

PHA FOUNDATION

MINISTRY OF HOUSING & WORKS

SHAHEED-E- MILLAT, SECRETARIAT, BLUE AREA, ISLAMABAD.

No. PHA-F/36th BoD Meeting/2019/142

Dated: November 21, 2019

Subject: MINUTES OF 36TH BOD MEETING OF PHA FOUNDATION HELD ON NOVEMBER 18, 2019 IN CONFERENCE ROOM OF PHA FOUNDATION, ISLAMABAD.

I am directed to enclose copy of approved Minutes of 36th meeting of BoD of PHA Foundation which was held under the chairmanship of Federal Minister for Housing & Works / Chairman, PHA Foundation on November 18, 2019 at 11:30 AM in the Conference Room of PHA Foundation, Islamabad.

Encl: As above


(Muhammad Irfan Khan)
Director (M&C)

Distribution:

1. Ch. Tariq Bashir Cheema,
Federal Minister for Housing & Works/
Chairman, PHA Foundation,
Islamabad.
2. Dr. Imran Zeb Khan,
Secretary Housing & Works,
M/o Housing & Works,
Islamabad.
3. Mr. Zahoor Ahmed,
Additional Secretary,
M/o Housing & Works,
Islamabad.
4. Mr. Tariq Rashid,
Chief Executive Officer,
PHA Foundation,
Islamabad.
5. Mr. Hamayun Akhtar,
Member Engineering,
CDA, Islamabad.
6. Mr. Muhammad Yaseen Shar Baloch,
Joint Secretary (Admin),
M/o Housing & Works,
Islamabad.
7. Mr. Jibran Khalil Malik,
Financial Advisor (Works)/
Joint Secretary, Finance Division,
Islamabad.
8. Mr. Waseem Hayat Bajwa,
Chief Executive Officer,
FGEHA, Islamabad.
9. Muhammad Shahzad,
Joint Engineering Advisor,
M/o Housing & Works,
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 Chief Engineer, PHA Foundation, Islamabad.
- iii. PA to All Directors, PHA Foundation, Islamabad.
- iv. Section file.

MINUTES OF 36TH BOD MEETING OF PHA FOUNDATION

AGENDA ITEM NO.	SUBJECT
01	Confirmation of Minutes of 35 th BoD Meeting of PHA Foundation
02	Updated status of PHAF ongoing projects in Islamabad I. PHAF Officer Residencia, Kurri Road, Islamabad II. I-16/3 Project, Islamabad III. I-12/1 Project, Islamabad
03	Recruitment against various vacant posts in PHA Foundation, Ministry of Housing & Works, Islamabad
04	Re-Appropriation of budget for the Fiscal Year 2019-20
05	Opening of sixteen (16) Daily Product Accounts for the funds management of fifteen (15) projects, maintenance services & contractors retention money of PHA Foundation.
06	Request for waiver of additional cost of Rs. 1,642,723 on sympathetic grounds against house No. 99, Lane 11 of PHA-F Officers Residencia Kurri Road Islamabad
07	PHA-Maymar JV Company (Pvt) Ltd
08	Extension in contract period of Mr. Faqir Muhammad, Engineering Consultant, PHA Foundation
09	Re-constitution of Development Working Party for future projects of PHA-Foundation
10	Recent developments made by PHA Foundation regarding launching/planning of housing schemes in line with vision of the Naya Pakistan Housing Programme

36th Meeting of the Board of Directors of PHA Foundation was held under the chairmanship of Honourable Federal Minister for Housing & Works / Chairman, PHA Foundation on November 18, 2019 at 11:30 AM in the Conference Room of PHA Foundation, Islamabad.

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

AGENDA ITEM NO. 01

CONFIRMATION OF MINUTES OF 35TH BOD MEETING OF PHA FOUNDATION.

35th Meeting of the Board of Directors of PHA Foundation was held under the Chairmanship of Honorable Federal Minister for Housing & Works / Chairman, PHA Foundation on September 3, 2019 at 2:00 PM in the Conference Room of PHA Foundation, Islamabad.

2. Members of BoD confirmed minutes of 35th BoD Meeting.

AGENDA ITEM NO. 02

UPDATED STATUS OF PHAF ONGOING PROJECTS IN ISLAMABAD

The Board was informed regarding the ongoing projects of PHA Foundation in Kurri Road, I-16/3 and I-12/1, Islamabad. Details of which were deliberated as under:-

I. PHAF OFFICERS RESIDENCIA, KURRI ROAD, ISLAMABAD : SALIENT FEATURES

- The scheme was for Federal Government Officers (BS- 20 & Above)
- CDA allotted land measuring 90.8 acres
- Possession of land was handed over by CDA in April, 2011
- The Prime Minister inaugurated the project in February, 2012.
- Project formally launched on 9th of February, 2012.
- **The Project also Included;** Parks, School, Masajid, Community Center, Grave yard & Commercial areas.

Category wise details of the project were as under:-

S. No.	Categories	Plot Size	Nos of Houses
1	Cat-I	50 x 90	117
2	Cat-II	40 x 80	178
3	Cat-III	30 x 60	293
Total			588

Categories	Accommodation
Cat-I	Double storey, 4 beds with attached baths and dressing, lobby, drawing, dining, lounges, kitchen, store, study & servant quarter with toilet and car porch for 2 vehicles.
Cat-II	Double storey, 4 beds with attached baths and dressing, lobby, drawing, dining, lounges, kitchen, store & servant quarter with toilet and car porch for 2 vehicles.

Cat-III	Double storey, 3 beds with attached baths and dressing, lobby, drawing, dining, lounges, kitchen, servant quarter with toilet and car porch for 1 vehicle.
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Possession Details:

Category	Possession Offered	Possession handed over
Cat-I	117	45
Cat-II	178	60
Cat-III	224	48
Total	519	153

UPDATED STATUS OF UTILITIES (ELECTRIFICATION & SUI GAS)

- Demand note for electrification of Rs. 176 Million was paid to IESCO
- Work on the provision of electrification by IESCO was in progress (installation of 13 Transformers were completed and laying of HT/LT Cables within project premises were installed. 1 ½ Kilometer line from outside alignment had been provided by CDA. IESCO had awarded tender to contractor to whom work order would be issued in few days.
- SNGPL was requested for issuance of demand note as Master Plan had already been approved from CDA, however SNGPL was insisting on NOC from CDA.

II. I-16/3 PROJECT, ISLAMABAD

The scheme at I-16/3 was launched in year 2015-16 under Prime Minister's Housing Scheme for General public and Federal Government employees of BPS- 1 to 16 (E-type for FG employees & B-type for FG employees BPS-17 to 19) & General Public.

2. The project was divided in 10 Packages for implementation purposes i.e. Package 1,2 & 3 for Infrastructure, Packages 4,5,6 & 7 for construction of B-Type apartments and 8,9 & 10 for E-Type apartments

3. Package-wise detail of project was as under:

S.N.	DESCRIPTION	INFRASTRUCTURE	B-TYPE	E-TYPE
1	Location	Sector I-16/3, Islamabad		
2	Name Of Design Consultant	M/s Sampak International (Pvt)Ltd		
3	Name of Supervisory consultant	M/s Sampak International (Pvt)Ltd		
4	Name of Contractor	Package-1 M/s Maqbool & Sons, Package-2 M/s Abid Brothers, Package-3 M/s Rana Shahjahan	Package-4&5 M/s Abdul Majeed & Co., Package-6 M/s Hasas Construction & Package-7 M/s National Construction	Package-8 M/s Hasas Construction, Package-9 M/s SMC-ACE (JV) & Package-10 M/s Ismail Construction
5	No of Storeys	-	G+6	G+7

6	No of Blocks	-	24	19
7	Apartment on one Floor	-	4	6
8	No of Flats Per Block	-	28	48
9	Total No. of Flat	-	672	912
10	Covered area of each apartment	-	1496 sft	912 sft
11	Accommodation	-	3 Bed room with attached bath, Servant room attached bath, Lounge, Store, Kitchen	2 Bed Room ,2 Bath, Lounge, Kitchen
12	Project Cost	Rs. 383.6 Million	Rs. 2,835.2 Million	Rs. 2,580.5 Million
Total Tentative Project Cost				Rs. 5,799.4 Million

PACKAGE-WISE PROGRESS OF ALL PACKAGES OF I-16/3 WERE AS UNDER:-

Package	Description	Date of Commencement	Anticipated Date of Completion	Progress
1	Construction of Boundary Wall Around Four Land Packages Earmarked for Construction of Apartments Buildings under package 1, at Sector I-16/3, Islamabad	28/12/2015	-	Substantially Completed
2	Construction of infrastructure work for PHAF apartments under package-2 site 1, 2, & 3 at sector I-16/3, Islamabad.	05/02/2016	31-12-2020	31%
3	Construction of infrastructure work for PHAF apartments under package-3 site 4 at sector I-16/3, Islamabad.	09/05/2016	31-12-2020	47%
4	Construction of 168 Nos of B-type Apartments in 06 Block under package -4 at site No.1 sector I-16/3, Islamabad	27/08/2016	30-06-2020	50%
5	Construction of 168 Nos of B-type Apartments in 06 Block under package 5 at site No.1 sector I-16/3, Islamabad	27/08/2016	30-06-2020	50%

6	Construction of 168 Nos of B-type Apartments in 06 Block under package -6 at site No.2 sector I-16/3, Islamabad	12/07/2016	30-06-2020	60%
7	Construction of 168 Nos of B-type Apartments in 06 Block under package-7 at site No.3 sector I-16/3, Islamabad	05/07/2016	30-06-2020	40%
8	Construction of 288 Nos of E -type Apartments in 06 Block under package-8 at site No.4 sector I-16/3, Islamabad	04/10/2016	30-06-2020	53%
9	Construction of 336 Nos of E -type Apartments in 07 Block under package-9 at site No.4 sector I-16/3, Islamabad	27/08/2016	30-06-2020	70%
10	Construction of 288 Nos of E -type Apartments in 06 Block under package-10 at site No.4 sector I-16/3, Islamabad	03/10/2016	30-06-2020	58%

UTILITIES (ELECTRIFICATION & SUI-GAS)

The Cases regarding provision of electrification and sui gas were in process with relevant agencies i.e. IESCO and SNGPL but were pending because of NOC from CDA.

NOC, PERMITS, APPROVAL OF BUILDING/LAYOUT PLANS:-

To comply with the requirements of CDA, PHA Foundation hired design consultant M/s SAMPAK for preparation of building/plans of the project. The consultant prepared the said plans in accordance with the criteria/bye-laws conveyed by CDA vide their letter of even number dated 10-03-2007, which stated that "Site approved in Sector I-16/3 measure 15.60 Acres, Approved bye-laws for the site would be as Number of Storey Ground + 9, Ground coverage 50% of the plot area, Covered area of each apartment 1300 Sft." Accordingly, the same building/layout plans were submitted in CDA on 27-05-2016 and subsequently as and when desired by the Authority (CDA) time to time.

LATEST UPDATE:-

Since the building/layout plans were submitted by PHA-F in CDA and accordingly requirements of BCS were also fulfilled. Furthermore, the structural designs of the subject project was also got vetted by PHA-F from the enlisted/approved consultant of CDA as per CDA bye-laws. As a result, the BCS Directorate presented the case in Design Vetting Committee (DVC) for scrutiny and approval on November 14, 2019. The committee made

some observations which would be fulfilled and the project would be considered in the next DVC for approval.

III. I-12/1 PROJECT, ISLAMABAD

The subject project was launched in 2010 under Prime Minister Housing Scheme for Federal Government Officers (BPS 1-16) and General Public.

2. The project was divided in 10 Packages for implementation purposes including infrastructure work. Package 1, 2, 3, 4, 5, 6 and 7 comprised of D type Apartments while Package 8 & 9 consisted of E Type Apartments and Package 10 consisted of Infrastructure Work.

3. The package wise detail of project presented were as follows:

S.N.	Description	Infrastructure	D-Type Apartments	E-Type Apartments
1	Location	Sector I-12		
2	Design Consultant	M/s Meinhardt Pakistan (Pvt)Ltd		
3	Supervisory consultant	M/s Meinhardt Pakistan (Pvt)Ltd		
4	Name of Contractor	M/s Samdani & Co (Package-10, Phase 1)	M/s Maaksons (Pvt) Ltd.(Package-1&2)M/s Malik & Co (Package-3), M/s Gondal Construction Co. (Package-4&5), M/s Conpro Services (Package-6&7).	M/s Ismail Construction Co.(Package-8), M/s Exceed (Pvt) Ltd.(Package-9 Tender Terminated)
5	No of Storeys	-	B1+B2+B3+G+9	B1+G+9
6	No of Blocks	-	17	6
7	Total No. of Flat	-	2400	800
8	Covered area of each apartment	-	870 sft	710 sft
9	Contract Cost	147.115 Millions	6,423.063 Millions	946.693 Millions
10	Date of Start	February, 2019	February ,2017	February ,2017
11	Completion Date	February, 2020	June ,2020	June ,2020
13	Cumulative Progress %	8%	55%(Grey structure)	55%(Grey Structure)
14	Accommodation	-	2 Beds with Attached Baths, Living room, Kitchen, store & balcony	2 Bed Room ,2 Bath, Living room &Kitchen

APPROVAL OF LAYOUT / BUILDING PLAN

The Layout Plan was prepared by the Design Consultant M/s Meinhardt in accordance with the Bye-Laws of CDA and preliminary work started after submission of layout/building plan in CDA on 17-01-2017. Upon direction of Planning Wing of CDA, building plans were also submitted by PHA-F in Building Control Section 10 August, 2017. The Building Control Section, CDA conveyed in February, 2018, to present the case in upcoming Design Vetting Committee (DVC) with direction to resubmit the said case, PHA-F resubmitted the requisites after fulfillment of Codal formalities as per CDA-Bye Laws in June, 2018. On 26 September, 2019, CDA Building Control Section, Enforcement Wing along with a Magistrate sealed the

site. After vigorous pursuance of matter with CDA, the construction site was provisionally de-sealed on 4th November, 2019 subject to undertaking that all the requisites shall be fulfilled by PHA-F as per CDA-Bye Laws. All the requisites were fulfilled by PHA-F and any observation on the same were also catered for.

CURRENT STATUS

That CDA stayed the sealing of the project provisionally and the construction activities at site were resumed by all contractors except M/s MAAKSONS who on September, 2019 expressed his apprehension regarding bearing capacity of soil. Confusions were created because of different values of Soil Bearing Capacity at different times by different firms. Despite categorical undertaking / assurance of design consultant M/s Meinhardt regarding soil bearing capacity and structure stability duly supported by studies, PHA-F engaged Engineer-in-Chief (E-in-C), Pakistan Army for conducting fresh soil bearing capacity in order to resolve the issue which was in progress. The same would be communicated to all BoD members once the results were finalized by E-in-C which as per their commitment would take four (4) to six (6) weeks.

DISCUSSION:

The CEO, PHA Foundation briefed the members of the BoD about the updated status of ongoing projects of PHAF in Islamabad. It was informed that the Engineer selected after due process for I-16/3 project was temporarily assigned to Kurri Road Project to be shifted to I-16 project later on.

DECISIONS:

- i. A permanent officer shall be deputed for CDA issues regarding all projects of PHAF from Engineering Wing to inform about the day to day progress of the projects.
- ii. In future no project shall be initiated without proper approval / NOC's from relevant agencies / organizations.
- iii. No officer shall be allowed to carry cell phone in official meetings of PHAF.
- iv. PHAF to make a checklist of all pre-requisites of CDA for all projects.
- v. Regarding I-16/3 project, Member Engineering, CDA said that the PHAF in coordination with CDA officers to resolve the observations of DVC of CDA within 10 days and the same will be presented in upcoming DVC of CDA.
- vi. No payment shall be made to the contractors / consultant of I-12 project till the finalization of E-in-C report.
- vii. Box culvert / diversion of nullah drawings of I-12 project be submitted in CDA by 19-11-2019 after a third party vetting by a registered CDA and PCATP consultant.

AGENDA ITEM NO. 03

RECRUITMENT AGAINST VARIOUS VACANT POSTS IN PHA FOUNDATION, MINISTRY OF HOUSING & WORKS, ISLAMABAD

The Board was apprised that Ministry of Housing & Works vide letter No. 6(15)/2018-Admn-I dated 23rd January, 2019 communicated NOC of Establishment Division issued vide Office Memorandum No. F.14/1/2008-SP dated 9th January, 2019 to this office. The Ministry

directed that the recruitment should be made strictly in accordance with the Recruitment Policy for the Federal Service/ Autonomous Bodies / Corporations / Authorities Companies etc. circulated by the Establishment Division from time to time. In compliance to the directions, PHA Foundation floated advertisements through Ministry/Establishment Division vide (PID (I) 122/19 in on 7th July, 2019 (Phase-I) and vide (PID (I) 989/19 on 25th August, 2019 (Phase-II) in National Dailies for recruitment against various vacant posts as per following details:-

Phase-I Recruitment

SN	Name of Post	BPS	No. of vacancies
01	Steno-typist	14	18
02	Assistant Draftsman	11	02
03	Lower Division Clerk	09	16
04	AutoCad Operator	09	02
05	Driver	05	02
06	Naib Qasid	02	01

Phase-II Recruitment

SN	Name of Post	BPS	No. of vacancies
01	Assistant Director QS/EM	17	02
02	Accounts Officer	17	01
03	Accountant	16	01
04	Assistant Private Secretary	16	02

2. In accordance with Establishment Division guidelines regarding initial screening test / skill test a Testing Agency i.e. Universal Testing Services was hired by PHAF after fulfilling all formalities through open competitive bidding process. M/s Universal Testing Services conducted the written test/skill test of applicants against above mentioned cadres. Accordingly, as per PHAF Employees (Service) Regulations, 2017 and amendments therein, the Departmental Selection Committees (DSC) of PHAF conducted the interviews of shortlisted candidates. On the recommendations of DSC and with the approval of appointing authority i.e. CEO, PHAF the offer of appointment letters were issued for the Post of Steno-typist, Assistant Draftsman, LDC and AutoCad Operator, whereas, the following officials joined duty in PHAF Foundation:-

Assistant Draftsman BS-11					
S#	NAME	CNIC	QUALIFICATION	QUOTA OF APPOINTMENT	ORDER OF MERIT
1	SABIR USMAN	14203-2712375-3	B. TECH (Hons) CIVIL	KPK	1
2	ABUZAR	34301-6020183-3	DAE (CIVIL)	Punjab	2
AutoCad Operator BS-09					
S#	NAME	CNIC	QUALIFICATION	QUOTA OF APPOINTMENT	ORDER OF MERIT
1	DANISH ASLAM	13301-9147779-5	DAE (CIVIL)	KPK	1
2	MOHAMMAD RAMZAN	36302-4740332-5	DAE (CIVIL)	Punjab	2

Steno-Typist BS-14

S#	NAME	CNIC	QUALIFICATION	QUOTA OF APPOINTMENT	ORDER OF MERIT
1	HAFIZ ASIF ALI	35101-3811251-5	B. COM	Merit	1
2	ARIF HUSSAIN	71103-5868135-9	BBA (Hons)	Merit	2
3	MUHAMMAD ASIF IOBAL	37405-8303334-5	MS (CS)	AJK	3
4	M. SALMAN ANWAR	42401-2466302-7	Bachelor of Architecture	Sindh(U)	4
5	ALI RAZA LAGHARI	41103-6719906-3	BA	Sindh(R)	5
6	AMIR ALI	35101-0396440-3	B. COM	Punjab	6
7	MUHAMMAD NAEEM	81201-0581839-7	BSIT (Hons)	Disable	7
8	HABIB UR REHMAN	35101-0554492-5	BA	Punjab	8
9	MUHAMMAD IBRAHIM	17201-7822963-3	M. COM	KPK	9
10	SAFEER JAN	17301-6608500-7	B.Sc (Computer Sciences)	KPK	10
11	AWAIS QARNI	17301-1324900-1	BA	KPK	11
12	SHEHROZ GILL	31205-2693282-9	BBS Marketing	Punjab	12
13	WAQAS AHMED CH	37405-8935020-9	MPA	Punjab	13
14	JUNAID SAEED	35101-6466931-1	BA	Punjab	14
15	MOHAMMAD IMRAN	37405-7782461-1	B. COM	Punjab	15
16	NOOR ALAM KHAN	21705-7361883-7	B. Sc.	FATA	16

Lower Division Clerk BS-09

S#	NAME	CNIC	QUALIFICATION	QUOTA OF APPOINTMENT	ORDER OF MERIT
1	M. SHAHBAZ KHAN	12101-2647318-7	B.Sc (Electrical Engineering)	Open Merit	1
2	ZAHEER QAISER	35201-5338016-9	M. COM	Open Merit	2
3	GHULAM MUHAMMAD	43203-5359119-3	FA	Open Merit	3
4	MUHAMMAD AYAZ KHAN	82101-6114673-5	F.Sc, B.Sc (Continue)	AJK	4
5	SHAANDANA	35404-4768084-2	MA English	Punjab (W)	5
6	ZEESHAN ALI	17301-8614739-5	B.Sc (Engg)	KPK	6
7	DANYAL MAHMOOD VASEER	34101-7655168-5	BA	Punjab	7
8	MUHAMMAD ASIF	16102-4351756-9	MA (Political Science)	KPK	10
9	AFAQUE AHMED	45301-6579725-5	BBA (Hons)	Sindh(R)	11
10	MUHAMMAD ASAD KHAN	44103-8667504-9	BA	Sindh(R)	12
11	ABDUL RAUF	44401-4383748-3	FA	Sindh(R)	13
12	M. TANVEER ULLAH	15201-4523411-5	BS (English)	KPK	14
13	SHAFI ULLAH	56503-3272777-1	M. COM	Balochistan	16

3. Moreover, after successful completion of all formalities offers of appointments were also issued to following candidates against the post of Assistant Director (QS), Accountant, Assistant Private Secretary, Driver and Naib Qasid:-

Assistant Director, QS BS-17					
S#	NAME	CNIC	QUALIFICATION	QUOTA OF APPOINTMENT	ORDER OF MERIT
1	FAZAL AHMAD	21505-0444938-5	B.Sc (Civil Engg)	GB/FATA	1
Accountant BS-16					
S#	NAME	CNIC	QUALIFICATION	QUOTA OF APPOINTMENT	ORDER OF MERIT
1	AAMIR SALEEM	61101-4737896-5	M.Com, CA Inter	Punjab-Merit	1
Assistant Private Secretary, BS-16					
S#	NAME	CNIC	QUALIFICATION	QUOTA OF APPOINTMENT	ORDER OF MERIT
1	SHQAIB SHAFQAT	37405-4756975-9	MCS	Punjab- Merit	1
2	WAQAR ASLAM	13503-7020375-1	BBA	KPK	2
Driver BS-05					
S#	NAME	CNIC	QUALIFICATION	QUOTA OF APPOINTMENT	ORDER OF MERIT
1	Abdul Haseeb Tahir	82101-1249770-7	Middle	AJK	1
Naib Qasid BS-02					
S#	NAME	CNIC	QUALIFICATION	QUOTA OF APPOINTMENT	ORDER OF MERIT
1	Hafiz Muhammad Asad Aslam	33100-8540251-5	Matric	Punjab	1

DECISION:

4. The Board expressed satisfaction on overall recruitment process made by PHA Foundation against above mentioned posts and directed to re-advertise all carry forward posts which could not be filled during the instant recruitments against various cadre in PHA Foundation after fulfilling all formalities.

AGENDA ITEM NO. 04

RE-APPROPRIATION OF BUDGET FOR THE FISCAL YEAR 2019-20

Upon the request of Admin Wing of PHA-F, a meeting of the Finance & Accounts Committee of PHA-F was held on 08.10.2019 in the committee room of PHA-F. The Agenda regarding re-appropriation of budget for the FY 2019-20 was presented as per following details:-

From				To		
A/C code	Description	Available Budget Amount	Amount Proposed for Re-appropriation	A/C code	Description	Amount in Rs.
Employees related expenditure				A-01	Vehicles	18,500,000
E-13	Pay	103,806,920	1,500,000/-			
E-13	Allowances	228,936,197	1,500,000/-			
E-13	Honorarium	20,000,000	2,000,000/-			

PM Package			
E-13	PM package for deceased employees	20,000,000	7,500,000/-
Utilities expenses, Electricity			
E-20	Utilities expenses, Electricity	5,000,000	3,000,000/-
E-21	Misc. Exp. others	5,000,000	1,000,000/-
Marketing expenses, Advertisement, Print Media			
E-24	Marketing expenses, Advertisement, Print Media	3,000,000	500,000/-
Legal Expenses			
E-25	Legal Expenses	4,000,000	500,000/-
Training			
E-21	Training	3,000,000	1,000,000/-
Grand Total		392,743,117	18,500,000/-
		Grand Total	18,500,000/-

2. The Finance & Accounts Committee was informed that funds for procurement of operational vehicles were not included in the annual budget for Fiscal Year 2019-20. However, due to launching of new housing projects, the field visits including coordination with other departments, the inter provincial movement of PHA-F officers had immensely increased and BoD of PHA-F approved the agenda item for purchase of operational vehicles to run the official business smoothly. In this regard, an amount of Rs. 18,500,000/- was required to be re-appropriated in the 2nd quarter of FY 2019-20 in the budget heads of "purchase of vehicle" for purchase of six (06) vehicles from the existing annual budget. It was mentioned that the re-appropriation was required due to emergent procurement of operational vehicle. The said procurement was not planned in the Financial Year 2019-20, therefore, the required funds were not allocated in the relevant heads of operational budget. The detail of required vehicles was as under:

S. No.	Specification	Number of Vehicles required	Estimated Price with Taxes
1	Double Cabin (Pick up)	01	6.5 Million
2	1300 CC	02	5.0 Million
3	1000 CC	03	6.0 Million
4	Miscellaneous expenses		1.0 Million

3. The Finance & Accounts Committee reviewed head wise budget of PHA-F and expenditure made under different heads to ascertain the proposed requirements for re-appropriations from the heads with surplus allocations to the head in which PHA-F was facing shortfall. After detailed analysis of the budget expenditure and further requirements, the Finance & Accounts Committee of PHA-F Board considered re-appropriation of budgetary allocation.

The Finance & Accounts Committee recommended placing the re-appropriation of budgetary allocation of budget target FY 2019-20 before the forth coming meeting of the PHA-F Board for consideration/approval.

DISCUSSION:

5. The CEO, PHAF informed the BoD regarding re-appropriation of the budget under the head of procurement of vehicles from the other heads where the surplus allocation was available. The Additional Secretary inquired about the re-appropriation from PM package for deceased employees and utility expenses. Director Finance explained that surplus budget was available regarding the subject purpose. Finance & Accounts Committee of PHAF had reviewed the proposed re-appropriation in detail and recommended for the formal approval of PHAF Board. Chairman BoD enquired about the payment of utility bills (electricity) for current year and last year. CEO informed the Board that the process of billing has not been started yet. Chairman BoD directed DG, Pak PWD that dedicated meters should be installed so that in future billing could be done on the actual consumption to be paid by the respective offices.

DECISION:

6. The BoD unanimously approved the re-appropriation of budgetary allocation for the Financial Year 2019-20 as recommended by Finance & Accounts Committee of PHAF Board.

AGENDA ITEM NO. 05

OPENING OF SIXTEEN (16) DAILY PRODUCT ACCOUNTS FOR THE FUNDS MANAGEMENT OF FIFTEEN (15) PROJECTS, MAINTENANCE SERVICES & CONTRACTORS RETENTION MONEY OF PHA FOUNDATION

In 34th BoD meeting, the matter regarding profit/markup rate of all bank accounts as per revised Monetary Policy announced by State Bank of Pakistan was discussed and the BoD had directed to obtain the optimum rate of interest/markup, fresh quotation/bids be obtained through open advertisement in line with Finance Division guidelines 2003 from the banks for the opening of all bank accounts of PHA-F including project accounts.

2. Director Finance, PHA-F informed the /BoD about salient features of Finance Division guidelines 2003 for depositing / maintaining working balances of public sector enterprises and local autonomous bodies.

3. To diversify the funds, in compliance of aforementioned Finance Division guidelines, three type banks accounts were advertised in first phase and opened with approval of 35th BoD meeting and in second phase remaining three (3) types of bank accounts for the management of funds (I) 15 projects bank accounts (II) one bank account of project maintenance and one bank account for contractor retention money were advertised with the approval of Competent Authority i.e. CEO, PHA Foundation for seeking fresh mark-up rate in compliance of 34th BoD decision. Sealed quotations were called from scheduled banks through advertisement published in two daily newspapers Jang and Dawn, on August 31, 2019 to be opened in the presence of bank representatives at 11:00 AM on 16/09/2019.

4. Analytical and comparative statement of the quoted rates received from the banks, as under, were presented to the Board:-

S. N.	Bank Name	Profit Rate Quoted	Minimum Amount for Account Opening	Bank Rating as per Bank's Website	Remarks
1	JS Bank	13.05%	01 Million & Above	S/T=A-1+ L/T=AA-	Compliant because:- Profit rate offered is highest
2	Habib Metropolitan Bank	12.85%	50 Million & Above	S/T=A-1+ L/T=AA+	Non-Compliant because:- Profit rate offered is lower.
3	Standard Chartered Bank (Pvt) Ltd	12.20%	500 Million & Above	S/T=A-1+ L/T=AAA	Non-Compliant because:- Profit rate offered is lower.
4	Bank Al Habib Limited	11.50%	Up to 1500 Million & Above	S/T=A-1+ L/T=AA+	Non-Compliant because:- Profit rate offered is lower.
5	Bank of Punjab	12.50%	50 Million & Above	S/T=A-1+ L/T=AA	Non-Compliant because:- Profit rate offered is lower.

5. The salient features of rates quoted by banks mentioned in above table were discussed in detail and elaborated below (for first 3 banks):-

- I. JS Bank offered the highest markup rate 13.05% per annum with condition / limit of deposit 01 million and above and having short term A-1+ and long term A A- credit rating.
- II. Habib Metro Bank limited had offered second highest markup rate 12.85% with the condition / Limit of deposit Rs.50 Million and above and having short term A-1+ and long term AA+ credit rating.
- III. Bank of Punjab had offered third highest markup rate 12.50% per annum unconditional and having short term A-2 and long term A- credit rating.

6. Finance & Accounts Committee reviewed the quoted rates and recommended that PHA-F may open 16 daily product bank accounts for the funds management of PHA-F projects and Projects Maintenance bank account in line with Finance Division guidelines 2003 with JS Bank Blue Area Branch Islamabad being quoted highest markup rate. It was recommended that an agreement with bank may be concluded with provision that any upward movement in interest rates will cause the offered rates for the PHA-F by the bank to be automatically adjusted upwards. As regards downward movement the same will initially be brought into knowledge of Finance & Accounts Committee of PHA-F for further directions in this regard.

DECISION:

7. After detailed deliberations, the chairman of PHAF Board directed that the rules related to working balance prescribed that the risks associated with keeping deposits should be diversified; hence in the existing scenario wherein financial statements of JS Bank revealed precarious position of the bank, the Finance & Accounts Committee will review quoted rates, bank rating and diversified deposits in more than one Bank. Furthermore,

Contractors Retention Money Bank Account may be re-advertised keeping in view the diversification of the funds in line with Finance Division Guidelines, 2003.

AGENDA ITEM NO. 06

WAIVER OF ADDITIONAL COST OF RS. 1,642,723/- ON SYMPATHETIC GROUND AGAINST HOUSE NO.11, CAT-I, PHA-F OFFICERS RESIDENCIA, KURRI ISLAMABAD

The BOD of PHA-F in its 33rd BOD meeting held on April 16, 2019 accorded the approval to impose additional cost on all units of PHA-F Officers Residencia Project, Islamabad as under:

Sr. No.	Category	Original Per House/ Unit Price	Total Additional Cost
1	(50x90) - I	10,294,692	1,642,723/-
2	(40x80) - II	8,262,848	1,007,939/-
3	(30x60) - III	4,720,972	443,451/-

2. Mrs. Rozeena Hussain allottee of House No. 99, Lane No. 11, Category-I, PHA-F Officers Residencia Project Islamabad submitted an application for waiver of the additional cost imposed on her house. In her application she stated that she was a widow of Mr. Muhammad Zubair Youstani BS-20 Officer of Pakistan Custom Service, who died in June, 2018 and she had been informed by PHA-F to deposit an amount of Rs. 1,642,723/- on account of additional cost. She further stated that after the death of her husband, she was looking after three daughters being single parent with meager resources. Therefore, she requested for waiver of additional cost of Rs. 1,642,723/- through an adjustment from fund of DPC as a special case on humanitarian ground. Furthermore, she requested to allow her to carry out the finishing work.

3. The matter of waiver of additional cost was placed before the 34th meeting for consideration. The Board decided "the matter was deferred with the directions that the allottee be helped out within the rules. It would be placed before next BOD meeting for decision"

4. In order to comply with the directions of the BOD, the matter was referred to the committee comprising of officers from Estate, Finance & Engineering (Wing) to deliberate over the matter and propose solution.

5. After thorough discussion, the committee agreed that as the additional cost was calculated after considering all financial aspects of project, therefore, any waiver at this point was not recommended. The committee recommended following:-

- a) She may be allowed to deposit additional cost in six (6) or twelve (12) installments instead of four (4) installments.
- b) She may be handed over possession subject to provision of one pay order of initial installment & postdated cheques of remaining amount.

6. The matter was again placed before 35th BOD meeting for consideration & BOD decided that PHA-F shall formulate comprehensive policy for the families of deceased

government employees who died during service and place it in the next BoD meeting. Foregoing in view the matter was placed before the meeting of Finance & Account Committee held on 16/09/2019 for detailed scrutiny

7. The Committee considered the case & noted that Government extended Prime Minister's Assistance Package to families of Government Employees who die in service. It was also discussed that additional cost was levied on allottees of Kurri Road Project by considering different factors involving project completion. The funds received through additional cost were spent for completion of Infrastructure, sewerage and other necessary work of project.

8. The committee after discussion concluded that the idea to provide relief to the families of the deceased government officers was best if not misused and extended only to the real poor and needy. The chairman further added that such cases can only be considered subject to submission of affidavit by the families of deceased that they do not have any other source of income and no one is in government service.

DECISION:

9. The Board after thorough discussion and deliberation resolved that if any Government employee dies during service and if any additional cost is levied / imposed after his / her death, it was not applicable on legal heirs. The Board approved the waiver of additional cost of Rs. 1,642,723/- in the instant case.

AGENDA ITEM NO. 07

PHA-MAYMAR JV COMPANY (PVT) LTD.

A joint venture agreement between PHA and Maymar Housing Services Pvt Ltd was signed on 16th July, 2009. As a result, thereto, PHA-Maymar JV Company Pvt Ltd was incorporated on August 27, 2009 as Private Company limited by shares under the Companies Ordinance 1984. As per agreement, a total of 8500 dwelling units and commercial areas were to be developed in four phases (each one at least of 2000 dwelling units). Each phase was to be completed in three and a half years. According to agreement, all matters of the Company (an SPV) were to be handled by its management and governed by the Board of Directors of the PHA-Maymar JV Company Pvt Ltd. The BoD was to comprise three members from the MHSPL, three from PHA and one from the Ministry of Housing and Works.

2. A royalty of Rs. 100,000/- was to be paid to PHA-F for every general public allottee. Furthermore, the Company was to subsidize price of apartments for the government servants and in lieu of the subsidy to the government servants in the price of apartments, no royalty was to be paid to the PHA-F in respect of government servants (allottees). Based on data of apartments being constructed in the two towers of PHA-Maymar JV Company Ltd, there are 192 apartments out of which 136 have been allotted to general public/government servants, 4 are service apartments and 52 are still to be allotted. Based on foregoing; PHA-Maymar JV Pvt Ltd had to pay royalty of Rs. 19.2 Million to PHA-F. Since Rs. 2.5 Million has already been paid, the company has to pay the remaining amount of Rs. 15.7 Million to PHA-F as Royalty which they are willing to pay.

3. Initially 1867 flats and 66500 sqft. commercial area was to be constructed on 23 acres of land in Gulshan-e-Maymar in first phase. 365 applicants submitted down payment for the apartments. The said apartments were not completed timely due to which the allottees demanded refund of the amount deposited by them. The JV Maymar could not refund the amount due to which the allottees started complaining to PHA-F. Further, Maymar had opened separate account for down payment and installment amount other than escrow account provided for in the JV agreement.

4. As a result, in July 2015, PHA-F wrote letter to NAB to carry out investigation against Maymar. In the BoD Meeting held on 05th May, 2016, Maymar informed that they are not interested to construct 532 apartments and Maymar will complete only two towers. It was also informed that they have entered in to Voluntary Return with NAB for the refund of amount of allottees of PHA Maymar Towers who have opted for the refund of the money. In VR Maymar agreed to refund Rs. 37.28 Million deposited by 62 allottees of flats booked in the scheme. After the settlement with NAB 104 clients remain who opted to continue with the project which includes 30 Government and 74 non-government clients.

5. Now, the Maymar has intimated that they have discharged the liability of Voluntary Returns in terms of Section 25 (a) of National Accountability Bureau Ordinance, 1999; a copy of NAB letter is also attached. It was also apprised that the possession to the allottees who have completed the payment had been handed over and there was no further matter pending in respect of the project PHA Maymar Towers.

6. Maymar also stressed that PHA-F had violated the contract agreement (Clause 33), which stated that all disputes should be settled through good faith negotiation first, then through arbitration and then through courts, therefore, they were no longer interested to continue the partnership/JV and requested to hold 20th BoD meeting of the JV Company to dissolve the company. The matter was referred to our Legal Advisor and as per his advice it would be voluntary dissolution of the company.

DECISION:

7. After detailed deliberation it was decided that PHAF should make another effort to continue with PHA JV Maymar Company. However, if MHSPPL was not willing to continue then PHA JV Maymar Company shall be dissolved subject to payment of all outstanding dues.

AGENDA ITEM NO. 08

EXTENSION IN CONTRACT PERIOD OF MR. FAQIR MUHAMMAD, ENGINEERING CONSULTANT, PHA FOUNDATION

Consequent upon the recommendations of Selection Committee and with the approval of BoD in its 27th Meeting held on 07-12-2017, Mr. Faqir Muhammad, was appointed as Engineering Consultant in PHA-F, Islamabad on contract basis for a period of one year w.e.f 19-12-2017 as per terms and conditions mentioned in offer of appointment dated 19th December, 2017. The contract period of the Engineering Consultant was further extended for one year w.e.f 19-12-2019 with prior approval of the BoD in its 32 meeting held on 27-02-2019. Now, the said period was also going to expire on 18-12-2019.



2 The Engineering Consultant was initially appointed/hired as per following agreed ToRs:-

- i) Engineering Consultant to perform duties **under the direct supervision of Chief Executive Officer, PHAF**, which would include technical/architectural and financial matters.
 - ii) Responsible to assist PHAF regarding solution, smooth implementation, completion and initiation of different current and futures projects.
 - iii) Analyze the proposals from PHAF technical section and give feedback/reviews. Such proposals would be in below mentioned forms:
 - a) Feasibility reports.
 - b) Review PC-I,II,III,IV,V as per current mechanism of PD and R Division.
 - c) Process the projects submitted by Engineering Section or referred by CEO, PHAF.
 - d) Ensure the implementation of PPRA Rules and SOPs of PEC during the pre-qualification process of Consultants and Contractors.
 - e) Observe/analyze the audit observations and answers made by technical and financial sections and also give opinion to CEO, PHAF as required regarding bill claims of concerned contractors and consultants.
3. As per the approved minutes of 27th BoD meeting, the contract of Engineering Consultant was extendable, subject to the annual performance and with the approval of BoDs.
4. Keeping in view the satisfactory performance and due to the ongoing projects of PHA Foundation for Federal Government Employees and General Public in Islamabad, Quetta and upcoming planned projects at Peshawar, the services of Mr. Faqir Muhammad, were required as Engineering Consultant in PHA Foundation in the best interest of organization.

DISCUSSION:

5. The BoD enquired about the provision of extension in original contract and performance of Engineering Consultant wherein CEO, PHAF informed the Board that his performance index was satisfactory and his contract could be renewed with the approval of BoD.

DECISION:

6. After thorough discussion, the Board approved extension of the contract period of Mr. Faqir Muhammad, Engineering Consultant for further period of one year w.e.f 19-12-2019.

AGENDA ITEM NO. 09

RE-CONSTITUTION OF DEVELOPMENT WORKING PARTY FOR FUTURE PROJECTS OF PHA-FOUNDATION

The Development Working Party (DWP) of PHA Foundation was constituted vide Notification No. F.3(82)/2016-Works dated September 22, 2016 with the following composition:-

i.	Secretary (H&W)	Chairman
ii.	CEO, PHA Foundation	Member
iii.	Joint Engineering Advisor, M/o Housing & Works	Member
iv.	CF&AO, M/o Housing & Works	Member
v.	Financial Advisor (Works), F.A's Organization	Member
vi.	Chief (PP&H), M/o Planning Development & Reform	Member
vii.	Chief Engineer (Planning), Pak PWD	Member
viii.	Chief Engineer, PHA Foundation	Member

2. The meeting of Development Working Party for the approval of PC-I of Kuchlak Road, Quetta project was convened on August 7, 2019 under the chairmanship of Federal Secretary M/o Housing and Works in the Committee Room of Ministry of Housing and Works. In the meeting it was decided by the Hon'ble Secretary that the DWP of PHA-F projects should be chaired by the CEO, PHAF & composition of DWP may be changed to that effect.

DECISION:

3. The BoD of PHAF unanimously approved the reconstitution of DWP of PHAF to the effect that CEO, PHAF will chair the DWP of PHAF projects.

AGENDA ITEM NO. 10

RECENT DEVELOPMENTS MADE BY PHA FOUNDATION REGARDING LAUNCHING/PLANNING OF HOUSING SCHEMES IN LINE WITH VISION OF THE NAYA PAKISTAN HOUSING PROGRAMME.

In order to achieve the objectives of Naya Pakistan Housing Programme, PHA Foundation was persistently pursuing its objectives to launch/plan housing schemes across the country. As a result, two Provincial Governments i.e. Govt. of Baluchistan and Govt. of Khyber Pakhtunkhwa had agreed to initiate projects with PHA-F in the larger public interest. Updated progress of each were elucidated hereunder:-

I. PLANS IN BALUCHISTAN AND ITS UPDATED STATUS:

a) Kuchlak Road Project, Quetta:

The Kuchlak road project was inaugurated recently, wherein, PHA-F received overwhelming response result of membership of over 7700. Later on, automated balloting was also held successfully and till date 250 members had deposited down payments. PC-I had been approved from DWP and endorsed by the PHA-F's BoD. Tendering process had been started and prequalification of contractors was completed. Bearing capacity tests were underway on site. Second phase of tendering would be started soon. Design consultancy had already been awarded.

b) Future Plan for Gwadar Project:

Two hundred acres of land had been mutated to PHA-F in Gwadar district as per understanding with the Gwadar Administration. MoU for the 200 acres' land had already been signed between M/o Housing, UNOPS and SHS would shortly visit

the site to initiate work on the site. They would also give Draft Agreement for the project, which would contain all details of the project. Once received the same would be shared with Ministry for approval/clearance from appropriate fora.

II. PLANS IN KPK AND ITS UPDATED STATUS:

a) Surizai Project, Peshawar: -

PHA Foundation submitted initial feasibility for the 8500 Kanals land identified by the Provincial Govt. Chief Minister (KP) had approved the project. MoU between PHA-F and Provincial Government would be signed shortly as Housing Department KP had submitted a summary to the Chief Minister to convey date and venue for the signing of MoU.

III. PLAN IN SINDH AND ITS UPDATED STATUS:

a) Additional Blocks at Gulistan-e-Johar Project, Karachi:

Proposal regarding construction of Additional Block at Gulistan-e-Johar was initially conceived in year 2014 and was discussed in 17th BoD meeting regarding utilization of available spaces in PHA-F's existing projects i.e. G-11/4, G-11/3, G-10/2, Wafaqi Colony Lahore, UET Lahore and Gulistan-e-Johar, Karachi. The BoD was informed that PHA-F intended to construct additional blocks on pockets of land measuring 17108, 8426 & 11165 Sft. at Gulistan-e-Johar, Karachi. After detailed deliberations, the Board approved utilization of available vacant land/spaces at aforesaid projects of PHA Foundation.

Later on, PHA-F hired M/s Sampak as Design and feasibility consultant for the construction of additional blocks at Gulistan-e-Johar, Karachi. The consultant conducted soil testing at the proposed sites of Gulistan-e-Johar, Karachi. Accordingly, the consultant prepared Tender documents and EOI was published by PHA-F for Tendering in the National dailies. Following were the issues due to which the work on the project could not progress further:-

1. The allottees of the already constructed blocks threatened the staff of the consultant and PHA-F staff by visiting the said site.
2. The Sindh Building Control Authority (SBCA) published Itlaa-e-Ahm Notice in pursuance of aforesaid EOI published by PHA-F and advised PHA-F against taking further steps towards launching of the subject project.

CURRENT UPDATE:

The allottees have now mutually agreed to allow PHA-F to launch additional Blocks at Gulistan-e-Johar, Karachi.

2. Now, SBCA has asked PHA-F to apply for required NOC's to get approval of drawings/layout plans before start of work on the site. PHA-F has started the requisite process.

DISCUSSION:

1. The chairman, PHAF, Board enquired about the tendering process of Kuchlak Road Project and Chief Engineer briefed the BoD that soil investigation was under process and for five packages, the soil bearing capacity report along with tender documents would be submitted by the consultant on 19-11-2019 and the remaining soil bearing capacity report along with tender document of remaining five packages would be submitted in three weeks.
2. The chairman, PHAF, Board enquired about the Project Director of Kuchlak road project and was briefed by the Chief Engineer that the project director has still not been appointed on the project hence the same will be posted / deputed on immediate basis.

DECISIONS:

1. The Board directed to post/depute a Project Director for Kuchlak Road Project on immediate basis.
2. The consultant should be directed to submit complete soil bearing capacity report for all packages within 15 days.
3. The Board also directed that the tender process for all the packages should be floated simultaneously.

