qualified persons to the Chairman, PHA-F for posting of any one of them as the Company Secretary.

AGENDA ITEM No.4

WRIT PETITION NO.559/2017 FILED BY MR. MUHAMMAD ISHAQ AND OTHERS BEFORE HONOURABLE ISLAMABAD HIGH COURT, ISLAMABAD REGARDING REGULARIZATION OF THEIR SERVICES IN THE PHA FOUNDATION

11. The following officials were working on contingent paid/contract basis in the PHA-F and their services were terminated on 16th October, 2006:-

S. No.	Name	Designation	Duration
1.	Mr. Muhammad Ishaq S/o Manzoor Ahmad	LDC(CPS)	25-07-2000 to 16-10-2006
2.	Mr. Wahab Ali S/o Nasir Ali	LDC	2000 to 16-10-2006
3.	Mr. Asif Khan S/o Hameed Khan	Naib Qasid (CPS)	08-01-2001 to 16-10-2006
4.	Syed Tasadaq Hussain S/o Ghulam Hussain	Driver (CPS)	16-10-2000 to 16-10-2006
5.	Mr. Abdul Farooq S/o Allah Dita	Naib Qasid (CPS)	10-02-2001 to 16-10-2006
6.	Mr. YasirMehmood S/o Matloob	Naib Qasid (CPS)	13-09-2001 to 16-10-2006
7.	Mr. Asif Riaz S/o Muhammad Riaz	Naib Qasid (CPS)	16-03-2006 to 16-10-2006

12. The above mentioned contingent paid ex-employees were appointed in Pakistan Housing Authority (PHA) and served for almost five years in the PHA. They were appointed in the year, 2000 and their services were terminated in the year, 2006. They filed a petition before the National Industrial Relations Commission (NIRC), Islamabad for regularization of their services in the PHA-F and obtained stay order from the NIRC. The NIRC vacated the stay order on 16th October, 2006. Accordingly, their services were terminated on 16th October, 2006. The petitioners filed an appeal before full bench of the NIRC, which was also dismissed on 19th December, 2006. After lapse of 10 years, the ex-employees filed a Writ Petition No.559/2017 before the Honourable Islamabad High Court, Islamabad. Honourable Court vide order dated 14th May, 2018 has decided the matter as under:-

"instant writ petition is allowed, both the orders dated 16.10.2006 and 19.12.2016, passed by learned single bench, NIRC and learned full bench, NIRC are hereby set aside. The present petition as well as claim of petitioners is to be treated as representation and same is forwarded to the Chairman, PHA, who shall decide the fate of petitioners within a period of thirty (30) days with no excuse as it is PHA's own case that petitioners are their employees being civil servant, therefore, PHA is left with no other option but to consider the case of these petitioners on the strength of judgment passed in ICA No.263/2011 dated 13-02-2012, whereby the other similarly placed employees have been regularized".

13. In view of above, Ministry of Housing and Works conveyed vide letter No.F.1(1)/2010-Coord dated 30th July, 2018 that the competent authority i.e. Secretary, Ministry of Housing and Works has directed to place the case of above ex-employees before the BoD of PHA-F in its next meeting and decide the same as per order dated 14th May, 2018 passed by Honorable Islamabad High Court, Islamabad in Writ Petition No.559/2017.

14. It was informed to the BoD that above ex-employees were hired on contingent paid basis. Their services were terminated by the PHA on 16th October, 2006. The policy of regularization of contract/daily wages/contingent paid employees working against regular posts was announced by the Government in the year, 2008. None of these ex-employees was in service in the year, 2008. Hence, they are not eligible for regularization under the regularization policy of 2008 of the Government. As far as matter of regularization of other Government employees pursuant to order passed by Honourable Islamabad High Court in ICA No.263/2011 is concerned, the Division Bench of the Honourable Court had referred the matter to the Cabinet Committee on Regularization. It is pointed out that petitioners of ICA No.263/2011 were in service while services of above mentioned ex-employees of PHA were terminated in the year 2006. Moreover, regularization policy was evolved in the year 2008. The ex-employees of PHA had invoked the jurisdiction of NIRC and their petitions and appeals were dismissed by single and full bench of the NIRC. Hence stance of above ex-employees of PHA regarding regularization pursuant to order passed by Honourable Islamabad High Court, Islamabad in ICA No.263/2011 is not applicable in the instant case.

Decision:

15. The BoD directed to management of the PHA-F to examine the matter of seven (7) ex-employees of PHA on case to case basis in the light of orders passed by Honourable Islamabad High Court, Islamabad in Writ Petition No.559/2017 and forward their recommendations to concerned Section of the Ministry of Housing and Works in shape of self-contained note alongwith complete background/details for further scrutiny and appropriate decision by the Chairman BoD/Minister for Housing and Works.

AGENDA ITEM No.5

EXEMPTION OF PHA-F INCOME FROM INCOME TAX

16. PHA-F was established by the Federal Government in the year, 2012 with specific welfare objective to eliminate shelterlessness through development and construction of apartments for low income groups and other specified groups of general public as decided by BoD from time to time on ownership basis and at the affordable cost.

17. PHA-F is fully functioning under administrative control of the Ministry of Housing and Works. All operations of PHA-F are fully regulated by the Ministry through the BoD including Directors/Members from different Government organizations.

18. All housing projects of PHA-F are initiated with the approval of Ministry of Housing and Works/BOD, which oversee and supervise proper and transparent implementation of the projects.

19. All intending purchasers/allottees are registered with the Foundation as members and price of the housing unit is recovered from them in easy installments. The price of each housing unit is fixed on the basis of cost of land, cost of construction and cost of consultants plus overhead expenses. PHA-F executes approved projects on "No Profit and No Loss" basis.

20. All projects of the PHA-F are in direct ownership of the Government. It is well established principle of law that Government cannot do business with itself nor can Government make any profit out of such business. All the operations of the Foundation are being conducted on the basis of this golden principle. Therefore, elements of any profit out of such housing projects are out of question.

21. Under the "doctrine of maturity" the income (surplus of receipts over expenses) of the Foundation is otherwise exempted from tax.

22. PHA-F is exempted from tax because it is a Public Sector Company owned by the Government as declared by Ministry of Law, Justice and Human Rights vide their O. M. No.973/99-LAW dated 8th May, 2000.

23. PHA-F being a welfare company had provided job opportunity to more than 250 employees directly and more than 200 employees are hired by supervisory consultants in different projects of the PHA-F. Moreover, PHA-F has been depositing more than Rs.20 million on account of WHT on account of salaries, supplies, services and contracts, every month to the FBR.

24. Every purchaser/allottee of housing unit is primarily a member of the PHA-F. Nominal membership fees are deposited by the allottee. Subsequently, when any Housing Project is launched, its cost is defrayed through contribution from the members/allottees in affordable installments in line with the schedule of construction. As stated above, the price is worked out on the basis of actual cost of land plus actual expenses incurred on it by the PHA-F. The PHA-F can neither earn any profit from its members/allottees nor can it earn profit as per its Memorandum of Association and Articles of Association. Right from its inception, PHA-F has operated and conducted its operations on these lines. This position is reflected from the annual accounts of the PHA-F.

25. It is evident from the statement of accounts for tax year 2014 & 2015 that PHA-F suffered operating loss of Rs.101,815,676/- and Rs.117,140,344/-, respectively. Other income of Rs.244,453,955/- and Rs.221,108,986/- was earned for the tax years, 2014 and 2015, respectively. After adjustment of operating losses, the net surplus over expenditure is at Rs.142,638,279/- and Rs.103,968,642/- for tax years, 2014 and 2015, respectively. The other income is mainly on account of bank profit on deposits of the members/allottees kept in the banks and being used for construction of the projects as

per the approved timeline. Since business income of the PHA-Foundation is exempt from tax, the other income is also exempt from tax because its source is the money of the members/allottees deposited as cost of housing unit. As the basic source of income (Development of Housing Projects for low income groups etc. on No Profit & Loss Basis) is exempt from tax, any income arising or accruing or having any relationship with it is also exempt from tax. It may also be added here that this surplus is eventually diverted to the projects of the Foundation, the ultimate beneficiaries of which are the members/allottees. Therefore, any element of profit cannot be attributed to these sources of income. Moreover, the surplus over expenditure year-wise is being used for the operational expenses .i.e. salaries and other expenses of PHA-F as it is a self-revenue generating organization.

26. In view of above, it is clear that surplus of receipts over expenses of the PHA-F is exempted from tax. In order to formalize this claim, a proper application was filed under section 2(36) of the Income Tax Ordinance, which is pending since more than two (2) years. It is felt by management of the PHA-F that it is a genuine claim of exemption from the tax.

27. PHA-F forwarded the case regarding grant of tax exemption to Finance Division with the approval of BoD as resolved vide resolution passed in 26th meeting of the BOD held on 14th July, 2017. Finance Division forwarded the same to FBR for necessary action. However, the response of FBR is still awaited. It is pertinent to mention that Government of Pakistan has already granted tax exemption to the following companies vide Finance Bills:-

S. No.	Exemption Granted Companies	Finance Bill
a.	China Overseas Ports Holding Company Pakistan (Pvt) Limited.	2016-17
b.	Gawader International Terminal Limited.	2016-17
c.	Gawader Marine Services Limited.	2016-17
d.	Gawader Free Zone Company limited.	2016-17
e.	China Railway Corporation.	2018-19
f.	China State Construction Engineering Corporation Limited.	2018-19

28. In view of above, BoD of PHA-F was requested to may pass resolution for forwarding the case again to Finance Division /FBR regarding inclusion of the name of PHA-F in the list of tax exempted Public Sector Companies as PHA-F is a non-profit Company limited by guarantee of the Government.

Decision:

29. "The BoD resolved to refer the case of PHA-F to Finance Division/FBR for its inclusion in the list of tax exempted Public Sector Companies.

AGENDA ITEM No.6

WAIVER OF DELAYED PAYMENT CHARGES (DPC) AND PROGRESS OF WORK AT SITE IN PHAF OFFICERS RESIDENCIA PROJECT ISLAMABAD

30. The Public Accounts Committee (PAC) vide O. M. No.10(1)/2016-17/2017-PAC dated 12th April, 2018 gave following directions regarding PHA-F Officers Residencia (POR) project:

- i. No changes shall be made in the original Layout Plan of the above said project approved by the CDA.
- ii. Late payment penalties /fines imposed on the allottees shall be withdrawn and the payments shall be in accordance with the percentage of development work undertaken under each category.
- iii. The alternate access road to the project shall be looked into by the CDA, PHA and some senior representatives of the allottees.
- iv. The Committee also showed annoyance over the project land encroached by Mr. Jameel Khokhar and directed the Inspector General of Police Islamabad to arrest Mr. Jameel Khokhar and vacate the encroached land.
- v. The representatives of the allottees will also meet with the Secretary, Ministry of Housing and Works to discuss other allied issues of the project.

31. On 7th May, 2018, the Wafaqi Mohtasib gave final recommendations in the case filed by allottees of POR Malik Amanat Rasul and others against unjust imposition of Delayed Payment Charges, wherein the Wafaqi Mohtasib referred to above mentioned directions of PAC for endorsement and compliance by BoD of the PHA-F. These recommendations are reproduced below:-

- a. The PHA is advised to place the decisions of the PAC referred to in para 6 above, in the next meeting of the BoD of PHA for endorsement and compliance.
- b. Report compliance within 30 days of the receipt of these Findings.
- c. The earlier Findings, dated 03-01-2018 are modified to the extent indicated above.

27. The implementation status of PAC directions is given below:-

S. No.	PAC Directions	Implementation Status
i.	No changes shall be made in the original Layout Plan of the above said project approved by the CDA.	Initial Layout plan of PHAF Officers Residencia project was prepared by the then Consultant M/s Progressive in 2012. Later on, due to fault in engineering designs, ill planning and lack of understanding of Potohar region, the said Consultant was terminated and new consultant M/s EMS was hired as detailed Supervisory Consultant on September 14, 2014 with the task to revisit the plan and design of the project. The Consultant M/s EMS after revisiting the plan and the design of the project, pointed out that PHAF has utilized only 42% of land whereas as per CDA bylaws PHAF can utilize up to 55% of the land.

The Honorable Federal Ombudsman visited the site of POR project, Kurri Road on November 2, 2015 and while observing the facts, directed PHAF to take up the matter of access road through Park Enclave with CDA. Accordingly, as per clause mentioned in CDA by-laws Chapter-IV, Instruction No. VIII (Approved plan shall be followed strictly, in case if any change is desired, the revised plan shall be got approved from the Authority), PHAF submitted revised layout plan with following changes:

Widening of Lane No. 12 from 50' to 80' width to provide the future access to the allottees through park enclave.

Open the closed lane and link it with 80' wide road.

Shifting of 10 plots which had remained disputed for years.

Initially, the area which allottees are claiming now as park was uneven land full of rocks. The Consultant M/s EMS declared it feasible for construction after leveling and filling. Thus, the concept of additional 40 units was derived/conceived to accommodate allottees from waiting list that also included shifting of 10 houses located in the land encroached by Mr. Jameel Khokhar and three houses which are not feasible to construct at allotted land due to soil condition.

Percentile usage of the land as per Revised Lay out Plan is as under:

Sr. No.	Land Use	CDA permissible limits	Approved plan (%age)	Revised Plan (%age)
1	Residential	55 Max	306.59 K 42.16%	333.28 K 46%
2	Park & Open Space	15 Max	141 K 19.40%	109.05 K 15.01%
3	Commercial	5 Max	12.60 K 1.73%	12.60 K 1.73%
4	Public Buildings	4 Max	34.56 K 4.7%	30.68 K 4.22%
5	Graveyard	2 Max	14.63 K 2%	14.08 K 2%
6	Roads	26 Max	217.69 K 29.94%	230 K 31%

Approval of the CDA for the revised layout plan is awaited.

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ii.	Late payment penalties /fines imposed on the allottees shall be withdrawn and the payments shall be in accordance with the percentage of development work undertaken under each category.	This Agenda is presented before the BoD in light of this direction.
iii.	The alternate access road to the project shall be looked into by the CDA, PHA and some senior representatives of the allottees.	The matter has been taken up with CDA vide PHA-F letters No.MD/PHA-F/2015/617, dated August 25, 2015, PHA-F/CE/ISL/2016/144, dated November 16, 2016, PHA/MD-PHAFISB/2016/131 dated December 5, 2016, PHA-F/Dir (Engg-I)/ISL/2018/59 dated August 7, 2018 and PHA/Dir(PHAF)/ISB/2018/208 dated August 31, 2018. The response of CDA is awaited.
iv.	The Committee also showed annoyance over the project land encroached by Mr. Jameel Khokhar and directed the Inspector General Police Islamabad to arrest Mr. Jameel Khokhar and vacate the encroached land.	The matter had already been pursued by PHAF before issuance of the direction of PAC. Mr. Jameel Khokhar encroached 8-9 Kanal of land and for vacation of same CDA, ICT and Police were not cooperating. An FIR was registered against Jameel Khokhar by PHA-F and approached Court for taking over the said piece of land. The Court appointed Local Commission on 22-2-2017 to decide the matter and directed the Tehsildar of CDA to submit report. The commission failed to submit its report in due time, therefore, the Court issued warrant against him. The Local Commission visited the encroached site on April 26, 2018 in presence of PHA-F representatives and Jameel Khokhar to resolve the issue, and at the end of visit the Commission requested for provision of relevant revenue record. On August 01, 2018 the PHAF requested the Director (Land), CDA and Dy. Commissioner, ICT for provision of said record, but the response is still awaited. Simultaneously on April 12, 2018, PHAF issued letter to the SHO, Shahzad Town, Islamabad for taking action against Mr. Jameel Khokhar. The SHO responded that a case is already registered against him.
v.	The representatives of the allottees will also meet with the Secretary, M/o Housing & Works to discuss other allied issues of the project.	Implemented.





32. As per terms and conditions given in the Brochure of POR project, the Delayed Payment Charges are imposed as per following policy:-

"In case of any deviation from the payment schedule, the allottee will be liable to penalty@ 2% per month of the installment amount."

33. It is to inform that the project of POR was launched on February 9, 2012 but the progress of work remained inconsistent on the site due to various unavoidable reasons like late handing over of land by CDA, litigation by Contractor, encroachment of land by locals & Mr. Jamil Khokhar and depression in various plots.

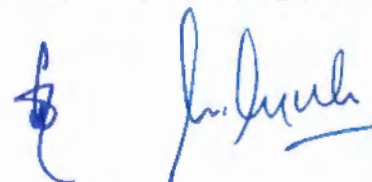
34. During 2012-14, work on site remained suspended due to which the allottees of POR were duly facilitated by giving following relaxations in payment schedule and waiver of Delayed Payment Charges:

- i. Payment Schedule was relaxed for 6 months in March, 2013.
- ii. Payment Schedule was relaxed for 3 months in September, 2013.
- iii. 8 installments were converted to 12 in January, 2014.
- iv. New Payment Schedule was conveyed in November, 2014 wherein no payment was demanded for the period for **November, 2012 till September, 2014 (2 years of work suspension)** and the Delayed Payment Charges were also waived off for said period.
- v. 12 installments were converted to 16 in November, 2015.

35. In the year 2014-16, the work progress at site remained slow but during 2016-18 the progress picked speed and currently the work at site is in full swing.

36. For the fiscal year 2015-16 the Auditor made Audit Para No. 8.4.2 "Loss due to irregular waiver of delayed payment charges of Rs.1041.73 million" in POR project. According to said para PHAF faced loss of Rs.1041.73 million because Delayed Payment Charges were waived off for the period of 28th November, 2012 to September, 2014 (2 years of work suspension) in violation of the terms and conditions of the allotment. Audit held that due to non-adherence to the terms and conditions of allotment of housing units and failure of management to protect the organization's interest from compromise, the Foundation was deprived from a cash flow of Rs.1041.73 million. Due to different technical reasons, construction work at site remained slow because of which allottees showed their reservations and approached PHAF from time to time and raised their grievances that the construction work at the site was not up to mark, therefore, levy of delayed payment charges was not justified. Many allottees also threatened to approach the Courts and demanded interest on their deposited payments. Construction work at site remained fully suspended from October, 2012 to November, 2014, therefore, keeping in view the suspension of work and grievances of allottees the Board of Directors in its 15th meeting gave waiver of DPC only for the suspended period.

37. The payment schedules of principal amount of installments are over as per due dates of 25-10-2017, 25-01-2018 and 25-07-2018 which vary based on different dates of allotments because initial allotments were made on basis of balloting while all rest were made on first come first serve basis. The project is in final stages, therefore, now no relaxation in payment schedule can be given. It is pertinent to mention that 337 out of 588 allottees have cleared all their scheduled payments. It would be injustice if the



project is further delayed due to non-payment by rest of the allottees. There are 19 dormant allottees who after depositing 01 or 02 installments or just down payment turned deaf ear to the requests and reminders of PHAF.

38. As Delayed Payment Charges were levied with the approval of Board of Directors, waiver of the DPC is the domain of the Board of Directors as is also accepted by the Wafaqi Mohtasib. The matter for decision is placed before the Board.

DECISION:

39. The BoD decided that Secretary, Ministry of Housing and Works/Deputy Chairman of BoD of the PHA-F to constitute a committee to resolve the issue. Report of the Committee to be presented in next meeting of the BoD for consideration.

AGENDA ITEM No.7

THE PERMISSION TO ALLOW TRANSFER/SALE/PURCHASE OF PROPERTIES (APARTMENTS) RIGHTS OF BLOCK-24, G-10/2 PROJECT

40. The allottees (FGE BPS-20 to 22) of Block No.24, G-10/2 have paid two quarterly installments out of six and now some allottees requested the PHA-F to allow the transfer of property rights of apartments at Block No.24, G-10/2. It is important to highlight that all PHA-F properties are transferable and transfer fee is substantial source of revenue for the PHA-F.

41. The proposed transfer fee for the 24 block G-10/2 is as under:-

Block 24, G-10/2 Apartments	Normal Transfer Fee	Urgent Transfer Fee
Executive covered area 1400 square feet	Rs. 85,000/-	Rs. 100,000/-

42. Other terms & conditions mentioned in transfer procedure shall remain the same.

DECISION:

"The BoD allowed transfer of property rights/sale/ purchase of apartments in Block-24 of G-10/2 project on payment of proposed transfer fee subject to final payment of the respective apartment.

AGENDA ITEM No.8

RESTORATION OF APARTMENT ALLOTTED TO MR. WASEEM UR REHMAN BAIG AT G-11/3, ISLAMABAD

43. It is stated that Mr. Waseem ur Rehman Baig applied for allotment of "C" type apartment at G-11/3, Islamabad. He stood successful in the balloting and was allotted a "C" type apartment No.GF 03 Block No.4, G-11/3, Islamabad. After the allotment of apartment, payment installments schedule was issued to him vide letter dated 24th February, 2009.

44. Mr. Waseem ur Rehman Baig did not adhere to the installment payment schedule. Therefore, as per procedure, cancellation/show cause notice was issued to him and his name was published in the newspaper as a defaulter. Details of the cancellation/show cause notice issued to Mr. Waseem ur Rehman Baig is as under:-



S. No.	Letter / Notice Number	Subject	Dated
01	PHA/ISL/ASC/51/G-11/3-11/-8979	Cancellation / show cause notice	August 19, 2011
02	PHA/ISL/ASC/51/G-11/3-11/-4059		September 19, 2011
03	Advertisement in Daily Dawn & Nawa-e-Waqt	Notice of Demand / Last Opportunity	October 18, 2011
04	PHA/ISL/ASC/51/G-11/3/-11/-10531	Cancellation of apartment	October 25, 2011
05	Advertisement in Daily Dawn & Nawa-e-Waqt	Notice of Demand / Last Opportunity	November 23, 2011
06	PHA/ISL/ASC/51/G-11/3C-11/-11848	Cancellation of Apartment	December 23, 2011

45. The allottee failed to deposit the outstanding amount within the stipulated time despite being given several opportunities vide above referred cancellation/show cause notices, PHA-F eventually cancelled the allotment of Mr. Waseem ur Rehman Baig by invoking clause 7.3 of the terms and conditions of the allotment.

46. The last date to deposit the outstanding installments was 13th December, 2011 as published in the newspapers and Mr. Waseem ur Rehman Baig failed to deposit the outstanding amount within due date. However, he forwarded demand drafts after cancellation of his apartment. Detail of demand drafts received after final cancellation is as under:-

S. No	DD No.	Date	Amount
1	1873594	26/06/2012	300,000/-
2	1873715	26/07/2012	250,000/-
3	1872708	03/01/2012	325,000/-
4	1873666	16/07/2012	200,000/-
5	1873047	12/03/2012	200,000/-

47. All demand drafts forwarded to PHA-F after due dates were sent back to Mr. Waseem ur Rehman Baig with the request to approach PHA-F for refund of deposited amount as per terms and conditions. But instead of this, the applicant is asking for possession of the apartment, which is not possible as per Rules and Policy. Mr. Waseem ur Rehman Baig contends that it is injustice that his allotment was cancelled for non-payment of Rs.1,365,330/-.

48. After cancellation of the above apartment from the name of Mr. Waseem ur Rehman Baig as per policy, it was allotted to Mr. Faisal Saeed Cheema who was working in PHA-F as Director (Finance). Later on, he sold out the same in open market.

49. In 2012, on the directions of NAB authorities, allotment of Mr. Faisal Saeed Cheema was cancelled but he obtained stay order from the Civil Court against the cancellation and the case is yet to be adjudicated.

50. Later on, it was decided in PHA-F's BoD meeting that due to non-availability of cancelled Flat of Mr. Waseem ur Rehman Baig in G-11/3, Islamabad, he may be

allotted an apartment in I-16/3. The deposited amount of Mr. Waseem ur Rehman Baig will be shifted in I-16/3 and 2.5% rebate will be offered on total cost. A "B" type apartment on second floor apartment No.11, Block No.24, I-16/3 was offered to the applicant. However, Mr. Waseem ur Rehman Baig has declined the offer of "B" type apartment at I-16/3 and has sent a legal notice as well.

51. Since ex-allottee has declined the offer of "B" type apartment at I-16/3 through legal notice, it was proposed by PHA-F management that the above mentioned offer shall stand cancelled and reserved Flat of I-16/3 will be allotted to next one and amount deposited by ex-allottee will be refunded to him as per terms and conditions.

DECISION:

52. The BoD approved proposal of the PHA-F management strictly in accordance with the Rules/Policy and laid down procedure.

AGENDA ITEM No.9

PROVISION OF PIECE OF LAND AT MAUVE AREA FOR CONSTRUCTION OF OFFICE BUILDING/HEAD OFFICE FOR PHA-F

53. PHA-F is an implementing arm of the Ministry of Housing and Works, whose responsibility is to bring development in housing sector. In past, PHA-F launched several housing projects nationwide under the Prime Minister's Housing Program for low and middle income strata's of the society and for Federal Government employees.

54. Presently, PHA-F has set-up its office at ground and 3rd floor of Shaheed-e-Millat Secretariat, Islamabad, which is not according to its working requirements. Likewise, Company is facing problems in making proper sitting arrangements for its employees and managing crucial official record in an appropriate manner due to lack of space. The separate building could help PHA-F in smooth functioning of its operations and would facilitate its employees by creating professional environment.

55. It is a fact that a separate building/office is always considered as identity/image for any organization, therefore, PHA-F took up the case with FGE Housing Foundation vide PHA-F's letter of even number dated 22nd May, 2017 and 2nd October, 2017, respectively for provision of piece of land at Mauve area to PHA-F for construction of its Head Quarters. In this connection, Ministry of Housing and Works also directed the FGE Housing Foundation vide letter of even number dated 23rd August, 2017 to allot suitable piece of land to PHA-F at Mauve area for its own office building. The BoD was requested to ask FGE Housing Foundation to allot a piece of land in Mauve Area to PHA-F.

DECISION:

56. The BoD approved the proposal and it was decided unanimously that FGE Housing Foundation may take up the matter with its Executive Committee for provision of required piece of land to PHA-F for construction of its Head Office.

AGENDA ITEM NO. 10

APPROVAL OF MANUAL OF STANDING ORDER

57. PHA-F is a Public Sector Company of Pakistan registered under section 42 of Companies Ordinance, 1984 and is working under administrative control of the Ministry

of Housing and Works. Since its conversion into Company on 18th January, 2012, PHA-F has not yet formulated its own Manual of Standing Orders, (MSO). The matter was placed before 23rd meeting of BoD held on 20th December, 2016. BoD of the PHA-F constituted a Committee for preparation of MSO in order to avoid complications in the usual conduct of business of the company as well as implementation of Government and Company Regulations. Since the creation of MSO Committee, different regulations have been formulated by PHA-F with the approval of BoD as given below:-

- i. PHA-F Employees Service Regulations, 2017
- ii. PHA-F Employees CP Fund Regulations, 2017
- iii. PHA-F Regulations for Medical Attendance, 2017

58. The Committee scanned and perused all authority/BoD meetings and compiled procedures/policies already approved by the BoD of PHA-F in its different meetings, like:-

- i. Land/Estate related policies & procedures.
- ii. Admin related policies & procedures.

59. Furthermore, the Committee formulated/documented the procedures, policies which though being practiced in PHA-F but has no formal approval of the BoD e.g. procedures pertaining to preparation of budget in three separate portions, re-appropriations, opening project-wise accounts and accounts for management of different fees, funds etc. In order to formalize the business of the Company, the procedures and policies have been documented under caption "*SOPs for Financial Management of PHA-F*".

60. A separate Section has been established for accounting policy of PHA-F, which includes all procedures, policies, formats of the accounts being maintained by the PHA-F, which were part of the PHA-F financial statements in shape of notes to the financial statements. These policies, procedures, formats are in line with the IAS and IFRS as notified by the Securities and Exchange Commission of Pakistan (SECP) and provisions of the Companies Act, 2017. The Manual is a living document and amendments in the policies, procedures, formats carried out with the approval of the BoD will become part of MSO.

DECISION:

61. The BoD appreciated the efforts of PHA-F's team for compilation of MSO and directed that draft MSO be distributed amongst members of the BoD for detailed review. The MSO shall be submitted before the next meeting of BoD alongwith views/comments of the members of BoD (if any), for final approval.

AGENDA ITEM NO. 11

"PRIME MINISTER'S HOUSING PROGRAMME" IDENTIFICATION OF LAND IN PESHAWAR AND OTHER CITIES FOR FUTURE PROJECTS OF PHA-F FOR ELIMINATION OF SHELTERLESSNESS

62. PHA-F is an implementing arm of the Ministry of Housing and Works, whose responsibility is to bring development in housing sector. In the past, PHA-F launched

several housing projects nationwide under the Prime Minister's Housing Program for low and middle-income strata of the society and for Federal Government Employees.

63. Several Government departments i.e. Capital Development Authority (CDA), Pakistan Railways and few other departments identified and provided some pockets of land to PHA-F upon which PHA-F launched housing projects. Now, PHA-F intends to launch a low cost housing scheme in Peshawar.

64. In this connection, PHA-F took up the case with Peshawar Development Authority (PDA) for identification of land to implement the objectives of the Government to "eliminate shelterlessness" by launching low cost housing project in Peshawar in line with other provinces. The Director General, PDA vide office letter of even number dated 10th September, 2018 has showed interest in the proposal initiated by PHA-F and asked to give a presentation to PDA before further processing of the matter.

DECISION:

65. The BoD approved to take up the case of initiating housing project with PDA, Peshawar and also with other development authorities. Mature cases for initiation of projects with the development authorities shall be submitted to the BoD for final approval.

AGENDA ITEM No.12

AUCTION OF COMMERCIAL BLOCKS-A&B AT PHA-F OFFICERS RESIDENCIA PROJECT, KURRI ROAD, ISLAMABAD AND OF 16 APARTMENTS IN BLOCK-24 OF G/10-2 PROJECT

1. Commercial Blocks-A & B at PHA-F Officers Residencia Project, Kurri Road

66. The PHA-F Officers Residencia Project, Islamabad has a land area of 90.82 acres. By utilizing only 42% of land against 55%, PHA-F launched project of 588 grey structure houses. As per approved layout plan, PHAF can construct commercial buildings at 1.73% of land area i.e. 12.60 Kanals. Accordingly, PHAF started construction of 88 shops and 76 apartments in the form of Commercial Blocks A&B at Kurri Road site with following specifications:

COMMERCIAL BLOCK-A:

Shops								
Sr. #	Type	Size	Area (Sft)	Circulation Area (Sft)	Total Area	No. of Shops in Basement	No. of Shops on GF	Total No. of Shops
1	A	20'.5"X15'.5"	347.48	192.24	539.72	-	4	4
2	B	13'.10"X20'.2"	310.26	171.65	481.91	4	-	4
3	C	14'.2"X20'.2"	308.89	170.89	479.78	2	4	6
4	D	13'.7"X20'.0"	303.29	167.79	471.08	4	-	4
5	E	14'.2"X20'.2"	301.89	167.02	468.91	2	-	2
6	F	13'.9"X20'.2"	298.00	164.87	462.87	-	2	2
7	G	13'.0"X20'.2"	282.37	156.22	438.59	12	14	26
Total						24	24	48
Apartments*								
8	1	-	977.50	108.64	1086.14	12	-	-
9	2	-	948.50	105.42	1053.92	12	-	-

10	3	-	892.50	99.19	991.69	12	-	-
Total						36	-	-
Grand Total						84	-	-
* The apartments are situated on first, second and third floors of Block-A with 12 units on each floor and each floor has 4 units of each category i.e. 1, 2 & 3.								

COMMERCIAL BLOCK-B:

Shops								
Sr. #	Type	Size	Area(Sft)	Circulation Area (Sft)	Total Area	No. of Shops in Basement	No. of Shops on GF	Total No. of Shops
1	A	20'.5"X15'.5"	342.20	199.36	541.56	-	4	4
2	B	14'.00"X20'.2"	303.29	176.70	479.99	4	-	4
3	C	13'.7"X20'.2"	295.44	172.12	467.56	4	-	4
4	D	13'.4"X20'.2"	290.21	169.07	459.28	6	10	16
5	E	13'.6"X20'.2"	286.65	167.00	453.65	2	2	4
6	F	12'.4"X20'.2"	268.43	156.39	424.82	4	4	8
Total						20	20	40
Apartments*								
7	1	-	948.26	107.40	1055.66	6	-	-
8	2	-	892.50	101.08	993.58	12	-	-
9	3	-	1055.00	119.49	1174.49	12	-	-
Total						30	-	-
Grand Total						70	-	-
* The apartments are situated on first, second and third floor of Block-B with 10 units on each floor and each floor has 4 units of category 1 & 2 while 2 units of category 3.								

67. On 20th December, 2017, a Committee was constituted on the directions of CEO, PHA-F to determine the price of each shop of POR, Kurri Road project after visiting the surrounding area and shopping centers. As per report submitted by the Committee, following are the market prices:-

Market Prices	
Rates of Shops constructed by individuals	Rates of Shops constructed in Mall/Plaza by Builders
Rs.20,000 to 22,000 per SFT	Rs.22,000 to 24,000 per SFT

2. Block No.24, G-10/2 Project:

68. In 24th meeting of the BoD of PHA-F held on 13th February, 2017, it was decided to construct Executive Block No.24 in the existing G-10/2 project and directed PHA-F to overcome cash flow problems and losses of existing project through this additional block. The said block consists of 9 storeys with 36 apartments. Initially, allotment was made to those 20 FG officers (BPS-20 to 22) who were shifted from I-16/3 A type project to G-10/2 block 24, on directions of the Honorable Wafaqi Mohtasib and in the

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light of 24th meeting of the BoD's decision, at an average price of Rs. 8.5 million. In the same BoD meeting, it was decided that the remaining apartments will be offered to general public. However, the procedure/method of allotment to general public was not described by the BoD.

69. As per decision taken by BoD of the PHA-F in its 24th meeting, 16 apartments are yet to be allotted to the general public.

DECISION:

70. Auction of shops in commercial blocks A&B at PHA-F Officers Residencia Project, Kurri Road and the remaining sixteen (16) apartments at Block No.24 of G/10-2 project will be carried out after its evaluation by Evaluators at the panel of State Bank of Pakistan. The case is to be submitted before the next meeting of BoD with base price to be determined by the Evaluators at the panel of State Bank of Pakistan.

AGENDA ITEM No.13

APPROVAL REGARDING INCREASE IN THE COST OF THREE HOUSES (234, 256 & 257, PKG-5) DUE TO LOOSE FILL AREA, CREVASSES, DEEP TRENCHES AND NATURAL SLOPE TOWARDS NULLAH

71. After approval in different authority meetings of PHA, PHA-F launched housing scheme commonly known as PHA Officers Residencia (Kurri Road) for construction of 588 number of houses of category I, II and III for Federal Government Officers of BPS-20 to 22 in the year, 2012 on the land allotted by CDA in April, 2011. The category wise detail is given as under:-

- 117 Nos. of Category-I (50x90) Houses.
- 178 Nos. of Category-II (40x80) Houses.
- 293 Nos. of Category-III (30x60) Houses.

A) CONSTRUCTION DETAILS:

72. Initially, the project for physical execution of work at site was bifurcated into two sections i.e. Infrastructure Development Work and Construction of Houses. Design consultancy services of project were assigned to M/S Progressive Consultants Lahore in the year, 2011.

1. INFRA-STRUCTURE DEVELOPMENT WORK/CONSTRUCTION OF HOUSES OF CATEGORY I, II AND III:-

- a. The Infrastructure work was awarded to M/S MAAKSON (Pvt.) Limited in the year, 2012. The completion period of the work was 18 months. The contractor was mobilized on the site in March, 2012. Till date, work on Infrastructure work is almost 58% completed (i.e. boundary wall, main gate, overhead tank, earth work, drainage and road work). However, at present, the infrastructure work is completely suspended due to certain issues with the Contractor. PHA-F is making all out efforts to resolve the issues and restart the work.
- b. The second part of the project comprises of construction of 588 Houses of Category-I, II & III as stated earlier. This 2nd part of project was initially divided into four packages and accordingly bids were invited on 16th March, 2012 based

on per square feet covered area rate. The contracts for various packages were initially offered in shape of letter of acceptance to the lowest bidders on 25th July, 2012 (for grey structure houses) but no formal agreements were made with the Contractors. The detail of lowest qualified bidders is given as under:-

S. No.	Type of category of Houses	Quoted Rates	Contractors
1	Cat-I	1150 per Sft	M/S Abdul Majeed & Co
2	Cat-II	1300 per Sft	M/S Techno International
3	Cat-III(North)	1485 per Sft	M/S National Construction
4	Cat-III(South)	1450 perSft	M/S Abdul Majeed & Co

- In reference to 20th meeting of BOD agenda item No.5 for ready reference. Afterwards, in 2015-16, the contractor of cat-I & III refused to execute the work on rates quoted by him in 2012 while in 2015-16, the contractor of Cat-II filed a case against PHA-F in Court of Law with the plea to execute the work on the same rates and conditions as per bidding documents submitted by him in 2012. Later on, he started work in October, 2016 but due to poor performance at the site, the consultant issued several notices to him for slow progress and lastly, the contract was terminated by PHA-F in October, 2017. The left over work of the said contractor was re-tendered in November, 2017.

2. REASONS DUE TO WHICH THE PROJECT WAS HALTED

- Encroachment of land issues raised by locals at site since its launching and continuing till date.
- Court Cases (I.e. Jameel Khokar, Asif Kiyani, M/S Techno International etc.)
- Dispute between the contractor of Infrastructure work M/S MAAKSON and the client PHA-F regarding payment of earth cutting items. Now Infrastructure work contract is completely suspended. The contractor has given a notice for arbitration.
- Earth filling in plots areas beyond 3 feet and up to more than 10 feet.
- Sand filling cushion in low bearing capacity areas.
- Ill planning of the design consultant.
- In 2015-16, the contractor of cat-I & III refused to execute the work on rates quoted by him in 2012.
- In 2015-16, the contractor of cat-II filed a case against PHA-F in Court of Law with the plea to execute the work on the same rates and conditions as per bidding documents submitted by him in 2012. Later on, he started work in October, 2016 but due to poor performance at the site, the consultant issued him several notices on slow progress and lastly, the contract was terminated by PHA-F in October, 2017. The left over work of the said contractor was re-tendered and awarded to M/S Rehman Construction in November, 2017 with revised completion date of the project i.e. 28th February, 2019.

3. ACTION TAKEN TO RESOLVE ISSUES:-

- a. The construction of 588 houses was again bifurcated into ten (10) packages to complete the project on time and was re-tendered and awarded in mid-2016. Due to poor performance of M/S Techno International at the site, the consultant issued him several notices on slow progress and lastly, the contract was terminated by PHA-F in October, 2017. The left over work of the said contractor was re-tendered and awarded to M/S Rehman Construction in November, 2017. Now progress of work on these Packages is on full swing.

During the execution of left over work of M/S Techno International (178 Nos Houses of Cat-II), the contractor **M/S Rehman Construction** informed the consultant that out of 178 houses of package 3, 4 and 5, 3 houses having No.243, 256 and 257 in lane No.16 and 19 of package 5 are located on loose fill area as per approved layout plan. The said issue was discussed in several meetings held between PHA-F, Contractor and the Consultant and it was decided that the consultant will conduct soil bearing capacity test of area as stated above. The tests were conducted through soil testing agency M/S Royal Material Testing Laboratory (RMTL).*

- b. Keeping in view the test results conducted by RMTL, the consultant vide his letter of even number dated 11th June, 2018 has recommended that ***“Consultant are of view that for double storey structure Pile Foundation is neither feasible nor economical, thus shifting of these plots is recommended relocation plan”***. The said recommendations of the consultant were forwarded to Deputy Director (Planning), PHA-F on 13th August, 2018. He stated that ***“any change including relocation of any plot (residential, commercial or public building) in the approved layout plan tantamount to a change in plan and need approval from CDA as per CDA Bye-Laws. Hence, as per PAC directions dated 12th April, 2018 “No changes shall be made in the original layout plan of the above said project approved by the CDA”***.
- c. Series of meetings were held with the Consultant regarding progress and relocation plan submitted by the consultant on 11th June, 2018, wherein the consultant briefed the participants that ***“the area for plots No.243, 256 & 257 are on loose fill. To determine the safe bearing capacity and other geotechnical parameters, an exploratory excavation was carried out and report was prepared. The case was also discussed with a Consultant structure engineer who has also given his report. As per ground reality, the current situation of site is that area having a natural slope toward nullah, water has carried away the loose soil and crevasses/deep trenches are made and further erosion may cause settlement of adjacent under constructed houses”. The Engineer of the project has an opinion to obtain approval from BoD in principle of said proposal. Implementation/execution will be made after vetting of said proposal from third party which will be accordingly endorsed by The Engineer for execution”***.

73. After detailed discussion, it was decided that the consultant shall prepare feasibility and submit another proposal as per ground realities instead of relocation plan.

Now, the consultant vide their letter of even number dated 5th October, 2018 has recommended another proposal with following details: - **

S.No.	Description	Amount
a	Extra construction cost of Piling due to loose fill area for each house	Rs. 7,775,645/-
b	Extra construction cost of piling due to loose fill area for 03 houses	Rs. 23,326,936/-
c	Extra construction cost of protection/RCC Retaining wall as per site requirement	Rs.18,044,509/-
d	Extra construction cost of protection/Plum concrete wall as per site requirement	Rs.14,807,887/-

74. The matter was submitted for consideration and approval of the BoD of PHA-F. The implementation of the proposal was to result in;

- a) Work will be executed as per approved layout plan.
- b) PAC directions will be honored.
- c) Strengthening of Loose fill area.
- d) Protection/retaining wall will to secure the Row houses from any Natural incidents in future.
- e) Allottees concerned will be provided within the committed homes as they have already made/are making payments for the homes.
- f) Timely decision will save PHA-F from court cases by the aggrieved allottees.

75. In the meanwhile, on the directions of Wafaqi Mohtasib, a joint visit of the Deputy Director (Planning), PHA-F and Deputy Director, CDA was ordered in which re-location of three plots was finalized and shared with CDA and the Wafaqi Mohtasib. Now, the three houses are to be constructed at the agreed new location. The matter is submitted for approval of BoD.

DECISION:

76. The BoD approved the relocation of three houses Nos.243, 256 & 257 at PHA-F Officers Residencia Project at Kurri Road, Islamabad without incurring any additional cost.

AGENDA ITEM No.14

EXPRESSION OF INTEREST FOR JOINT VENTURE (LAND BANKING)

77. After approval from 26th meeting of the BoD, PHA-F invited Expression of Interest through advertisement in newspaper regarding land banking released on 12th November, 2017. Last date for submission of proposals/bids was fixed as 18th January, 2018.

78. It is submitted that within due date only five Companies purchased the ToRs but none of them submitted the documents as per requirements. Therefore, it is requested

to grant permission for re-advertisement for the public private partnership through a Joint Venture (Land banking). The matter is submitted for approval of the BoD.

79. It is also submitted that in line with the decision accorded in 26th meeting of BoD vide agenda item No.14, it is proposed that following Committees may be constituted for evaluation process of the EOI proposals:-

80. The committees with ToRs are as under:-

Technical Committee for EOI Proposals

The proposals received will open before the technical committee of PHA Foundation consisting of the following:-

- | | |
|--|----------|
| i. Chief Engineer/Director (Engineering-I) | Convener |
| ii. Director (Engineering-II) | Member |
| iii. Director (Land) | Member |
| iv. Deputy Director (Finance) | Member |
| v. Deputy Director (Planning) | Member |
| vi. Assistant Director (JVs) | Member |

TORs of the Technical Committee shall be as under:

- Opening of proposals.
- Preparation of abstract/synopsis of proposals received.
- Inspection of sites.
- Preparation of pre-feasibility containing preliminary recommendations regarding financial/economic/technical aspects and preliminary verification of clear title free from all encumbrances.

A report containing preliminary recommendations shall be presented by the Technical Committee, before the Evaluation Committee consisting of following:

Evaluation Committee

- | | |
|--|----------|
| i. Managing Director, PHA-F | Convener |
| ii. Deputy Secretary (Admin), M/O Housing & works | Member |
| iii. Representative of Ministry of Finance not below BS-19 | Member |
| iv. Representative of Ministry of Law not below BS-19 | Member |
| v. Company Secretary, PHA-F | Member |

TORs for the Evaluation Committee:

- Scrutiny of proposals in the light of report of Technical Committee
- Examination of financial/economic/technical feasibilities and verification of clear title free from all encumbrances.

- c. Inspection of site.
- d. Short listing of prospective firms.
- e. Negotiation of standardized MOU with all prospective land providers willing to comply with terms of MOU.

The report of Evaluation Committee containing recommendations shall be presented before Steering Committee comprising the following:-

Steering Committee:

- | | |
|---|----------|
| i. Joint Secretary (Estate), M/O Housing & Works | Convener |
| ii. Deputy commissioner/District Land Collector | Member |
| iii. Member (Planning), CDA or rep of Municipality concerned | Member |
| iv. Representative of Ministry of Finance not below BS-20 | Member |
| v. Representative of Planning Commission not below BS-20 | Member |
| vi. Representative of ministry of Law not below BS 20 | Member |
| vii. Land Acquisition/Real Estate Consultant of PHA-F to be appointed through competitive bidding | Member |
| viii. Company Secretary, PHA-F | Member |

TORs of the Steering Committee

- a. To oversee work of evaluation committee and to provide direction wherever required.
- b. To ensure transparency and fairness in entire process
- c. Consolidation of report containing specific recommendation for final decision of Boar of Directors PHA-Foundation.
- d. To co-opt any member as it deems necessary from public or private sector for the purpose of transparency and efficiency.

81. Final report of Steering Committee shall be placed before the meeting of BoD of PHA-F for approval and execution of commercial agreement with particular land provider in the light of recommendations of the Steering Committee. The BoD shall also act as Arbitrator or nominate a suitable Arbitrator in case of any dispute between PHA-F and any firm. The decision of the Arbitrator shall be final and binding upon all parties.

82. After approval of the BoD, an agreement shall be executed for implementation of the scheme between PHA-F and the Joint Venture Partner.

83. The composition of committees alongwith their TORs were submitted for approval of the BoD with the request to allow PHA-F to invite Expression of Interest (EOI) through national newspapers.

DECISION:

84. The BoD approved composition of above committees, ToRs and invitation of Expression of Interest by the PHA-F for Land Banking for Joint Venture through leading national newspapers and strictly in accordance with Public Procurement Rules, 2004.

AGENDA ITEM No.15

HANDING OVER OF GREY STRUCTURE HOUSES/ADDITIONAL COST AT KURRI ROAD PROJECT

PROJECT BRIEF & PRESENT STATUS:-

85. The Kurri Road project was started in the year, 2012 to provide houses on the ownership basis to Federal Government officers of BPS-20 to 22 in Zone-IV at Kurri Road, Islamabad. Land measuring 90 acres was acquired from CDA to construct 588 Nos. of houses in total as per following detail:-

S. No.	Category	Plot Size	No. of Houses
1	Category-I	50 X 90	117
2	Category-II	40X80	178
3	Category-III	30X60	293

86. The Project was bifurcated into two sections i.e. Infra-Structure Work and Construction of Houses. Construction of Houses has been divided into ten packages. Overall category-wise progress of work is as under.

S. No.	Description	Progress
1	Category-I Row Houses	70% completed=65 houses 100% Completed =52 Houses
2	Category-II Row Houses	66% Completed =55 Houses 64% completed=65 houses 51% completed=58 houses
3	Category-III Row Houses	51% Completed =69 Houses 64% completed=67 Houses 80% completed=55 Houses 66% completed=51Houses 51% completed=51 Houses
4	Infra structure Work	58 % Completed.

87. It is anticipated that the construction of category-I houses will be completed by 31st December, 2018, the category-II houses will be completed till the end of January, 2019 and category-III houses will be completed by 31st March, 2019. The delay has been caused by different extraneous reasons including encroachment of land at site, court cases, political disturbances and inclement weather conditions.

88. Despite heavy odds, PHA-F has been making hectic efforts to resolve the issues



and to complete the work at the earliest.

ALLOTMENT POLICY:

89. On inception of the project in the year, 2011-12, allottees were intimated vide PHA-F's letter No.PHA/MD/ASC/17-22/2012/15 dated 19th January, 2012 regarding launching of the project with tentative cost of the project as mentioned below:-

S. #	Houses Category	Construction Cost		Development Cost	Land Cost	Power Trunk	Miscellaneous	Total (Rs)
		Cost/Unit	Cost/Sft					
1	Cat-I (50'X90') Designed Area 4272 Sft	5,553,600	1,300	2,007,840	1,200,000	210,000	1,323,252	10,294,692
2	Cat-II (40'X80') Designed Area 3431 Sft	4,559,799	1,329	1,646,880	800,000	170,000	1,086,169	8,262,848
3	Cat-III (30'X60') Designed Area 1995 Sft	2,559,585	1,283	947,625	450,000	150,000	613,762	4,720,972

90. The above mentioned letter had provision that final cost for finished and grey structure will be determined as per actual cost on opening of competitive tenders and issuance of Demand Notices by IESCO, SNGPL, etc.

91. Accordingly, allotments were made on the intimated tentative cost with the undertaking from allottees that "To pay the cost of housing units/land/development charges as determined and finally fixed by PHA-F."

92. Infra-Structure Work commenced at site in the year, 2012 and once sustainable work was completed, competitive bids were invited for building work in the year, 2015-16 and awarded accordingly. Based on the exact cost estimates, the final rates come out as under keeping in view the PHA-F's intimation vide letter dated 19th January, 2012:-

S #	Houses Category	Construction Cost		Development Cost	Land Cost	Power Trunk	Miscellaneous	Total (Rs)
		Cost/Unit	Cost/Sft					
1	Cat-I (50'X90') Designed Area 4722 Sft	7,463,155	1,581	2,725,288	1,309,579	1,322,807	1,417,999	14,238,827
2	Cat-II (40'X80') Designed Area 3600 Sft	6,346,459	1,763	2,077,729	998,408	1,008,493	1,205,827	11,636,916
3	Cat-III (30'X60') Designed Area 2019 Sft	3,807,087	1,886	1,165,260	559,941	565,597	723,346	6,821,230

93. Since PHA-F is a nonprofit organization registered under Section 42 of the Companies Ordinance, 1984 and the above scheme also includes Commercial Area, Mosques, School & Community Centre as per approved layout plan, so in order to take the whole project as one unit including 588 houses and the other allied amenities, the costing of the whole project has been carried out in totality. Based on the said working, the resultant deficit of Rs.752.981 million come as per following details:-

S. No.	Description	Total Development Cost (Rs)	Total Revenue (Rs)
A	Cost of PHA-F Officer Residencia Kurri Road Project	6,000,011,240	4,067,210,704
B	Construction cost of Commercial cum Residential Block A&B at Kurri Road	491,867,740	1,353,000,000
C	Tentative Cost for Development of Community Centre/Residential Apartments at Kurri Road	818,934,688	1,166,063,600
D	Tentative Cost for Development of Commercial cum Residential (North Side) at Kurri Road	78,467,168	224,932,500
E	Tentative Cost for development of School at Kurri Road	273,224,406	156,650,400
F	TOTAL	7,720,839,057.43	6,967,857,204.00
H	DIFFERENCE BETWEEN DEVELOPMENT COST AND REVENUE	752,981,853.43	

94. Based on the same, additional cost as per following is being worked out to be paid by each Cat-I, II & III allottees:-

S. #	Houses Category	No. of Houses	Covered Area	Total Covered Area (Sft)	Original Per House/Unit Price	Additional Cost of Project	Additional Cost Per Sft	Additional Cost Per House/Unit	Revised Per Unit/House Price
1	Cat-I (50' X 90') Designed Area 4722 Sft	117	4722	552474	10,294,692	752,981,853	421.88	1,992,099	12,286,791
2	Cat-II (40' X 80') Designed Area 3600 Sft	178	3600	640800	8,262,848			1,518,754	9,781,602
3	Cat-III (30' X 60') Designed Area 2019 Sft	293	2019	591567	4,720,972			851,767	5,572,739

95. Since all 588 houses of category-I, II & III under 10 packages are going to be completed by March, 2019 but in between different packages of Cat-I, II & III will be completed prior to the said date (for instance Package-2 comprising of 52 No of Cat-I Houses is already completed) and the BoD is requested for approval of additional cost as worked out above so that the same is communicated to the respective allottees enabling PHA-F for handing over of the completed houses of Cat-I, II & III package wise.

DECISION:

96. The Minister for Housing and Works/Chairman, BoD took serious view of enormous increase in total cost of the project. Accordingly, the BoD decided that all facts and figures of the project shall be evaluated by a Committee headed by Minister of State for Housing and Works, Joint Engineering Advisor, Ministry of Housing and Works and Chief Engineer (North), Pak PWD, who shall scrutinize the relevant record,

evaluate each and every element of the project and fix responsibility for such enormous increase in the project cost and submit report thereof before next meeting of the BoD.

AGENDA ITEM NO: 16

LAUNCHING OF HOUSING PROJECT AT KUCHLAK QUETTA, BALOCHISTAN

97. The Board of Revenue, Government of Balochistan in compliance of announcement made by the then Prime Minister for construction of affordable housing units for the Federal Government Employees and General Public provided 86-3-24 acres of land at Kuchlak Quetta to PHA-F.

98. Initially, Pak PWD was entrusted with the task of preparing feasibility report, master planning and tender documents of Kuchlak project by Ministry of Housing and Works. Accordingly, Pak PWD carried out the task and submitted report. The PHA-F launched a project titled "*Housing Scheme for Low Paid Federal Government Employees and General Public*" vide advertisement in national newspapers on 26th June, 2008.

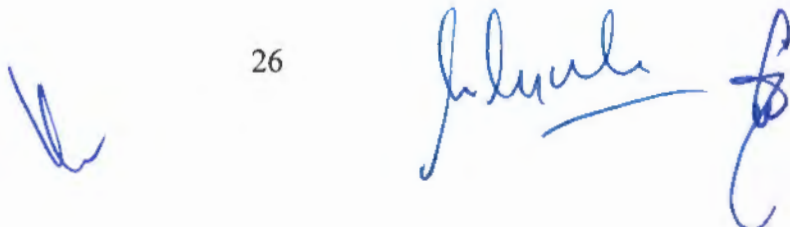
99. As public response was not good and only 46 applications were received against the above scheme. Therefore, above project could not be initiated.

100. Later on, Sub-Committee of National Assembly Standing Committee on Housing and Works under Convener-ship of Haji M. Akram Ansari, MNA was constituted, which recommended that the PHA-F go ahead the project as abandoning the housing projects in Quetta would deprive Low Income Group in Balochistan of their right to shelter as guaranteed by the Constitution.

101. Subsequently, upon direction of Senate Standing Committee, a Joint Working Group (JWG) was constituted to look into the matter to re-launch the project. In this regard, various meetings of JWG were conducted and various issues pertaining to the project were discussed in detail. In 3rd meeting of JWG, it was decided that appointment of proper consultant for the subject project is necessary so that they can prepare feasibility report, design drawing and PC-1. The matter regarding appointment of Consultant was presented to Honourable Minister through Secretary, Ministry of Housing and Works for approval. Subsequently, Honourable Minister approved the hiring of Consultant.

102. In line with the above approval, an advertisement for Consultant was published in daily newspapers. The process of appointment of Consultant was completed after fulfilling all procedural and codal formalities and the task was assigned to M/S JV CIV-TECH & EPAC Consultant.

103. The consultant proposed the following two options in the Feasibility Study Report:-



OPTION NO.01**Developed Plots**

S. No.	Size	Number
Plots	50' x 90'	56
	40' x 80'	102
	30' x 60'	648

OPTION No.02**Double Storey Grey Structure Row Houses**

S. No.	Size	Number
Grey Structure Row Houses	50' x 90'	56
	40' x 80'	102
	30' x 60'	648

104. An agenda item for the project was placed before 27th meeting of the BoD. The BoD approved option No.2 i.e. Double Storeys Grey Structure Row Houses.

105. A site visit was carried out by the JWG of PHA-F, Islamabad, Regional Office Quetta and the Consultant which submitted a detailed review of the project. With the cooperation of Revenue Department and Irrigation Department etc. Government of Balochistan, a new Layout Plan has been prepared with four categories of houses as detailed below in addition to development of Commercial Areas:-

S. No.	Category	Plot Size	No. of Houses
01	Cat-I	50 x 90	48
02	Cat-II	40 x 80	112
03	Cat-III	30 x 60	350
04	Cat-IV	25 x 45	441
Grand Total =			951

105. The matter was submitted before the BoD for approval of layout plan so that PHA-F may share it with Quetta Development Authority (QDA) for NOC. Once NOC is issued by QDA, a comprehensive case including prices of grey structure houses, shops etc. and quota for Provincial/Federal Government Employees, employees of PHA-F and General Public will be determined and submitted to the BoD for approval and launch of membership drive.

DECISION:

106. The BoD approved the proposed layout plan of the scheme for sharing with QDA. BoD directed the PHA-F to obtain NOC from QDA, prepare comprehensive plan, which may include prices of grey structure houses, shops etc. and determine quota for Provincial/Federal Government Employees, General Public, employees of PHA-F and

employees of Ministry of Housing and Works and place before the BoD for approval and launching of membership drive in due course of time.

TABLE AGENDA No.1

WAIVER OF WATCH AND WARD CHARGES AGAINST D TYPE APARTMENT No.1, BLOCK-20, PBC LANDHI, KARACHI

107. Mr. Muhammad Ilyas, an allottee of apartment No GF-1, Block No.20, PBC Landhi Project of PHA-F, has requested for the transfer of his apartment in the name of purchaser after due process. During scrutiny of the case, it has transpired that allottee has not yet taken over formal possession of the apartment from PHA-F at the time when he was officially asked to do so. However, he has submitted possession letter issued by the then Regional/Marketing Manager of Karachi projects of PHA-F.

108. PHA-F completed the project of PBC Landhi, Karachi in the year, 2007 and possession of apartments was offered to the allottees. Most of the allottees approached this office and took over physical possession of their apartments from PHA-F after clearance of all dues against their apartments and fulfilling all the requirements. However, the above allottee did not take over the formal possession from PHA-F despite several reminders issued to him as detailed below:-

PHA-F Letter Number	Date of issue
F.NO: PHA/ISL/ASC/153 PBC-07/2370	11 th April, 2007
F.NO: PHA/ISL/ASC/153 PBC-11/7273	23 rd May, 2011
F.NO: PHA/ISL/ASC/153 PBC-11/10954	18 th November, 2011

109. On completion of a project, consent of all allottees is obtained that they are willing to take over the possession of their apartment(s) after clearance of all dues. Upon receipt of written consent, every individual allottee is informed about the outstanding charges against his/her apartment. The allottee deposits outstanding dues (if any). Land & Estate Wings of PHA-F forward the case to Finance Wing of the PHA-F for endorsement of payment and issuance of No Demand Certificate (NDC). After issuance of NDC, Land & Estate Wings forward a formal letter to the allottee to take over the physical possession of his/her apartment on the site from the representative of PHA-F, whose name and contact number is always mentioned in the letter for convenience of the allottees. The allottee on the given date and time reaches the site and formally signs two copies of possession certificate (one for his personal record and other for PHA-F record) and takes over the physical possession. The representative of PHA-F forwards the office copy of possession certificate to the Regional Office for record.

110. In the instant case, relevant record reveals that above stated process was not adopted i.e. neither the allottee gave his consent for taking over the possession of apartment nor NDC from the Finance Wing was obtained rather ex-Regional Manager, PHA-F handed over possession of the apartment at his own without adopting the due process. Since the then Regional Manager did not follow due process in handing over the physical possession of the flat in question, therefore, the allottee is facing problem since long.

111. PHA-F with the approval of the BoD has imposed late possession charges @ Rs.1,500/-, Rs.2,500/- and Rs.5,000/- at PBC Landhi, Karachi on those allottees who



did not take over possession. Accordingly, PHA-F imposed late possession charges on the above applicant at the given rates and informed him to deposit Rs.347,200/-. On the other hand, the allottee claims that since he was working in Pak Army and due to his transfers from one station to other, he didn't receive any letter from the PHA-F. If the possession letter of March, 2011 of Mr. Mohammad Ilyas is considered then total amount due against the said apartment comes to Rs.64,100/-. If the aforesaid possession letter is not considered then the total dues against the apartment comes to Rs. 345,700/-. Detail of dues on either way is given below:-

S. No.	Description	Total Dues till March, 2011	Total Dues till October, 2018
1	Watch & Ward Charges @ Rs. 1,000/-p.m.	Rs. 24,000/-	NOC of MS Wing Rs. 20,000/-
2	Maintenance Charges @ Rs. 800/-p.m.	Rs. 34,400/-	
3	Fencing Charges	Rs. 3,000/-	Rs. 3,000/-
4	Advance Billing Charges	Rs. 2,700/-	Rs. 2,700/-
5	Late Possession Fee from 1 July, 2011 till November, 2011 @ Rs. 1,500/-	---	Rs. 7,500/-
6	Late Possession Fee from 1 December, 2011 till May, 2015 @ Rs. 5,000/-	---	Rs. 210,000/-
7	Late Possession Fee from June, 2015 till October 2018 @ Rs. 2,500/-	---	Rs. 102,500/-
Total Amount		Rs. 64,100/-	Rs. 345,700/-

112. PHA-F is asking for late possession charges before transfer execution. It is pointed out that no expenditure has been incurred by PHA-F as:-

- Maintenance services were discontinued by PHA-F from 31st January, 2012. So no watch & ward and maintenance charges were collected by PHA-F. Till then only 20 months maintenance charges are being collected by PHA-F from June, 2012 till January, 2014 against NOC from MS wing.
- Fencing and advance billing charges were borne by the then Regional Manager.

113. Pursuant to above, no financial implication is involved in this case. The allottee has claimed that since he has taken over the possession in March, 2011 from Capt. Akram, the then representative officer of PHA-F at Karachi, so possession letter submitted by him may be considered and his case of transfer may be processed for execution.

DECISION:

114. The BoD directed that PHA-F management to decide the matter in accordance with laid down Rules/Policy/Regulations on the subject.

TABLE AGENDA No.2

WAIVER OF DELAYED PAYMENT CHARGES AND ADDITIONAL COST IN VARIOUS PROJECTS OF PHA-F

115. Mian Ahmed Shuja, an allottee of apartment No. SF 11, Block No.3, D Type, Wafaqi Colony, Lahore has submitted an application, addressed to Chairman PHA-F, on 5th October, 2018 for waiver of Delayed Payment Charges (DPC) and additional cost against his apartment.

116. In this regard, it is informed that allottees most of the times don't follow payment schedule and deposit installments after due date(s) which results in delay of payments to the Contractors that ultimately results delay in completion of projects. Such delays bring bad name to PHA-F. In order to avoid such issues, DPC are imposed on defaulters at the following rates at different projects:-

- 2 % for Kurri Residencia and B Type Executive Apartments at Wafaqi colony Lahore; and
- 1 % for all other ongoing projects in Islamabad, Lahore and Karachi on daily basis.

117. As far as the instant case is concerned, PHA-F launched Wafaqi Colony, D Type project in the year, 2009 and payment schedule was issued to allottees including the applicant. The project was to be handed over to the respective allottees in the year, 2012 but due to unavoidable circumstances, the project could not be completed in the stipulated time. Since the project could not be completed on time, therefore, the project cost increased due to escalation. Accordingly, an additional cost @ Rs.397,250/- was levied on each allottee of D Type apartments including the applicant. PHA-F offered possession to the allottees of Wafaqi Colony project in March, 2017 and allottees started taking over possession of their apartments after payment of outstanding dues including DPC. The detail of total DPC collected till date and outstanding is tabulated below:-

Project Name & Type	Total DPC	Received till date	Outstanding
Wafaqi Colony (B, D & E Type) 228 apartments	Rs.37.5 million (Approx)	Rs.5.3 million (Approx)	Rs.32.2 million (Approx)

118. Mian Ahmed Shuja has requested for the waiver of following charges:-

- Delayed Payment Charges: Rs.926,671/- (up to 1st October, 2018)
- Additional Cost : Rs.397,250/-

DECISION:

119. The BoD directed the PHA-F to inform the allottee regarding factual position of his case and resolve his matter as per laid down Rules/Regulations/Policy of PHA-F.

TABLE AGENDA No.3

RESTORATION OF ALLOTMENT OF MR. MUHAMMAD MUREED RAHIMOON, EX-DIRECTOR (ADMN), PHA-F

120. It was apprised that BoD of in its 20th, 21st and 22nd meetings approved to allot cancelled apartments to the employees of Ministry of Housing and Works and PHA-F on construction cost basis. The eligibility criterion was also approved by the Chairman, BoD

of PHA-F on 25th March, 2010. The condition of one year service in PHA-F was also relaxed by the Chairman, BoD.

121. NAB authorities took up the matter with Ministry of Housing and Works. Accordingly, a meeting was held between Secretary, Ministry of Housing and Works and Director General, NAB on 9th April, 2013 in the Ministry of Housing and Works where Director General, NAB categorically emphasized that the allotment of all employees who had less than one year service in PHA-F and Ministry of Housing and Works may be cancelled forthwith.

122. Consequently, all such allotments were cancelled in line with the directions of NAB. Some of the allottees filed petitions in the Courts of Law against cancellation of their apartments on directions of the NAB. Honorable Islamabad High Court, Islamabad passed order in a writ petition filed by Syed Muhammad Nouman Shah and Mr. Abid Saeed that **"Allotments were made under the prevalent policy ratified by 7th BoD meeting, therefore, the allotment cannot be said to have been made illegally. Since the allotments were acted upon through payment of necessary dues and petitioner had also got possession of the allotted apartment, subsequent cancellation is clearly hit by principle of locus poenitentiae. The respondent (PHA-F) failed to point out any policy to render the allotment as illegal, therefore the subsequent cancellation order dated 11-06-2013 is set aside due to having no legal backing. In view of above, writ petitions are allowed with no order as to cost."**

123. Further, PHA-F and NAB filed Intra Court Appeal (ICA) against the above order. Meanwhile, NAB recorded statement in the ICA that inquiry against the above said apartment stands concluded and is closed. Later on, the ICA was also dismissed by Honourable Islamabad High Court. PHA-F filed CPLA before Honourable Supreme Court of Pakistan against the judgment of Honourable Islamabad High Court but the same was also dismissed by the Apex Court.

124. Mr. Muhammad Mureed Rahimoon filed writ petition before the Honourable Islamabad High Court, Islamabad against cancellation of his C Type Apartment No.TF 13, Block No.13, G-11/3. The Honorable Court converted his petition into representation for personal hearing by the Chief Executive Officer, PHA-F and appropriate decision. Accordingly, he was given opportunity of personal hearing on 28th March, 2018. After going through the relevant record, it was decided that **"The case of Mr. Mureed Rahimoon and other identical cases will be presented before the upcoming BoD meeting for decision, being the decision making body."**

125. Since cases of similar nature have been decided in favour of the petitioners by Honourable Islamabad High Court, Islamabad and Honourable Supreme Court of Pakistan, therefore, it would be in the interest of justice if the same treatment is extended to applicant Mr. Muhammad Mureed Rehimoon. Forgoing in view, it was proposed that the allotment of Mr. Muhammad Mureed Rahimoon may be restored on in line with the decisions of Honourable Islamabad High Court, Islamabad and Honourable Supreme Court of Pakistan in similar cases of Syed Muhammad Nouman Shah and Mr. Abid Saeed.

DECISION:

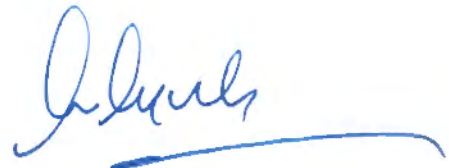
126. The Minister for Housing and Works/Chairman, BoD observed that Honourable Islamabad High Court, Islamabad has converted writ petition of Mr. Muhammad Mureed



Rahimoon into representation to be decided by Chief Executive Officer (CEO), PHA-F after providing him opportunity of personal hearing. He observed further that why appropriate decision has not yet been taken by him till date. BoD directed the CEO, PHA-F to look into the matter of cancellation of C Type Apartment No.TF 13, Block No.13, G-11/3 in respect of Mr. Muhammad Mureed Rahimoon on merit and decide the same in accordance with relevant Rules/Regulations/Policy of the PHA-F without further loss of time.

127. The meeting ended with a vote of thanks to and from the chair.

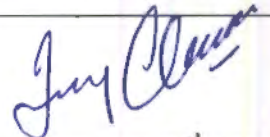
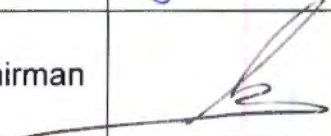

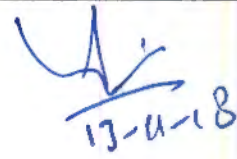
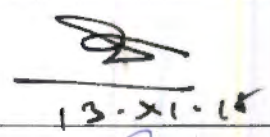
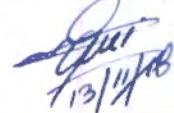
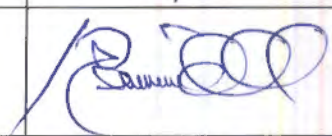
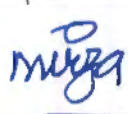
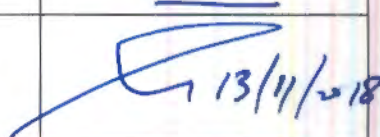
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31ST BOD MEETING OF PHA FOUNDATION

NOVEMBER 13, 2018

ATTENDANCE SHEET

S. No.	Name	Designation	Signature
1	Mr. Tariq Bashir Cheema, Federal Minister for Housing & Works/ Chairman, PHA Foundation, Islamabad	Chairman	
2	Dr. Imran Zeb, Secretary, M/o Housing & Works, Islamabad	Dy. Chairman	
3	Mr. Jameel Ahmed Khan, Joint Secretary (Admin), M/o Housing & Works, Islamabad	Member	
4	<i>Sahat Hanif</i> Joint Engineering Advisor, M/o Housing & Works, Islamabad	Member	 13-11-18
5	Hafiz Dr. Ahmed Bakhsh, Member Engineering, CDA, Islamabad	Member	 13-11-18
6	Mr. Muhammad Yaseen, Deputy Secretary (Admin), M/o Housing & Works, Islamabad	Member	 13/11/18
7	<i>Sajid Manzoor Asachi</i> Mr. Waqas Ali Mehmood, Director General, FGEHF, Islamabad	Member	
8	Mr. Muhammad Salim Khan, Chief Executive Officer, PHA Foundation, Islamabad	Member	
9	<i>Hussain Mirza</i> Rana Muhammad Rafiq Khan , Financial Advisor (Works) Sn. Joint Secretary, Finance Division, Islamabad	Member	
10	Mr. Shahid Farzand, Director General, Pak. PWD, Islamabad	Member	 13/11/2018
