



A company set up under section 42 of the Companies Ordinance, 1984

# PHA FOUNDATION

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



No. PHA-F/43<sup>rd</sup> BoD Meeting/2021/236

Dated: January 22, 2021

**Subject: MINUTES OF 43<sup>RD</sup> BOD MEETING OF PHA FOUNDATION HELD ON JANUARY 14, 2021 IN THE COMMITTEE ROOM OF PHA FOUNDATION, ISLAMABAD.**

I am directed to enclose copy of approved minutes of 43<sup>rd</sup> meeting of BoD of PHA Foundation held on January 14, 2021 at 11:30 AM under the chairmanship of Federal Minister for Housing & Works / Chairman, PHA Foundation in the Committee Room of PHA Foundation, Islamabad.

**Encl: As above**

  
**(MUHAMMAD IRFAN KHAN)**  
Director (Monitoring & Coord)

**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. Ayaz Ahmed Khan,  
Member Engineering,  
CDA, Islamabad.
6. Mr. Yaseen Shar Baloch,  
Joint Secretary (Admin),  
M/o Housing & Works,  
Islamabad.
7. Mr. Rizwan Ahmed Sheikh,  
Financial Advisor (Works)/  
Joint Secretary, Finance Division,  
Islamabad.
8. Mr. Waseem Hayat Bajwa,  
Director General,  
FGEHA, Islamabad.
9. Mr. Amir Mohyuddin,  
Joint Secretary (Estate),  
M/o Housing & Works,  
Islamabad.
10. 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 Company Secretary, PHA Foundation, Islamabad.
- iv. PA to All Directors, PHA Foundation, Islamabad.
- v. Section file.

## MINUTES OF 43<sup>rd</sup> BOD MEETING OF PHA FOUNDATION

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43<sup>rd</sup> 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 January 14, 2021 at 11:30 AM in Committee Room of PHA Foundation, Islamabad.

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

**AGENDA ITEM NO. 01**

**CONFIRMATION OF MINUTES OF 42<sup>nd</sup> BOD MEETING OF PHAF.**

42<sup>nd</sup> 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 October 28, 2020 at 1:30 PM in the Committee Room of PHA Foundation, Islamabad.

**The Board confirmed minutes of 42<sup>nd</sup> BoD Meeting.**

**AGENDA ITEM NO. 02**

**APPROVAL FROM BOARD OF DIRECTORS / AGM FOR AUDITED ACCOUNTS / CERTIFIED FINANCIAL STATEMENTS OF PAKISTAN HOUSING AUTHORITY FOUNDATION (PHA-F) FOR THE FINANCIAL YEAR ENDED JUNE 30, 2020.**

It was apprised that the Annual Audit of Accounts/Financial Statements of Pakistan Housing Authority Foundation for the Financial Year 2019-20 were completed / carried by the external auditor of PHA-F i.e. M/s Aslam Malik & Co. Chartered Accountants. The external Auditors issued audit reports along with the request to provide following requisite documents for formal issuance of signed audit report as per requirements of Companies Act 2017:-

- Directors' report for the Financial Year ending June 30, 2020.
- Minutes of the meeting of Board of Directors showing the resolution for approval of these accounts and authorizing Chief Executive Officer and at least one member/Director of BoD to sign these financial statements.
- Management Representation letter duly signed by Director Finance and Managing Director/CEO PHA-Foundation.

2. It was the 9<sup>th</sup> year of operation of the PHA-Foundation. Revenue from sale of grey structure/apartments amounted to **Rs. 1361.886** million were recorded. Other Income of **Rs. 687.255** million was earned from interest income, sale of tender documents, documentation charges, delay payment charges and ownership transfer fee etc. As a result, net surplus for the period stood at **Rs. 197.139** million.

3. The audited Financial Statements of PHA-F for FY 2019-20 were discussed and reviewed by the Finance & Accounts Committee of PHA-Foundation Board, in its meeting held on 22-12-2020. The Committee recommended the above mentioned audited Financial Statements for presenting before PHA-F BoD/AGM for formal approval.

4. In light of the details of accounting period provided above, members were requested to approve the Annual Audited Financial Statements for the year ending June 30, 2020 and pass the following resolution:

**DECISION:**

**"Resolved that the Annual Audited Financial Statements of PHA-F for the Financial Year ended June 30, 2020 were approved / adopted and also authorized a member / Director of PHA-F BoD to sign the Audited Financial Statements along with CEO, PHA-F."**

**AGENDA ITEM NO. 03**

**APPROVAL FOR RE-APPOINTMENT/EXTENSION IN APPOINTMENT OF EXISTING AUDITORS FOR ONE YEAR I.E. FOR AUDIT OF ACCOUNTS OF PHA-F FOR FINANCIAL YEAR 2020-21.**

The BoD was informed that the Annual financial attest of Pakistan Housing Authority Foundation (PHA-F) Accounts for the Financial Year 2019-20 was completed by auditors M/s Aslam Malik & Co. "the External Auditor of PHA-F" and had issued certified Audit report. The financial statements along with audit report were submitted to the BoD/AGM through a separate agenda item.

2. It was further apprised that for re-appointment of M/s Aslam Malik & Co Chartered Accountants, member firm of UK 200 Group Independent quality assured professional as a statutory auditors of the PHA Foundation, to hold office from the conclusion of this 9th Annual General meeting till the conclusion of the 10<sup>th</sup> Annual General Meeting and fixed remunerations. Accordingly M/s Aslam Malik & Co. Chartered Accountant had also submitted their consent and agreed to work with PHA-Foundation. The Finance & Accounts Committee of PHAF Board in its meeting held on 22-12-2020, recommended that the matter regarding re-appointment / extension of existing auditors may be placed before BoD in upcoming meeting for approval.

3. In view of above, members of the BoD were requested to pass the following resolution for re-appointment of M/s Aslam Malik & Co. as an external Auditor of PHA Foundation for the Financial Year 2020-21.

**DECISION:**

**After detailed discussion, the BoD in pursuance to Section 246 of the Companies Act, 2017 approved re-appointment of M/s Aslam Malik & Co. Chartered Accountants as auditor of PHA Foundation on existing terms and conditions for the Financial Year 2020-21.**

**AGENDA ITEM NO. 04**

**FINALIZATION/NOTIFYING PENDING SENIORITIES OF PHAF EMPLOYEES.**

It was apprised that the case regarding finalization of pending seniorities of following three categories of regular employees of PHA Foundation was placed before the HR Committee of PHAF BoD in its meeting held on 18<sup>th</sup> April, 2020:-



- i. Employees recruited through open competitive process of test/interview from market against the posts advertised vide advertisement published on 18-11-2011.
- ii. Employees already working on daily wages/contract basis and appeared in test/interview against the posts advertised vide advertisement dated 18-11-2011.
- iii. Employees already working on daily wages/contract basis and regularized through recommendations of cabinet sub-committee.

2. The HR Committee in its meeting held on 18-04-2020 gave the following recommendations:-

- i. "On the principle of justice and fair play separate seniority lists of employees belonging to category-i (on the basis of merit order), category-ii (on the basis of age) and category-iii (on the basis of date of regularization and age) have been prepared.
- ii. The above mentioned seniority lists may be forwarded to Establishment Division and Law & Justice division with complete record for opinion regarding preparation and circulation of combined seniority list of all three categories.
- iii. After opinion of Establishment division and Law & Justice division provisional seniority list will be circulated for information of concerned employees and anomalies if identified would be removed. The final list would be notified after approval of BoD of PHAF."

3. Accordingly, as per recommendations of HR Committee, the case with complete record was forwarded to Ministry of Housing & Works vide PHAF letter dated 18-6-2020 for onward submission to Establishment Division for advice. The Ministry of Housing & Works with the approval of Secretary H&W forwarded the case to Establishment Division vide O.M No.2(10)/2020-Admin-1 dated 06-08-2020. Ministry of Housing & Works vide letter dated 15-09-2020 forwarded the Establishment Division O.M.No.1/1/2017-R-IV dated 27-08-2020 wherein Establishment Division advised that departmental authority may examine the record and decide the matter in light of Section 8 of Civil Servant Act, 1973 and Rule 2 of Civil Servant (Seniority) Rules, 1993.

4. It was further apprised that in light of the Establishment Division advice the case regarding finalization of pending seniorities of PHA Foundation was again placed before the HR Committee of PHAF BoD in its meeting held on 23-09-2020 wherein the Committee recommended the following:-

A. The Committee after detailed deliberations, point wise discussion and by considering the advice of Establishment Division prepared the cadre wise provisional seniority list of BPS-09 to BPS-18 Officers / Officials of PHAF regular employees by considering the following principle:-

- a) "If two or more persons are appointed through the same open advertisement or, if the post was not advertised, through the same selection, or the posts were advertised and mode of selection is different their inter-se seniority would be determined on the basis of order of merit assigned to them by selection authority and if no such order was assigned to any category, the older in age in that category shall be senior to those younger in age.

b) **Date of regular appointment of persons of one batch/Category:** If two or more persons are selected/adjusted/regularized for initial appointment or, as the case may be, for promotion in one batch/category, the earliest date on which a person of that batch/category assumes charge/join the duty of the post after approval of such appointment by the appointing authority shall be deemed to be the date of regular appointment of all persons of that batch/category for purposes of seniority only.

B. The above provisional seniority lists may be circulated among all employees after seeking approval from CEO, PHAF and objection therein may be invited with documentary evidence within fifteen days”.

5. In this regard, as per above mentioned recommendation of HR Committee of PHAF Board and with the approval of CEO, PHAF the provisional inter-se-seniority of PHAF employees (BPS-9 to BPS-18) were circulated on 29<sup>th</sup> September, 2020 and the employees were asked to submit their objections / comments, if any, along with documentary evidence to HR Section by 15<sup>th</sup> October, 2020. Accordingly, the HR section received objections from various employees of PHAF against their provisional seniority number. The objections raised by various employees were similar in nature as per category of their appointment therefore, same were clubbed. The objections / Replies of the employees along with brief summary and factual position as per rules were produced before the HR Committee.

6. It was mentioned that since there were different categories of employees whose nature of appointments were different as previously examined by the Committee in its meeting held on 18-02-2020 and subsequent meeting dated 23-09-2020 it was decided to give an opportunity to all employees of PHA-F to mutually discuss the matter and bring a proposal with mutual consensus. Accordingly, various sittings were made by the officers / officials in Conference Room of PHA-F and after taking input following way forward proposal was placed before the CEO, PHAF :-

- i. In the best interest of justice and fair play separate seniority lists shall be prepared for all three categories on the basis of actual strength (ratio) of employee's i.e. on proportionate basis.
- ii. The above distribution of post shall remain intact till the retirement of all employees of above mentioned three (03) categories.
- iii. In case of promotion the inter se-seniority of employees in relevant category shall remain same as per Federal Government Rules.
- iv. Further promotion in the next scale shall also be made as per distribution of posts mentioned in clause (i).
- v. The available posts for promotion shall be distributed as per ratio mentioned in clause(i) and in case of any over & below the quota shall be carried forward on the analogy of regional/provisional distribution of quota regarding initial appointment of Federal Government.
- vi. In case of non-availability of a suitable candidate against promotion quota of a particular category the ratio shall be carried forward and promotion shall not be made from other category.
- vii. Seniorities fixed as per distribution of posts mentioned in clause (i) are not challengeable in any court of law and all the employees willingly withdraw their legal right.

- viii. The promotions of all categories employees shall be made as per ratio mentioned in clause (i) in their respective cadres.
- ix. The inter-se-seniority within the category shall be fixed on the basis of following criteria/principle:

Category of Employees	Criteria/principle for fixation of inter-se-seniority within the category.
<b>Category(I)</b> Employees recruited through open competitive process of test/interview from market against the posts advertised vide advertisement published on 18-11-2011	Seniority of these employees shall be prepared on the basis of order of merit, determined by DSC in its minutes at the time of initial appointment.
<b>Category(II)</b> Employees already working on daily wages/contract basis appeared in test/interview against the posts advertised vide advertisement dated 18-11-2011 and adjusted in PHAF	Seniority of these employees shall be prepared on the basis of age. The older in age in that category shall be senior to those younger in age.
<b>Category (III)</b> Employees already working on daily wages/contract basis and regularized through recommendations of cabinet sub-committee (No merit list is available)	Seniority of these employees shall be determined on the basis of their date of regularization and if several employees are regularized on one or the same date, older in age in that category shall be senior to those younger in age.

7. As per the mutual consensus an affidavit containing above mentioned criteria / TORs was prepared and accordingly provided to the employees. In this regard, all the officers of BS-18 agreed on above mentioned criteria and submitted their consent. Moreover, majority of officers of BS-17 also signed the consent. Few employees of BS 09-16 submitted their consent, wherein, majority did not sign the same.

8. The HR committee after detailed deliberations, point wise discussion and examination of the objections of the employees recommended the following:-

- a) "The Committee is agreed with the proposal of PHAF mentioned at para-6 above to resolve the long outstanding issue in the best interest of the organization regarding preparation & circulation of category wise seniority lists as the nature of appointment of all the three (03) categories of employees is different
- b) PHAF may circulate the 2<sup>nd</sup> provisional seniority and ask employees to submit their objections / comments, if any, within seven (07) days.
- c) MD/CEO, PHAF being the appointing authority may entertain the objections after the stipulated time period and decide about its acceptance or rejection and issue the final seniority lists as the matter regarding issuing/notifying pending seniorities lists is part of Prime Minister Composite Tasks which is required to be completed by the end of this month.
- d) If deemed appropriate, the matter may also be placed before BoD for concurrence/ ex-post facto approval".

9. Accordingly, as per recommendations of HR Committee of PHAF BoD the second (2<sup>nd</sup>) provisional seniority was circulated among employees wherein they were asked to

objections / comments, if any, by 28<sup>th</sup> of December, 2020. In this regard it is apprised that twelve employees (one DD, five ADs and six Assistants) submitted their objections on second provisional seniority list within the stipulated time. The perusal and examination of the objections of the employees revealed that five employees had objected on the issuance of seniority list on the basis of order of merit and requested to re-notify the seniorities on the basis of date of regular appointment which is actually date of joining, the remaining employees have objected on issuance of category-wise seniority list. It is pertinent to mention here that almost 91% employees did not object on the second provisional inter-se-seniority lists which were issued on the basis of categories as per their nature of appointment i.e. appointment, adjustment and regularization.

#### **DISCUSSION:**

10. Detailed presentation was given to the BoD wherein, the BoD inquired about the objections raised by employees on category wise seniority lists. It was informed that almost 91% employees did not object on the second provisional inter-se-seniority lists which were issued on the basis of categories as per the nature of appointment of employees i.e. appointment, adjustment and regularization. The chairman and deputy chairman BoD inquired about rules position wherein it was responded that within categories seniorities have been fixed by observing the relevant rules however, rules were silent regarding issuance of category wise seniority lists of appointments made against the same advertisement. Joint Secretary (Estate) and DG FGEHA apprised the BoD that all the employees of three categories were appointed, adjusted and regularized respectively against the posts which were advertised in the same advertisement and seniorities of category-i employees could be fixed on the basis of order of merit as per rules but the same could not done for category-ii and iii employees due to non-availability of merit order. The JS (Estate) H&W further added that employees of category-ii whose order of merit was not determined by DSC at the time of initial appointment would be placed below the category-i employees and their inter-se-seniority would be determined on the basis of age. Employees falling in category-iii would be placed below the category-ii employees as their date of regularization was available and their inter-se-seniority would be determined on the basis of age. In this regard the BoD was apprised that written test papers of category-ii employees and interview marks assigned by DSC were available. However, the DSC neither determined the order of merit nor mentioned the written test marks obtained by these employees on consolidated award lists signed by all members of DSC. The BoD unanimously endorsed the view of JS (E) H&W and DG FGEHA and directed to issue the cadre wise seniority lists as per recommendations of HR (Committee) meeting dated 23-09-2020.

#### **DECISIONS:**

**The BoD after threadbare point-wise discussion directed to issue the final seniority lists (Cadre Wise) by observing the rules and following principle as recommended by HR Committee of PHAF BoD in its meeting held on 23-09-2020:-**

- a) If two or more persons are appointed through the same open advertisement or, if the post was not advertised, through the same selection, or the posts were advertised and mode of selection was different, their inter-se-seniority would be determined on the basis of order of merit assigned to them by





selection authority and if no such order was assigned to any category, the older in age in that category shall be senior to those younger in age.

- b) **Date of regular appointment of persons of one batch/Category:** If two or more persons were selected/adjusted/regularized for initial appointment or, as the case may be, for promotion in one batch/category, the earliest date on which a person of that batch/category assumed charge/joined the duty of the post after approval of such appointment by the appointing authority shall be deemed to be the date of regular appointment of all persons of that batch/category for purposes of seniority only.

**AGENDA ITEM NO. 05**

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

It was apprised that upon the recommendations of Selection Committee and with the approval of BoD in its 27<sup>th</sup> Meeting held on 07-12-2017, Mr. Faqir Muhammad, was appointed as Engineering Consultant in PHA Foundation 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 19<sup>th</sup> December, 2017. The contract period of Mr. Faqir Muhammad, Engineering Consultant was extended with prior approval of the BoD as per following detail:-

S.N	Contract Period		Approved By BoD in its
	From	To	
1.	19-12-2018	18-12-2019	32 <sup>nd</sup> meeting held on 27-02-2019
2.	19-12-2019	18-12-2020	36 <sup>th</sup> meeting held on 18-11-2019

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

- i) Engineering Consultant will perform duties **under the direct supervision of Chief Executive Officer, PHAF,** which will include technical/architectural and financial matters.
- ii) Will be responsible to assist PHAF regarding solution, smooth implementation, completion and initiation of different current and futures projects.
- iii) Will analyze the proposals from PHAF technical section and will give feedback/reviews, such proposals will be in below mentioned forms:
  - a) Feasibility reports.
  - b) Will review PC-I,II,III,IV,V as per current mechanism of PD and R Division.
  - c) Will process the projects submitted by Engineering Section or referred by CEO, PHAF.
  - d) Will ensure the implementation of PPRA Rules and SOPs of PEC during the pre-qualification process of Consultants and Contractors.
  - e) Will observe/analyze the audit observations and answers made by technical and financial sections and will also give due opinion to CEO, PHAF as required regarding bill claims of concerned contractors and consultants.



3. As per the approved minutes of 27<sup>th</sup> BoD meeting, the contract of Engineering Consultant was extendable subject to annual performance and with the approval of BoD.
4. Keeping in view satisfactory performance and due to the ongoing projects of PHA Foundation for Federal Government Employees and General Public in Islamabad, Quetta and Peshawar, the services of Mr. Faqir Muhammad were required as Engineering Consultant in PHA Foundation in the best interest of the organization.

**DECISION:**

The matter was discussed in detail and BoD approved extension of contract period of Mr. Faqir Muhammad as Engineering Consultant for further period of one year w.e.f 19-12-2020 in the best interest of the organization on existing terms and conditions.

**AGENDA ITEM NO. 06**

**APPROVAL OF PC-II'S OF PESHAWAR PROJECT & GILGIT PROJECT.**

- I. **DEVELOPMENT OF PHA RESIDENCIA AT SURIZAI, PESHAWAR.**
- II. **DEVELOPMENT OF APARTMENTS AT GILGIT, GB (PHA RESIDENCIA GILGIT).**

The BoD was informed that in compliance to Planning and Development Division O.M No. 21 (2-Gen) PIA/PC/2004, Dated 18<sup>th</sup> December 2004, the Competent Authority vide Notification No. F.3(82)/2016-Works, dated 22-09-2016 notified constitution of Development Working Party (DWP) of PHA-Foundation and the same was reconstituted vide notification dated 18-12-2019.

2. The BoD was further informed that a meeting of the PHA-DWP was convened under the chairmanship of MD/CEO, PHA-F in the conference room of PHA-F, Islamabad on 28-09-2020 vide Letter No. PHA-F/236/DD(HR)/Cir/2015/407 dated 18-09-2020, wherein the following two PC-II's were presented before the PHA-DWP at serial No. 4 & 5 respectively:-

- i. Development of PHA Residencia at Surizai, Peshawar.
- ii. Development of Apartments at Gilgit, GB (PHA Residencia Gilgit).

3. The PHA-DWP approved the PC-II's as per the minutes of the meeting circulated vide letter no. PHA-F/CE/ISL/2020/10 dated 19-10-2020 decision at serial no. 02 & 03 respectively:-

- i. After detailed deliberations, the PC-II titled "Development of PHA Residencia, Surizai, Peshawar Project" was approved with condition that the total consultancy charges shall be restricted to 2.5% amounting to **Rs. 3,500 Million**.
- ii. After detailed deliberations, the PC-II titled "Development of Gilgit Project was approved with condition that the total consultancy charges shall be restricted to 4% amounting to **Rs. 290 (Million)**.



## DISCUSSION:

4. It was informed that the DWP approved the PC-II titled "Development of PHA Residencia, Surizai, Peshawar Project" by restricting it up to 2.5% amounting to approx. Rs. 3,500 Million and PC-II titled "Development of Gilgit Project" by restricting it up to 4% amounting to approx. Rs. 290 (Million) for design, supervision and environmental consultancy services.

5. The Director General FGEHA inquired that as per Planning Commission Guidelines only PC-I's are to be presented before BoD for endorsement, accordingly, however, it was responded that the Planning and Development Division O.M No. 21 (2-Gen) PIA/PC/2004, Dated 18<sup>th</sup> December, 2004 related to "Procedure for approval of self financing development schemes of autonomous organization (Commercial/Non Commercial)" without any mention of PC-I or PC-II, therefore, the said PC-II's were placed before BoD for endorsement in light of Para-2(iv) of the said O.M i.e. "The decision of the Development Working Party will be subject to the endorsement of the Board of the Organization".

## DECISION:

After detailed discussion and deliberation the PC-II's were approved in principle and it was decided that in future only PC-I's of the scheme be presented before the BoD for endorsement in light of Planning Commission O.M and PC-II's be processed in accordance with DWP decision/approval.

## AGENDA ITEM NO. 07

### REHABILITATION OF OLD WORK OF INFRASTRUCTURE OF KURRI ROAD PROJECT.

The BoD was informed that housing scheme for Federal Government Employees under Prime Minister Housing was launched in the year October, 2016 which envisaged 588 grey houses and infrastructure work on 90.8 acre land.

2. Initially infrastructure work was awarded in March, 2012 to M/S MAKSON (Pvt.) Limited. The contractor terminated the contract under clause 69.1 after execution of about 60% work in February, 2017. The work remained suspended for more than three years. In the meanwhile, the contracts for construction of grey structure houses were awarded to four contracting firms in 2016.

3. The left over infrastructure work was awarded to M/s MN construction in August, 2019. About 80 % contracted work had been completed and remaining work was in progress. During the execution of work, it was observed that the works carried out by previous infrastructure contractor had deteriorated due to transportation of construction material and machinery for houses. Moreover, certain items including 2.64 Km roads were left incomplete by M/s MAKSONS. The estimated cost of rehabilitation work comprising following sub heads was Rs. 45.262 million.

- i. Rehabilitation of existing roads.
- ii. Rehabilitation of sewerage system.
- iii. Re-construction of some portion of boundary wall



4. The rehabilitation work was inevitable to make the scheme functional.
5. The expenditure of rehabilitation work was partly met out from the overall saving of the scheme and partly out of expected revenue generated by auction of commercial area.
6. The allottees were also pressing hard for execution of additional works not contemplated in the original scope of the scheme as well as awarded contract. The estimated cost was Rs. 98.155 million.
7. The additional works would be carried out up to the extent of available amount. The expenditure thereof would be either met out from the expected revenue generated by auction or charged directly to the allottees.

**DECISION:**

After detailed discussion and deliberation the proposal for rehabilitation work at estimated amount of Rs. 45.262 million was approved keeping in view the site requirements with further direction that if the said rehabilitation work was within the permissible limit i.e. 15% of the contract amount it would be carried out by the Infrastructure Contractor already deployed at site i.e. MN Construction as additional work, otherwise fresh tender would be floated.

**AGENDA ITEM NO. 08**

**PAYMENT OF CANCELLED/RESERVED APARTMENTS OF PHAF EMPLOYEES ON EASY INSTALLMENTS.**

The BoD was apprised that matter regarding allotment of cancelled apartments to the employees of PHA Foundation was placed before the 34<sup>th</sup> meeting under Table Agenda 3 held on 26<sup>th</sup> June 2019. The Board discussed that in line with 21<sup>st</sup> Authority meeting held on February 27, 2010 the officers of PHAF BPS-17 and above including contract employees and deputationists having one year service in PHAF were allotted the cancelled apartments at G-10/2, G-11/3, and I-11 on actual cost basis. The policy had been in vogue till to date but kept dormant since then and no housing unit / apartment allotted to any employee of PHAF. It was further elaborated that allotment to one housing unit/apartment was the right of every Federal Government / PHAF employee and entitled to get one housing unit/ apartment once in service from PHA Foundation. It was mentioned that PHA had already allotted flats to contract/ daily wagers, deputationist employees almost 7 to 8 years ago in various projects. However, since last seven years no flat/apartment had been allotted to PHAF employees.

2. In compliance with the direction of BoD, balloting of cancelled/ reserved apartments for PHAF employees was held on December 04, 2020 in conference room under Chairmanship of balloting committee. As a result, 72 apartments were allotted to Officers / officials from BPS 1 to 19.
3. It was further highlighted that offer letters to all the successful employees were issued. The allottees requested to stagger the installments plan and the percentage of



down payment with the plea that they were low paid employees and could not pay such heavy amounts of installments.

4. In view of the above the following proposals were submitted to BoD for consideration:-

- i. The down payment would be reduced from 10% to 5%.
- ii. The installment plan would be staggered from 3 years installments to 10 years.
- iii. Permission to renovate the apartment would be given after depositing down payment.
- iv. Possession would be given on 60% payment of total price of apartment.
- v. Documents would remain mortgaged in PHAF till clearance of all outstanding dues.

#### **DISCUSSION:**

5. Chairman BoD asked about the financial implication of such decision. It was appraised that since the projects of the allotted apartments were completed, therefore, funds were not required in those projects. Thus, the staggering of the installments would not have any financial implications for the projects. It was further inquired whether such staggering of installments was extended to the allottees other than the employees of PHAF. It was informed that PHAF had time and again extended installment plans for the allottees of the ongoing schemes. The chairman appreciated such initiatives taken by PHAF.

#### **DECISIONS:**

After detailed discussion the following were approved:-

- i. The down payment would be reduced from 10% to 5%.
- ii. The installment plan would be staggered from 3 years installments to 5 years.
- iii. Permission to renovate the apartment would be given after depositing down payment.
- iv. Possession would be given on 60% payment of total price of apartment.
- v. Documents would remain mortgaged in PHAF till clearance of all outstanding dues.

**AGENDA ITEM NO. 09**

#### **PHA – JV MAYMAR COMPANY (PVT) LIMITED.**

The BoD was informed that a joint venture agreement between PHA and Maymar Housing Services Pvt Ltd (MHSPL) was signed on 16<sup>th</sup> 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 comprised of three members from the MHSPL, three from PHA and one from the Ministry of Housing and Works. Furthermore, the Escrow

Account agreement between PHA and Maymar Housing Services Pvt Ltd was also approved in the first BoD Meeting held on August 31, 2009. It was further agreed that the said account would be opened in the HBL and collection accounts in HMB and Askari Bank Ltd.

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, 192 apartments had already been constructed. Out of which 136 had been allotted to general public/government servants, 4 service apartments and 52 would be allotted. As per agreement, PHA-Maymar JV Pvt Ltd had to pay royalty of Rs. 19.2 Million to PHA-F. Out of which Rs. 2.5 Million had already been paid to PHAF. The company had to pay the remaining amount of Rs. 15.7 Million to PHA-F as Royalty for which they were willing to pay.

3. It was further apprised that initially 1867 flats and 66500 sft 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. In July 2015, PHA-F wrote letter to NAB to carry out investigation against Maymar. In the BoD Meeting held on 05<sup>th</sup> May, 2016, Maymar informed that they were not interested to construct 532 apartments and Maymar would complete only two towers and also entered into Voluntary Return with NAB for the refund to the allottees of PHA Maymar Towers who opted for the refund of their 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 remained who opted to continue with the project which includes 30 government and 74 non-government clients.

5. It was further informed that Maymar, thereafter, applied for the cancellation of the JV agreement due to the violation of the clauses of the JV Agreement.

6. In 19<sup>th</sup> BoD Meeting, the issue was discussed at some length. A committee was constituted to check the accounts of PHA-Maymar JV Company Ltd. However, the committee did not visit Karachi for completion of task as conveyed earlier.

7. Maymar had requested PHAF to hold 20<sup>th</sup> BoD Meeting to close this joint venture in amicable way and to discharge the responsibilities under the agreement with each other. The designation wise composition of Board of PHA Maymar JV Pvt Ltd was as below:-

S.N.	Designation	Current incumbent	Office
1	Chairman	Mr. Abdul Rashid	PHA JV Maymar Company Pvt Ltd.
2	Director	Mr. Dr. Imran Zeb Khan	Secretary, Ministry of Housing & Works.

3	Director	Mr. Tariq Rashid Khan	MD/CEO, PHA Foundation.
4	Director	Mr. Arifullah Khan Wazir	Director, Land / Estate, PHA Foundation.
5	Director	Mr. Zubair Ahmad Khan	PHA JV Maymar Company Pvt Ltd.
6	Director	Mr. Abdul Qayym.	Director, Finance, PHA Foundation.
7	Company Secretary	Mr. Faisal Kasbati	PHA JV Maymar Company Pvt Ltd.

8. Later on, it was decided to place the matter before the Board of Directors of PHA Foundation. The matter was placed before Board in 36<sup>th</sup> BoD wherein ***"After detailed deliberation it was decided that PHA-F should make another effort to continue with PHA Maymar JV Company. However, if MHSPL was not willing to continue then PHA JV Maymar Company shall be dissolved subject to payment of all outstanding dues"***.

9. Accordingly, the matter was taken up with PHA Maymar JV Company. Its 20<sup>th</sup> Board of Directors meeting was held on 26<sup>th</sup> December, 2019 at 01:00 pm in the committee room of Ministry of Housing & Works, B-Block, Pak Secretariat, Islamabad. It was decided that CEO, PHA-F would write a letter to NAB authorities to confirm whether the voluntary return agreement by MHSPL with NAB authorities was limited to the extent of refund & completion of two towers or otherwise. Subsequently, PHA-F Board would be informed of the attempt to reconcile differences as per the direction of 36<sup>th</sup> BoD meeting of PHA-F.

10. As per the decision of 20<sup>th</sup> Board of Directors of PHA Maymar JV Company meeting, PHA-F wrote a letter dated 20<sup>th</sup> February, 2020 to NAB Authorities Karachi regarding the subject issue. In response, NAB wrote a letter on 20<sup>th</sup> February, 2020 that an inquiry was authorized against PHA Maymar JV Project, Karachi and others on the allegations of cheating public at large by not completing the project (construction of flats) within stipulated time. The said inquiry was concluded with acceptance of VR by the Competent Authority for an amount of Rs. 37.32 M in respect of 62 affectees.

11. It was further informed that a committee was formed to look into the matter from legal point on the repercussion of dissolution of the JV Company. The legal consultant/advisor of PHAF was included in the committee. The committee after detailed discussion and deliberations proposed that PHAF would ask and approach to Maymar Housing Services (Pvt.) Limited to pay royalty on very first instance without lapse of further time. After that the matter would be placed before the BoD of PHA-F for consideration and approval regarding dissolution of PHA-JV-Maymar Company Private Limited, as (MHSPL) was not interested to continue with PHA Foundation.

#### **DISCUSSION:**

12. It was inquired as to what would be financial implications for PHAF if the company was dissolved. It was responded that the company used only the goodwill of PHAF for which they were willing to pay royalty to PHAF.




13. The deputy chairman further highlighted that MHSPL had earned a handsome amount out of the goodwill of PHAF. They failed to comply with their commitments as per agreement. Therefore, the company could not be dissolved.

**DECISION:**

**After thorough discussion, it was decided that Maymar Housing Services (Pvt) Limited could not be dissolved since it did not fulfill the commitments for which it was created.**

**AGENDA ITEM NO. 10**

**CONSTRUCTION OF SCHOOL AT KURRI ROAD, ISLAMABAD.**

The Board of Directors was informed that PHAF Officers Residencia, Islamabad comprising of 588 houses, 66 apartments and 88 shops was substantially completed. Possession of all houses had already been offered and about 75% allottees had cleared their dues. The process of taking over possession was in progress.

2. It was apprised that as per layout plan of the project, a school would be constructed on the designated plot at Kurri Road project.

3. Foregoing in view, the following options were presented before BoD for consideration:

a) Federal Directorate of Education (FDE) would be contacted for construction and running business of school affairs.

OR

b) Private schools would be invited to open school at site on lease basis as per PPRA rules.

OR

c) Ministry of Housing & Works, PHA Foundation and Association of allottees would jointly open / construct school at their own. All affairs of the school would be conducted through Board of Governors (BoG).

**DECISION:**

**After thorough discussion, it was decided that PHAF would go for open auction of the plot for construction of school and its running to a reputable chain of school as per PPRA rules.**

**ADDITIONAL AGENDA ITEM NO. 01**

**PHA-F HOUSING SCHEME (KUCHLAK ROAD) QUETTA: PACKAGE-10 EXTERNAL DEVELOPMENT & INFRASTRUCTURE WORK.**

The BoD was informed that advertisement for Prequalification of the subject package was published in nationwide newspaper on 10-08-2019. As per the Financial Bid Evaluation Report of Contract No. PHA-F20/10 package-10, a total of fifteen (15) numbers of Technical Bids were received and eleven (11) out of fifteen (15) firms were declared as





prequalified for External Development and Infrastructure Works. Tender documents were collected by nine (09) firms, however, only following two (02) firms participated in the bidding process:

- i. M/s Zarak Construction Company (ZCC)
- ii. M/s Frontier Works Organization (FWO)

2. It was further informed that Pre-Bid Meeting was conducted on 23-12-2019, eight (08) days prior to the bid submission deadline. During pre-bid meeting, PHA-F responded to twenty four (24) queries of the bidders. Minutes of pre Bid Meeting were issued on 24-12-2019.

3. There was no query raised by the said bidder regarding correction of arithmetic error in main summary of scheduled item on page No. 2 of BOQ. However, the same arithmetic error was corrected by PHA-F through issuing an addendum No.1 dated 24-12-2019. As per the Sr. No. 01(C), the sub-total cost of scheduled item was corrected as Rs. 664,253,512/-. The minutes of Pre Bid meeting as well as above referred addendum was dispatched by PHA-F vide Pakistan post UMS dated 27-12-2019. M/s FWO submitted their bid by rectifying the arithmetic error in subtotal cost of scheduled item. However, M/s Zarak Construction submitted their bid without rectifying arithmetic error in sub total cost of scheduled item and subsequently quoted their financial bid as 7.75% above the rate mentioned against both the schedule as well as non schedule items. Hence, the financial bid of M/s Zarak Construction Company came up as Rs. 653,374,091/-

4. PHA-F issued Letter of Acceptance (LOA) to M/s Zarak Construction Company vide letter No.PHA-F-2010/Package-10/ISL/20202/602 dated 04-02-2020 for the sum of Rs. 653,374,091/- @ 23.17% below the corrected BOQ.

5. M/s Zarak Construction Company vide letter No. ZCC/Tender/PHA/2020/ dated 06-02-2020 lodged a complaint to PHA-F regarding rectification of error in LOA. The complaint of M/s. Zarak Construction Company was replied by PHA-F vide letter No. PHA-F/PD(Kuchlak)/ISL/2020/64 dated 21-02-2020. Subsequently, M/s Zarak Construction Company lodged a complaint in PPRA vide letter No. ZCC/Tenders/2020/dated 19-02-2020. Meanwhile, M/s Zarak Construction Company also approached the Honorable Baluchistan High Court on 06-04-2020.

6. After a lapse of almost 09 months, Public Procurement Regulatory Authority (PPRA) issued Evaluation Report No.01/2020-21 vide letter No. 11(100)M&E/PPRA/2019/310 dated 21-10-2020. The directives issued by the PPRA were as under:-

*"Since, the complaint of the bidder was regarding the grievance on the Financial Evaluation Report (and subsequently issuing LOA on the basis of such report). Rather than any dispute arisen after the award of contract, and the same was not addressed by an independent Grievance Redressal Committee; so the complaint should be resolved in accordance with Rule 48 of PP Rules-2004, rather than any dispute resolution through arbitration. PHA-F is directed to constitute an Independent and impartial Grievance Redressal Committee (GRC), and the grievance of the bidder be addressed by the same GRC after considering the*

complete case on merit. The report of the GRC should reach the office of the undersigned within two weeks."

7. Resultantly, following Grievance Redressal Committee was constituted:-

- |                           |                                    |          |
|---------------------------|------------------------------------|----------|
| 1. Mr. Anwar Ul Haq Dogar | Joint Engineering Advisor, M/o H&W | Chairman |
| 2. Mr. Attaullah Waqas    | Chief Engineer(FGEHA)              | Member   |
| 3. Mr. Mehmood Alam       | Superintending Engineer (PWD)      | Member   |

8. The notification of committee was issued vide letter No. PHAF/HR/Misc/213/2012/642 dated 29-10-2020. A number of meetings were conducted by the committee at different times with the employer, the consultant and the contractor. The committee had submitted the report vide letter No.SEPC/Estt/396(XIII)/69 dated 07-01-2021.

9. The conclusion of the report submitted by the committee was reproduced as under:-

*The committee is of the view that the employer, the consultant and the contractor, all have been complacent during the bidding & post bid evaluation process, which has negatively affected the process in its every milestone:-*

- i) Due diligence and common prudence was not exercised by the consultant while preparing the bidding documents. There are gross calculations errors and misclassification of items of work in the bidding documents.*
- ii) Before issuance of the bidding documents the employer did not examine and rectify the broader contour of bidding documents like arithmetic calculations, schedule & market item classification and even receipt & acknowledgement of addendum by the contractor require as per the clause IB 9.1, 9.2 & 9.3 of the instruction to bidders, was not ensured.*
- iii) The contractor remained complacent while bidding. Apparently, he did not properly go through the estimates and offered his bid on the wrong estimate cost which was rectified by the employer through issuance of an addendum and which was reportedly not received by the bidder.*
- iv) The first lowest bid has wrongly been evaluated by the consultant/employer; percentage rate offered by the bidder, as per the condition of bidding documents, cannot be changed whatsoever be the reason given that employer has already issued an addendum.*

10. As the said work was a part of a number of other packages which had already been awarded / under execution by PHA Foundation in the same vicinity designed by the consultant, therefore, at this stage it would be more prudent not to see this issue in isolation; it was up to the employer to take into the consideration the dynamics of the entire project and legal aspects associated therewith before deciding the matter.

11. It was evident from the report submitted by Grievance Redressal Committee that different aspects of tendering process were discussed like arithmetic error in calculation, non-receipt of addendum and evaluation of first lowest rate. However, the committee as well as PPRA did not give categorical decision in view of the complication raised in the tendering process. As per the recommendation of the Committee legal opinion was also solicited which was as under:-

The matter has been discussed in detail with the legal counsel of PHA Foundation Mr. Syed Mumtaz Hussain Baakri Advocate, Supreme Court of Pakistan. After thorough perusal of the report, Mr. Syed Mumtaz Hussain Baakri is of the view that the instant matter is pending adjudication before the Honourable High Court Baluchistan and also fixed for hearing on 24-02-2021. To avoid further legal complications, it is most appropriate that we should wait for the decision of Honourable High Court Baluchistan before taking any step regarding the matter.

**DISCUSSION:**

12. The matter was discussed in detail and it was agreed that the Grievance Redressal Committee (GRC) report may be submitted as per the directions of Honourable Baluchistan High Court dated 30-12-2020 that "The learned counsel for respondent No. 2 to 4 is directed to place the report of Grievance Redressal Committee on its preparation / issuance in office with copy in advance to learned counsel for the petitioner".

**DECISION:**

It was decided that the report of the Grievance Redressal Committee (GRC) shall be submitted to Honourable Baluchistan High Court. The case would be decided in the light of the decision of the Honourable Baluchistan High Court.



**UPDATED PROGRESS OF ONGOING PROJECTS OF PHA FOUNDATION**

**ONGOING PROJECT OF KURRI ROAD, ISLAMABAD**

S. No.	Name of Work	Name of Contractor	Status of work done so far
1	Construction of <b>65 Nos</b> of Category-I houses under <b>Package-01</b> at Kurri Rd, Islamabad.	M/s. Malik Construction Company (Pvt.) Ltd	substantially completed
2	Construction of <b>52 Nos</b> of Category-I houses under <b>Package-02</b> at Kurri Rd, Islamabad.	M/s. Rehman Construction Company (Pvt.) Ltd	completed
3	Construction of <b>55 Nos</b> of Category-II houses under <b>Package-03</b> at Kurri Rd, Islamabad.	M/s. Rehman Construction Company (Pvt.) Ltd	substantially completed
4	Construction of <b>65 Nos</b> of Category-II houses under <b>Package-04</b> at Kurri Rd, Islamabad.	M/s. Rehman Construction Company (Pvt.) Ltd	substantially completed
5	Construction of <b>58 Nos</b> of Category-II houses under <b>Package-05</b> at Kurri Rd, Islamabad.	M/s. Rehman Construction Company (Pvt.) Ltd	substantially completed
6	Construction of <b>69 Nos</b> of Category-III houses under <b>Package-06</b> at Kurri Rd, Islamabad.	M/s. Malik Construction Company (Pvt.) Ltd	substantially completed
7	Construction of <b>67 Nos</b> of Category-III houses under <b>Package-07</b> at Kurri Rd, Islamabad.	M/s. Sardar Waheed Hussain Khan	substantially completed
8	Construction of <b>55 Nos</b> of Category-III houses under <b>Package-08</b> at Kurri Rd, Islamabad.	M/s. Kaybee Constructors	substantially completed
9	Construction of <b>51 Nos</b> of Category-III houses under <b>Package-09</b> at Kurri Rd, Islamabad.	M/s. Kaybee Constructors	substantially completed
10	Construction of <b>51 Nos</b> of Category-III houses under <b>Package-10</b> at Kurri Rd, Islamabad.	M/s. Ali Associates	substantially completed
11	Construction of balance infrastructure work at Kurri Road Islamabad.	M/s MN Construction	80% Progress achieved and it is anticipated to be completed by 31 March, 2021

**Commercial block A & B at Kurri Road Project**

S. No.	Name of Work	Name of Contractor	Date of Commencement	Date of Completion	Percentage Achieved
1	Construction of commercial cum residential apartments Block-A at Kurri Rd, Islamabad.	M/s. Muhammad Ajmal & Company	8-Jan-18	31-Dec-20	substantially completed
2	Construction of commercial cum residential apartments Block-B at Kurri Rd, Islamabad.	M/s. Abid Brothers Contractor (Pvt.) Ltd	8-Jan-18	31-Dec-20	substantially completed

**UP TO DATE PROGRESS OF I-12 PROJECT**

<b>Project Name</b>	<b>Construction of Multi-Story Apartments at Sector I-12, Islamabad</b>
<b>Date of Commencement</b>	<b>2017</b>
<b>Completion Period</b>	<b>2021</b>
<b>Design Consultant</b>	<b>M/s Meinhardt Pakistan (Pvt) Ltd.</b>

**Package Wise Progress is as follows:**

S.N.	Contractors	Date of Commencement	Anticipated Date of Completion	Project Cost (Rs. Million)	Financial Progress	Physical Progress (Achieved)
1	Construction of Multistory Apartments under package-01 at sector I-12, Islamabad.	02-06-2016	Contract terminated	Rs. 366.63	----	20% Progress. Contract terminated due to non-performance of work.
1.a	Balance work of Package-01 @ risk and cost basis	---	31-12-2021	Rs. 1137.06	----	Tender process is completed. Award of work is in process.
2	Construction of Multistory Apartments under package-02 at sector I-12, Islamabad.	11-09-2017	Contract terminated	Rs. 357.23	----	30% Progress. Contract terminated due to non-performance of work.
2.a	Balance work of Package-02 @ risk and cost basis	---	31-12-2021	Rs. 694.19	----	Tender process is completed. Award of work is in process.
3	Construction of Multistory Apartments under package-03 at sector I-12, Islamabad.	20-04-2018	31-12-2021	Rs. 554.3	36%	42%
4	Construction of Multistory Apartments under package-04 at sector I-12, Islamabad.	27-02-2017	31-12-2021	Rs. 951.6	74%	78%
5	Construction of Multistory Apartments under package-05 at sector I-12, Islamabad.	23-06-2017	31-12-2021	Rs. 1,259.7	64%	70%
6	Construction of Multistory Apartments under	16-06-2016	31-12-2021	Rs. 1,118.9	57%	62%

	package-06 at sector I-12, Islamabad.					
7	Construction of Multistory Apartments under package-07 at sector I-12, Islamabad.	26-02-2017	31-12-2021	Rs. 783.63	56%	60%
8	Construction of Multistory Apartments under package-08 at sector I-12, Islamabad.	27-02-2017	31-12-2021	Rs. 946.69	44%	46%
9	Construction of Multistory Apartments under package-09 at sector I-12, Islamabad.	27-02-2017	---	Rs. 904.5	---	Contract Terminated
10	Construction of Multistory Apartments under package-10 (phase-01) at sector I-12, Islamabad.	07-02-2019	31-12-2021	Rs. 147.1	12%	15%

I-16/3 project (Progress for December-2020)

S. N.	Package	Name of Contractor	Contract Amount (M)	Date of Commencement	Anticipated Date of Completion	Physical Progress	
						Civil Work Progress	Overall Progress
1	Construction of Boundary Wall Around Four Land Packages Earmarked For Construction Of Apartments Building Under Package-01, At Sector I-16/3, Islamabad	M/s Maqbool & Sons	29.559	28-Dec-15	Completed	--	100%
2	Construction of Infrastructure work for PHAF Apartments under package -02 site 1,2, & 3 at sector I-16/3, Islamabad	M/s Abid Bros	178.7	9-May-16	June-21		32%
3	Construction of Infrastructure work for PHAF Apartments under package -03 site 4 at sector I-16/3, Islamabad	M/s Rana Shahjahan	175.418	9-May-16			55%
4	Construction of 168 Nos of B-type Apartments in 06 Block under package 4 at site No.1, Sector I-16/3, Islamabad	M/s Abdul Majid & Co.	682.58	27-Aug-16		83%	70%
5	Construction of 168 Nos of B-type Apartments in 06 Block under package 5 at site No.1, Sector I-16/3, Islamabad	M/s Abdul Majid & Co.	682.58	27-Aug-16		82%	70%
6	Construction of 168 Nos of B-type Apartments in 06 Block under package 6 at site No.2, Sector I-16/3, Islamabad	M/s Hassas Construction	750.97	28-Jul-16		87%	76%
7	Construction of 168 Nos of B-type Apartments in 06 Block under package 7 at	M/s National Construction	727.13	5-Jul-16		67%	48%

	site No.3, Sector I-16/3, Islamabad	Limited					
8	Construction of 288 Nos of E-type Apartments in 06 Block under package 8 at site No.4, Sector I-16/3, Islamabad	M/s Hassas Construction	798.77	4-Oct-16		82%	71%
9	Construction of 336 Nos of E-type Apartments in 07 Block under package 9 at site No.4, Sector I-16/3, Islamabad	M/s SMC-ACE (JV)	983.41	27-Aug-16		94%	81%
10	Construction of 288 Nos of E-type Apartments in 06 Block under package 10 at site No.4, Sector I-16/3, Islamabad	M/s Ismail Construction	798.38	3-Oct-16		88%	72%

### Remarks

\* Structure work of all block (1 to 18 B Type) & (1 to 19 E Type) are substantially completed. Finishing work are in progress except block 19 to 24 B-type under package 07 awarded to M/s National Construction Limited whom have only 70% progress in structure work with overall progress of nearly 48% and does not seem to be able to complete the project till June 2021.

\* Provision and installation of passenger / Cargo lifts (costing approx. 8 to 10 % of the contract price) are pending for which the contractor's have requested for adjustment in price / rate of lifts due change in rate of U.S Dollar as these are imported items which is correlated with exchange rate of U.S Dollar and the exchange rate of U.S Dollar has increased significantly as to this date.

### UP TO DATE PROGRESS OF KUCHLAK ROAD QUETTA PROJECT

Project Name	Construction of Row Houses and Apartments at Kuchlak Road Quetta
Date of Commencement	July 2020
Completion Period	July 2023
Consultant	M/s EA (Pvt) Ltd.

Package Wise Progress is as follows:

Package	Design Review/Supervisory Consultants	Contractors	Date of Commencement	Date of Completion	Contract Cost (M)	Financial Progress	Physical Progress
1	M/s EA (Pvt) Ltd.	M/s NLC	June 2020	June 2023	Rs. 677	NIL	5%
2		M/s NLC	June 2020	June 2023	Rs. 649	NIL	5.5%
3		M/s NLC	June 2020	June 2023	Rs. 701	NIL	6%
4		M/s NLC	Work held up due to certain design and planning issues				
5		M/s Abel	July 2020	July 2023	Rs. 445	NIL	5.5%

6		M/s Abel	Sept 2020	Sept 2023	Rs. 557	NIL	2%
7		M/s Zarif Khan	Sept 2020	Sept 2023	Rs. 446	NIL	6.6%
8		M/s Shahid Builders	July 2020	July 2023	Rs. 443	NIL	6%
9		M/s Aaghal Gul	July 2020	July 2023	Rs. 665	NIL	9%
10		M/s Zarak Construction	Work held up due to litigation				

**CURRENT STATUS OF G-10/2 PROJECT, ISLAMABAD**

Sr. No.	Project Description	Infrastructure	Balance Work of D-type	Block No. 24
1	Nos. of Block	Nil	23	01
2	Nos. of Apartment	Nil	368	36
3	Consultant	M/s ACE	M/s ACE	M/s ACE
4	Contractor	M/s Abid Brothers	M/s KEC	M/s Kaybee Constructors
5	Physical progress	Substantially Completed		85%

**Present Status:**

No. of apartments completed and offered for possession:	368
No. of apartments handed over to allottees:	328
No. of apartments in the process of handing over (remaining):	40
Electricity:	Functional
Gas:	Functional
Sewerage System:	Functional
Water Supply:	Functional




TEN DAYS CONDONATION FOR PHA-F EMPLOYEE QUOTA IN PHA-F's HOUSING PROJECT.

It was apprised that PHAF has a policy of allotment of housing units to its employees on actual construction cost, which is also extended to the officers and officials, who serve in PHAF on deputation subject to completion of atleast one year continuous service in PHA-F and who had ten years regular service at his/her credit.

2. In this connection, Mr. Asif Naveed, an officer of Audit and Accounts (BS-18) who had served as Director (Admin) on deputation basis from 02-08-2017 to 27-07-2018, submitted an application for condonation of six days period for getting apartments from PHA-F on employee's quota.

3. The matter was placed before the Land & Estate Committee in its meeting held on 05-08-2020. The committee after consultative discussion recommended that *"the matter may be placed before the Board of Directors of PHA-F for empowering the CEO for condonation of period up to 30 days. Cases for condonation of period beyond 30 days would be placed before BoD for consideration"*.

4. Subsequently, the recommendations of the Land & Estate Committee was presented before the Board of Directors in its 42<sup>nd</sup> BoD meeting held on 28-10-2020, wherein, it was decided that *"the BoD approved the condonation policy upto 30 days. Cases for condonation upto 30 days shall be placed before the BoD as per amended policy on case to case basis"*.

DECISION:

The BoD unanimously approved the request of Mr. Asif Naveed for condonation of six days period for entitlement of PHA-F Employees Quota.

ADDITIONAL AGENDA ITEM NO. 04

AMENDMENTS IN PHAF EMPLOYEES (SERVICE) REGULATIONS 2020 REGARDING COMPOSITION OF DEPARTMENTAL SELECTION COMMITTEES.

It was apprised that as per PHAF Employees (Service) Regulations 2020 the composition of Departmental Selection Committees for recruitment against BS 01-19 posts were as under:-

S. No.	BPS	Departmental Selection Committees	
1.	BS-19	Chief Executive Officer, PHAF Joint Secretary, M/o H&W Director (Finance) Director Concerned Wing Director (Admin)/Company Secretary, PHAF	Chairman Member Member Co-opted Member Member/Secretary
2.	BS-11-18	Director (Admin)/Company Secretary Deputy Secretary (Admin), M/o H&W Director (Finance) Director Concerned Wing Deputy Director (Admin)	Chairman Member Member Co-opted Member Member/Secretary



3.	BS 1-10	Deputy Director (Admin) Deputy Director (Finance) Section Officer (Admin), M/o H&W Assistant Director (HR)	Chairman Member Member Member/Secretary
----	---------	---	--

2. In this regard, it was apprised that recruitment process against various cadres vacant posts from BS 09-17 was underway wherein the written/skill test were conducted on 9<sup>th</sup> & 10<sup>th</sup> of January, 2020. It was pertinent to mention here that PHAF was recruiting against BS 16-17 posts including technical cadre posts. Therefore, in order to empower the Departmental Selection Committees, PHAF proposed to include senior officers alongwith Technical Officers by making the following amendments /insertions in PHA Foundation Employees (Service) Regulations 2020 by substituting Rule 13 :-

S. No.	BPS	Departmental Selection Committees	
01	BS-19	Chief Executive Officer, PHAF Joint Secretary, M/o H&W Director (Finance)/Chief Engineer for Technical Cadre Director (Admin) /Company Secretary	Chairman Member Member Member/Secretary
02	BS 16-18	Joint Secretary, M/o H&W Director (Admin)/Company Secretary, Director (Finance)/ Chief Engineer Or Director (Engg) for Technical Cadre Deputy Director (Admin/HR)	Chairman Member Member Member/Secretary
03	BS-11-15	Director (Admin) /Company Secretary, Deputy Secretary (Admin), M/o H&W Director (Finance)/Director (Engg) for Technical Cadre Deputy Director (Admin/HR)	Chairman Member Member Member/Secretary
04	BS 1-10	Deputy Director (Admin) Dy. Director (Finance)/Dy. Director (Engg) for Technical Cadre Section Officer (Admin), M/o H&W Assistant Director (HR)	Chairman Member Member Member/Secretary

#### DISCUSSION:

The latest status of ongoing recruitments in PHA Foundation was shared with BoD wherein, the BoD was informed that Written/Skill tests of all advertised posts were conducted on 9<sup>th</sup> and 10<sup>th</sup> of January, 2021. The BoD was further apprised that Establishment Division vide office memorandum dated 4<sup>th</sup> March, 2019 communicated that "Ministries / Divisions / Departments / Attached Departments/Sub-ordinate Offices / Autonomous Bodies/Semi-Autonomous Bodies / Corporations / Authorities etc. are required to finalize the recruitment within 120 days from the date of advertisement". However, due to second wave of COVID-19 the PHAF could not complete the recruitment process within stipulated time period of 120 days after publication of advertisement dated 22-08-2020. Therefore, the BoD was requested to grant seventy (70) days extension in time period w.e.f. 21-12-2020 for the completion of ongoing recruitment process.

**DECISIONS:**

A. After detailed discussion, the BoD agreed with the proposal of PHA Foundation for re-composition of Departmental Selection committees and amendments/ insertion in Rule 13 of PHAF Employees (Service) Regulations 2020 as per following:-

S. No.	BPS	Departmental Selection Committees	
01	BS-19	Chief Executive Officer, PHAF Joint Secretary, M/o H&W Director (Finance)/Chief Engineer for Technical Cadre Director (Admin)/Company Secretary	Chairman Member Member Member/Secretary
02	BS 16-18	Joint Secretary, M/o H&W Director (Admin)/Company Secretary, Director (Finance)/ Chief Engineer or Director (Engg) for Technical Cadre Deputy Director (Admin/HR)	Chairman Member Member Member/Secretary
03	BS-11-15	Director (Admin) /Company Secretary, Deputy Secretary (Admin), M/o H&W Director (Finance)/Director (Engg) for Technical Cadre Deputy Director (Admin/HR)	Chairman Member Member Member/Secretary
04	BS 1-10	Deputy Director (Admin) Dy. Director (Finance)/Dy. Director (Engg) for Technical Cadre Section Officer (Admin), M/o H&W Assistant Director (HR)	Chairman Member Member Member/Secretary

B. The BoD approved the time extension for a period of seventy (70) days w.e.f. 21-12-2020 for the completion of ongoing recruitment process.

**ADDITIONAL AGENDA ITEM NO. 05**

**APPROVAL FOR ALLOTMENT OF HOUSING UNIT TO ARMED FORCES EMPLOYEES AS FEDERAL GOVERNMENT EMPLOYEES AT KUCHLAK ROAD PROJECT, QUETTA.**

PHA Foundation launched PHA-F Residencia Kuchlak Road Project, Quetta in year 2019-20 for General Public, Federal Government Employees as well as Government of Baluchistan Employees (GOB) on first come first serve basis. The booking detail as on 24-12-2020 of the project against Federal Government Employees quota was as under:-

S. No.	Description	Total Housing Units	Booked Housing Units	Remaining Housing Units
1	Category - I	18	18	-
2	Category - II	25	25	-
3	Category - III	109	103	6
4	Category - IV	66	29	37
<b>Total</b>		<b>218</b>	<b>175</b>	<b>43</b>



2. It was highlighted that the terms and conditions of allotment and eligibility criteria was mentioned in clause 1.1 that **"All Civilian Federal /Provincial (GOB) Government Officers / Officials cadre and ex-cadre officers / Officials are eligible"**.

3. It was submitted that four (4) applicants who were employees of armed forces i.e. Pakistan Air Force and Pakistan Army, applied for the housing units in Federal Government Employees Quota for category-III housing units. Applicants had attached 15% down payment, membership fee and documentation charges with their requests for allotment.

4. Furthermore, housing units in category-III (FGE Quota) were available and process of booking of housing units in the said category / quota was also slow.

5. The matter was placed before BoD for consideration.

**DISCUSSION:**

6. It was inquired whether there were some incentives for the armed forces in booking of housing units in government employees quota. It was responded that price for government officers was at subsidized rate. It was further inquired whether the military officers would not get housing units from military side at subsidized rate. It was responded that military officers would get housing units/plots at subsidized rates from military side.

**DECISION:**

After thorough discussion, it was decided that the project was approved for civilian employees, therefore, the military officers could not be allotted housing units against the civilian employees' quota. However, they could retain the housing units as per terms & conditions for general public.

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

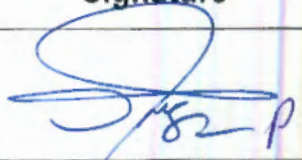
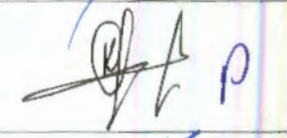
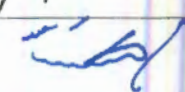
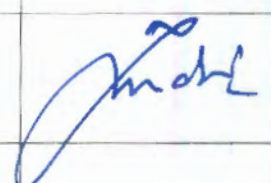
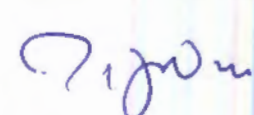
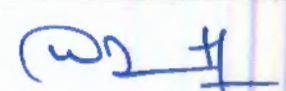
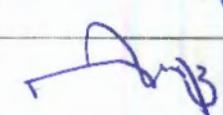

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# 43<sup>RD</sup> BOD/9<sup>TH</sup> AGM MEETING OF PHA FOUNDATION

JANUARY 14, 2021

## 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 Khan, Secretary, M/o Housing & Works, Islamabad	Dy. Chairman	
3	Mr. Zahoor Ahmed, Additional Secretary, M/o (H&W), Islamabad	Member	
4	Mr. Amir Mohyuddin, Joint Secretary (Estate), M/o Housing & Works, Islamabad	Member	
5	Director General, Pak. PWD, Islamabad	Member	
6	Mr. Yaseen Shar Baloch, Joint Secretary (Admin), M/o Housing & Works, Islamabad	Member	
7	Mr. Rizwan Ahmad Sheikh, Financial Advisor (Works)/ Joint Secretary, Finance Division, Islamabad	Member	
8	Mr. Waseem Hayat Bajwa, Chief Executive Officer, FGEHA, Islamabad	Member	
9	Mr. Ayaz Ahmed Khan, Member Engineering, CDA, Islamabad	Member	
10	Mr. Tariq Rashid, Chief Executive Officer, PHA Foundation, Islamabad	Member	

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