



# PHA FOUNDATION MINISTRY OF HOUSING & WORKS

NO. PHA-F/6<sup>th</sup> –Board Meeting/2012  
9<sup>th</sup> January, 2013

**SUBJECT: 6<sup>TH</sup> MEETING OF THE BOARD OF DIRECTORS (BOD) OF PHA FOUNDATION HELD ON 27<sup>TH</sup> DECEMBER 2012.**

I am directed to refer to the subject meeting and to enclose a copy of the approved minutes of the meeting for information / further necessary action please.

  
(Asim Ayub)  
Company Secretary

**Distribution :-**

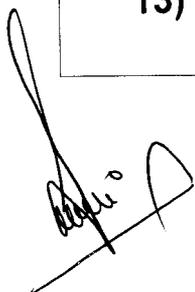
1. Sardar Talib Hassan Nakai,  
Federal Minister for Housing/  
Chairman PHA Foundation  
Islamabad.
2. Mr. Nasir Hayat  
Secretary,  
M/o Housing & Works,  
Islamabad.
3. Mrs. Amna Imran Khan,  
Joint Secretary,  
M/o Housing & Works,  
Islamabad
4. Mr. Liaquat Munir Rao,  
FA (Works) / Joint Secretary,  
Finance Division, Islamabad.
5. Mr. Sanaullah Aman.  
Member Engineering,  
CDA, Islamabad.
6. Mr. Talat Rasheed R. Miyan,  
Director General (FGEHF),  
FGEHF, Islamabad
7. Mr., Sarwar Awan  
Joint Engineering Advisor,  
M/o Housing & Works,  
Islamabad
8. Mr. Shah Din Shaikh,  
Director General,  
PAK PWD, Islamabad.

**C.C.**

1. PS to Chief Executive Officer, PHA Foundation, Islamabad.
2. PA to Deputy Managing Director, PHA Foundation, Islamabad.
3. All Directors.
4. Section Officer (G), M/o Housing and Works, Islamabad for making necessary arrangements.

**LIST OF AGENDA ITEMS FOR 6<sup>TH</sup> PHA-F BOARD MEETING HELD  
ON 27<sup>TH</sup> DECEMBER, 2012.**

AGENDA ITEM NO.	SUBJECT
1)	CONFIRMATION OF 4 <sup>TH</sup> & 5 <sup>TH</sup> BoD MEETINGS
2)	ALLOTMENT OF HOUSING UNIT IN CAT-I AT KURRI ROAD ISLAMABAD
3)	DECISION ON ELIGIBILITY OF EMPLOYEES OF AUTONOMOUS BODIES
4)	WAIVER OF DELAYED PAYMENT CHARGES
5)	REQUESTS OF SYED AZAM RAZA RIZVI EX ALLOTTEE OF G-10/2-D (GP) FOR WAIVER OF CANCELLATION CHARGES
6)	REQUESTS OF MRS GHULAM SOGHRA EX ALLOTTEE OF G-10/2-D (GP) FOR WAIVER OF CANCELLATION CHARGES
7)	RE LAUNCHING OF VACANT APARTMENTS, SHOPS AND OFFICES AT LAHORE
8)	APPOINTMENT OF CONSULTANT FOR CONSTRUCTION OF MULTI STORY RESIDENTIAL COMPLEX AT CARLTON HOTEL SITE KARACHI.
9)	DECISION ON REPORT OF THE COMMITTEE ON COST & TIME OVERRUN ON 07 (SEVEN) ONGOING PHA PROJECTS. DG PAK PWD TO GIVE PRESENTATION.
10)	ISSUANCE OF LETTER OF COMMENCEMENT OF CONSTRUCTION WORK AT KURRI ROAD PROJECT.
11)	ADOPTION OF PAK PWD CODE.
12)	PROPOSAL FOR POSSIBLE BENEFIT TO PHA EMPLOYEES
13)	INCLUSION OF DEPUTY SECRETARY (ADMN), MINISTRY OF HOUSING AND WORKS AS MEMBER BoD, PHA FOUNDATION (additional item)



**AGENDA ITEM-1****CONFIRMATION OF 4<sup>TH</sup> & 5<sup>TH</sup> BoD MEETINGS****4<sup>th</sup> BoD Minutes of the Meeting**

In the 5<sup>th</sup> BoD meeting, minutes of 4<sup>th</sup> BoD meeting, duly approved by the Chairman PHA Foundation / Minister for Housing, were placed for confirmation. However, due to the stay orders granted by the Islamabad High Court, in the case filed by Engr. Farooq Khan Sherwani, Director Engineering against PHA, on the operation/implementation of the decisions taken in the subject meeting, the BoD directed that the matter may be kept pending till judgment from the relevant court is received.

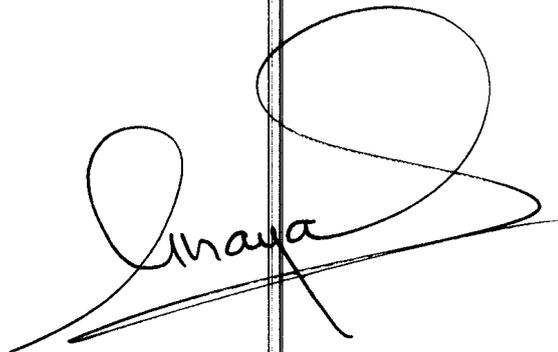
Now, the honourable court has vacated the stay orders, therefore, the Board may confirm the minutes of 4<sup>th</sup> BoD meeting.

**5<sup>th</sup> BoD Minutes of the Meeting**

The Managing Director/ Chief Executive Officer, PHA Foundation briefed the Board and stated that minutes of previous meeting held on 08-03-2012 were circulated among the members. However, no objection has been raised/received, therefore, the Board may confirm the minutes of the 5<sup>th</sup> BoD meeting.

**Decision**

*The Board Confirmed the minutes of 4<sup>th</sup> & 5<sup>th</sup> BoD meetings.*



**AGENDA ITEM NO.2****ALLOTMENT OF HOUSING UNIT IN CAT-I AT KURRI ROAD ISLAMABAD**

It is briefly stated that inauguration of Kurri Road Housing Scheme was held on 9<sup>th</sup> of Feb, 2012 by honourable Prime Minister of Pakistan. First meeting of board of directors in which following decision was taken;

*“The eligibility Criteria for the allotment of housing unit into category I, II & III be extended to all Federal Government officers of BPS(20-22) including ex-cadre officers and allotment be made on “first come first serve basis”*

2. On 28/05/2012 Mr. Fazal ur Rehman, Chief Secretary Sindh (Retd) deposited Rs. 500,000/-. Due to this part payment a housing unit was reserved for him. Later on he further deposited Rs. 1,000,000.

3. Meanwhile, Mr. Iftikhar Rashid, a BPS 22 officer, submitted an application for allotment of housing unit in Cat – I

4. Tabular comparison of the payments of Mr. Fazal-ur-Rehman and Mr. Iftikhar Rashid is given below:

S.No.	Description *	Mr. Fazal ur Rehman	Date of DD	Mr. Iftikhar Rashid	Date of DD
01	Processing Fee	Rs. 3,000/-	22.12.08	Rs. 3,000/-	22.07.12
02	Down payment	Rs. 500,000/-	28.05.12	Rs. 1,544,204/-	24.07.12
		Rs. 1,000,000/-	20.07.12		
03	1 <sup>st</sup> Installment	-	-	Rs. 1,093,811/-	24.07.12
04	2 <sup>nd</sup> Installment	-	-	Rs. 1,093,811/-	24.07.12
05	<b>Total</b>	<b>Rs. 1,503,000/-</b>		<b>Rs. 3,734,826/-</b>	

\* The minimum payment required for the allotment of Cat-I unit (KRP) is Rs.1547204/- (Rs.1544204/- + Rs.3,000/-).

In view of the above the matter is placed before the Board for policy decision whether the subject unit should be allotted to Mr.Fazal-ur-Rehman OR Mr.Iftikhar Rashid.

**Decision**

*The Board discussed the issues in detail and constituted a committee which will submit its report before the Board for decision. The Committee will comprise of following:*

- i) *Joint Secretary, M/o Housing and Works, Islamabad.* *Chairman*  
ii) *Member Engineering, CDA, Islamabad.* *Member*

**AGENDA ITEM NO. 3****DECISION ON ELIGIBILITY OF EMPLOYEES OF AUTONOMOUS BODIES**

It is submitted that applications from different autonomous and educational departments have been received. To determine their eligibility few cases of such officers were submitted to Ministry of Housing & Works for onwards submission to Establishment Division. Remarks are as follow:

S.No.	Departments	Remarks
1.	PTV Corporation and Judges of Gilgit Baltistan High Court	The Ministry of Housing & Works has forwarded the comments of worthy Secretary on the instant case as: "As a tradition/practice Judges have been equated. While we have the plots available, we may bring up this issue before the next PHA Board instead of referring it to the Law Ministry."
2.	Employees of Gilgit Baltistan	Special Assistant to the Deputy Prime Minister has sent a letter to Secretary, Housing & Works stating that, The Deputy Prime Minister has desired the Secretary, Housing & Works to personally look into the genuine grievance of the employees of Gilgit Baltistan civil Service who fall under the administrative control of Kashmir Affairs, Gilgit Baltistan unlike Government servants serving in other provinces. Ministry of Housing & Works has directed PHA that "the subject matter may be place as agenda item in the next Executive Board meeting for consideration and appropriate decision".
3.	Pakistan Atomic Energy, Commission	Reply is awaited from Establishment Division.
4.	Educationist	Reply of VC (AIOU) is awaited from Establishment Division due to which 4 more cases of same nature are pending.

In view of the above the matter is placed before the Board for policy decision.

**Decision**

*The Board discussed this item in detail and after thorough deliberations, the Board decided that the request of above mentioned officers may be regretted and the amount paid, if any, may be refunded.*




**WAIVER OF DELAYED CHARGES**

The matter of waiver of delayed charges has been discussed in the 5<sup>th</sup> meeting of Board of Directors and it was resolved that "The BoD approved the proposal in principal. However it was also decided that PHA Foundation may work out the details for implementation of the proposal. The BoD further directed that PHA Foundation may make a presentation to the stake holders so, that their views are incorporated in the proposed arrangement".

As per decision of the BoD, PHA Foundation has conducted meetings with allottee's associations of the concerned projects, and representatives of allottees have not only demand 100% waiver of delayed payment charges but have also claimed compensation owing to delay in completion of the projects. Some of the allottees have also approached courts and P.M secretariat in this regard.

Summary of the projects launched and current status of completion (provided by the Engineering Wing) is stated below:

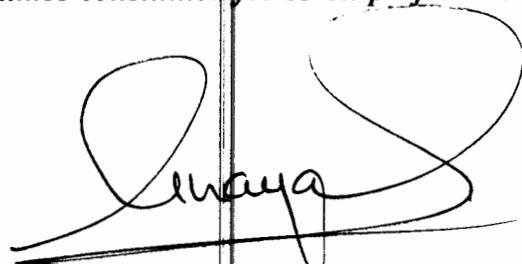
S.No.	Project	Launching Date	Expected Completion Date	Current Status
01	G-10/2-D (GP)	January, 2009	Nov., 2010	82% Completed
02	G-10/2-D (FG)	November, 2008	Nov., 2010	82% Completed
03	G-11/3-C (GP)	January, 2009	Nov., 2010	95% Completed
04	G-11/3-E (FG)	November, 2008	Nov., 2010	90% Completed
05	I-11 (Additional)	April, 2008	April, 2010	Completed in 2012 except utilities
06	Wafaqi Colony	2009	Dec., 2010	95% Completed

**In light of the above the following proposals/options are submitted for consideration of the Board:**

- i. Delayed payment charges may be completely waived off where the completion of the projects is delayed.
- ii. 50% waiver in delayed charges may be allowed where projects are delayed.
- iii. The waiver of delayed payment charges may be allowed according to the period of delay i-e 50% waiver on one year delay, 100% waiver on delay of two or more years.
- iv. Refund of already deposited delayed charges may not be allowed

**Decision**

*The Board deferred the agenda item and decided that the issue may be linked up with the report of the inquiry committee constituted for seven projects as cost and time overrun.*

Agenda Item No. 5Requests of Syed Azam Raza Rizvi ex allottee of apartment no. GF- 03, Block No. 19-D, at G-10/2 Islamabad for waiver of cancellation chargesBackground of the case

The allotment of Syed Azam Raza Rizvi ex-allottee of "D" type apartment no. GF 03, Block No. 19, at G-10/2 Islamabad was cancelled due to non payment of installments by invoking clause 7.3 of the terms and condition of allotment, therefore as per terms and conditions, cancellation chargers @ 10 % of apartment price shall be deducted from the deposited amount. Amount of cancellation charges in the instant case comes to Rs. 350,000/-.

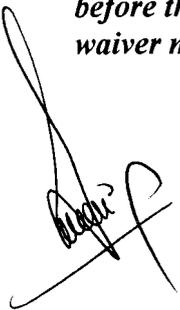
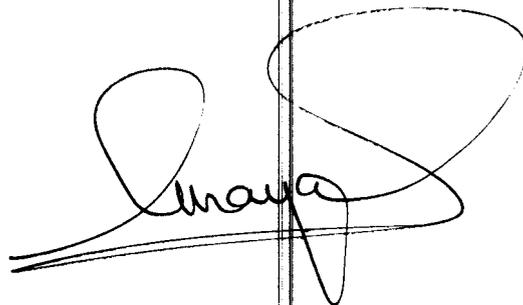
Request of allottee:

Mrs. Riffat Kazmi mother of allottee has submitted her request for waiver of cancellation charges to the Minister for Housing. The honorable Minister for Housing marked the application to PHA Foundation with remarks "for sympathetic consideration". She has requested that her husband is heart patient and they have to spend huge amount of money on the treatment of her husband. She has further stated that according to the advice of doctors her husband has to undergo another heart operation, and they need huge amount of money and her son who is the ex-allottee of the said apartment is the only earning hand of the family. She has also submitted the medical documents regarding illness of her husband. Therefore she has requested for waiver of cancellation charges.

**The matter is therefore placed before the Board for consideration.**

Decision

*The Board decided that a working paper may be prepared and submitted before the Board on the terms and condition of cancellation, so that any such request for waiver may be examined as a uniform Policy.*

**Agenda Item No. 6****Requests of Mrs. Ghulam Sughra ex-allottee of apartment No. TF-16  
Block No. 18-D, at G-10/2 for waiver of cancellation charges****Background of the case**

The allotment of Ghulam Sughra ex-allottee of "D" type apartment no. TF 16, Block No. 18, at G-10/2 Islamabad was cancelled due to non payment of installments by invoking clause 7.3 of the terms and condition of allotment, therefore as per terms and conditions, cancellation charges @ 10 % of apartment price shall be deducted from the deposited amount. Amount of cancellation charges in the instant case comes to Rs. 335,000/-.

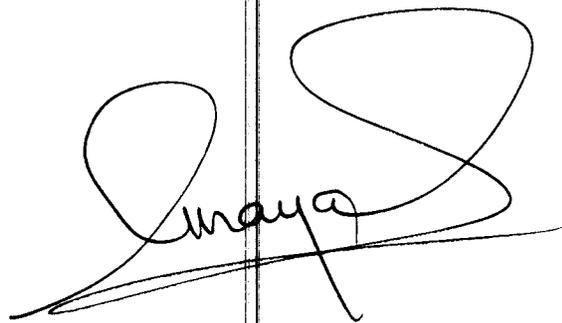
**Request of allottee:**

Mrs. Ghulam Sughra has submitted her request for waiver of cancellation charges, she has requested that her husband was heart patient and stay on bed for more then 2 years and eventually died on 21-08-2011, and he was the only soucre of earning of her family, therefore she is unable to pay the installmenst and her apartment was cancelled due to non payment of installemnts. She has also submitted the medical documents regarding illness of her decessed husband. Therefore she has requested that her deposited amount may be refunded to her without 10% of cancellation charges

**The matter is therefore placed before the Board for consideration.**

**Decision**

*The Board decided that a working paper may be prepared and submitted before the Board on the terms and condition of cancellation, so that any such request for waiver may be examined as a uniform Policy.*



Agenda Item No. 7VACANT APARTMENTS, SHOPS AND OFFICES AT LAHORE

Some apartments, shops and offices at Lahore projects (Wafaqi Colony "D" & "E" type, Shabbir Town "B" type, UET shops, Shops at STB & STD are lying vacant. These apartments have been launched by PHA twice but not booked due to very poor response by general public as well as from Federal government employees. Meanwhile due to cost overrun the engineering sections proposed the revised cost of apartments of "D" type and "E" type which is as under:

Detail of the vacant apartments at Wafaqi Colony Lahore is as under:

S. No.	Project Launched For	Type	No. of Vacant Apartments
01	General Public (Executive)	B	31
02	General Public	D	19
03	General Public	E	18
04	F.G Employees (BPS 11-16)	D	28
05	F.G Employees (BPS 1-10)	E	13

Detail of the revised prices of "D" & "E" apartments of Wafaqi Colony project Lahore, as proposed by Engineering Wing, is as under:

S. No.	Type of apartment	Average Initial Cost (Million)	Average Revised Cost (million)
01	GP "D" type	3.0 M	4.210 M
02	FG "D" type	2.5 M	3.510 M
03	GP "E" type	2.5 M	3.850 M
04	FG "E" Type	2.0 M	2.850 M

Proposal:

In light of the above it is proposed that the vacant apartment may be re-launch for general public on the revised cost provided by the Engineering/Technical Wing and furthermore marketing cost upto 1 % of the cost, if deemed appropriate, may also be added in the projects before re-launching.

Decision

*The Board approved the revised cost in principal, however, it was decided that for effective marketing, some reputed consultant / firm may be engaged as admissible in PEPR Rule for sale of vacant apartments/shops.*

Agenda Item No-8APPOINTMENT OF CONSULTANT FOR CONSTRUCTION OF MULTI-STORY RESIDENTIAL COMPLEX AT CARLTON HOTEL SITE KARACHI.

Ministry of Housing & Works directed PHA to initiate plan for construction of Commercial-cum-Residential Complex on Carlton Hotel plot Karachi (property owned by the Ministry). The possession of land measuring 3.14 acres was handed over to PHA Foundation. Expression of Interest (EOI) was invited on JV basis which was not materialized. Authority Board in its 29<sup>th</sup> meeting decided that PHA should launch the project on its own through renowned Marketing Consultant and Construction done as per PPRA Rules/ PHA policy in vogue.

In this connection, applications from the Consultants were invited through advertisement in national press dated June 20, 2012. Twenty nine (29) Consultants applied for pre-qualification (List attached).

The services Pakistan Council of Architects & Town Planners (PCATP) were hired for pre-qualification of Consultants as per standard criteria of PEC. PCATP scrutinized and evaluated the pre-qualification documents and furnished the report on November 12, 2012. Following firms are recommended for pre-qualification:-

S. No.	Name of Firm	Points Obtained
1	M/S NESPAK (Pvt) Ltd	80
2	M/S EA Consultants	77
3	M/S CG Consultant Group	73
4	M/S Asian Consulting Engineers	73
5	M/S Sampak International (Pvt) Ltd	72
7	M/S Progressive Consultants Pvt Ltd	71
6	M/S AAA JV M/S Arcop (Pvt) Ltd JV M/S Costveyors JV M/S Colliers	71
8	M/S Meinhardt (Pakistan) Pvt Ltd	66
9	M/S ECIL in association with M/S Surti Partners	65
10	M/S PEPAC	60

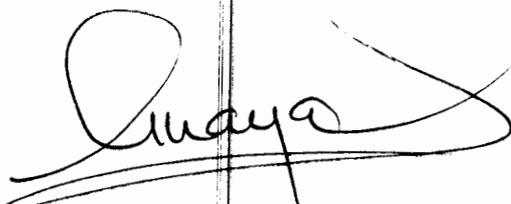
The case is being placed before the Board for approval of pre-qualified firms, as recommended by PCATP.

**LIST OF CONSULTANTS APPLIED FOR PRE-QUALIFICATION**

S. No.	Name of Firm
1.	M/S NESPAK (Pvt) Ltd
2.	M/S EA Consultants Pvt. Ltd
3.	M/S Asian Consulting Engineers
4.	M/S CG Consultant Group
5.	M/S SAMPAK International Pvt Ltd
6.	M/S Progressive Consultants Pvt Ltd
7.	M/S AAA JV M/S Arcop (Pvt) Ltd JV M/S Costveyors JV M/S Colliers
8.	M/S Meinhardt (Pakistan) Pvt Ltd
9.	M/S ECIL in association with M/S Surti Partners
10.	M/S PEPAC
11.	M/S ACES
12.	M/S Mansoor Mazhar & Associates
13.	M/S Osmani & Company Pvt Ltd
14.	M/S The Architects
15.	M/S Associated Consulting Engineers (ACE)
16.	M/S Allied Engineering & Consultants
17.	M/S Shaz Consultants
18.	M/S Zaheer-ud-Din Consultant
19.	M/S G3 Engineering & Consultants
20.	M/S Anwar Ali & Associates
21.	M/S Abbasy & associates
22.	M/S Shah Nawaz Associates
23.	M/S HA Consultant JV M/S Area Plan Swiss AG
24.	M/S International Design Group
25.	M/S Artisans Architects
26.	M/S Abid Ali & Associates
27.	M/S Shelters Associates
28.	M/S Big Image Expo Pvt Ltd
29.	M/S KADIOGLU Global Construction

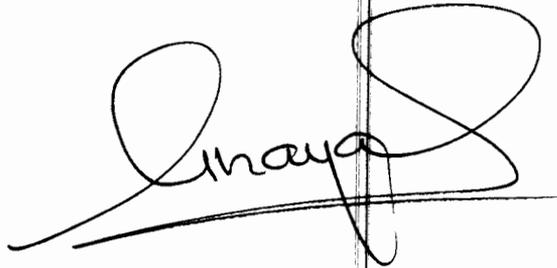
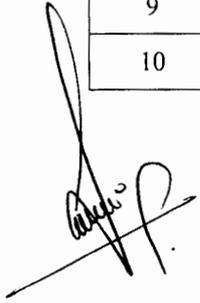
**Decision**

*It was pointed out that M/S SAMPAK was rendered services to Pakistan Housing Authority as core consultant as well as design and supervisory services on four stalled PHA projects. The Consultant has been found responsible for huge cost & time overrun and failed to fulfill contractual obligations. As such, it was decided that M/S*

● **SAMPAK may not be considered for pre-qualification. Accordingly Board approved the pre-qualification of remaining "9" nine consulting firms as recommended by PCATP:**

Sr.No.	Name of Companies/ Firms	Total
1	M/S NESPAK PVT. LTD.	80
2	M/S EA CONSULTANT PVT. LTD.	77
3	M/S CG CONSULTANT GROUP	73
4	M/S ASIAN CONSULTING ENGINEER	73
5	M/S SAMPAK INTERNATIONAL PVT. LTD.	72
6	M/S PROGRESSIVE CONSULTANT PVT. LTD.	71
7	M/S AAA PARTNERSHIP JV AR COP (PVT)LTD. JV COSTVEYORS (PVT) LTD. JV COLLIERS	71
8	M/S MEINHARDT	66
9	M/S ECIL	65
10	M/S PECPAC	60



**DECISION ON REPORT OF THE COMMITTEE ON  
COST & TIME OVERRUN ON 07 (SEVEN) ONGOING PHA PROJECTS.**

This matter was placed before 5<sup>th</sup> PHA Board meeting held on 27<sup>th</sup> September 2012 and it was decided that:-

- a) An inquiry Committee headed by Dy. Managing Director PHA Foundation and associated by DG Pak PWD, one Engineering from National Construction and one Engineer from PHA Foundation would examine the two previous inquiry reports and submit their report containing specific recommendations regarding fixing of responsibility and future action.
- b) The Committee would also ascertain and certify that overpayment made to the contractor are due to variation in BOQ's and work on ground commensurate with the payments already made and bills which have been submitted for payment. PHA would take further action on receipt of Inquiry report.
- c) The BoD further directed that keeping in view the miseries faced by the allottees, the PHA Foundation may start the remaining work on the seven projects after completing formalities.
- d) In the 4<sup>th</sup> BoD meeting, it was decided that FIA would be a part of the Inquiry. However, if any financial embezzlement is detected by Technical Committee, the matter would be referred to FIA for investigation.

2. In the light of above decision, Committee was constituted vide office order No. F.2(27)/2012-Admin-I dated October 22, 2012 with the following mandate:-

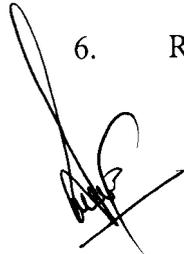
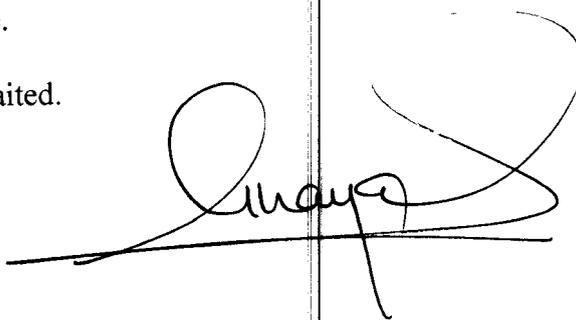
- a) The mandate of this Inquiry Committee would be to examine the previous two inquiry reports regarding the stalled "7" seven projects. The Committee will submit the report containing specific recommendations and fixing of responsibility. The Committee will also examine the feasibility of work to be done and future payments".

3. National Construction informed that no engineer is available for nomination, at present, in order to participate in the Inquiry Committee. Meanwhile, Dy. Managing Director PHA Foundation also transferred from PHA Foundation.

4. A new Inquiry Committee comprising DG Pak PWD (Chairman), Mr. Qaiser Abbass, SE Pak PWD and Mr. Muhammad Farooq Azam, Dy. Director Engineering has been reconstituted vide letter even No dated November 14, 2012 with the same mandate as was given to previous Committee.

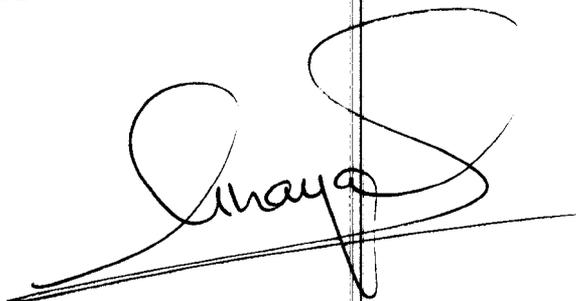
5. It is not out of place to mention here that para (b) & (d) of the approval of BoD is not made part of the mandate of the committee.

6. Report of the committee is still awaited.

## Decision

*Director General, Pak-PWD gave a detailed presentation on cost & time overrun on 07 stalled PHA Projects. Various options of resumption of work on the projects and arrangement for finances required thereof were discussed in depth. Matter regarding fixing of responsibility was also deliberated upon. It was decided that final decision will be taken on receipt of INQUIRY REPORT from DG Pak-PWD. DG Pak-PWD assured that report would be submitted by December 31<sup>st</sup> 2012.*

A handwritten signature in black ink, appearing to be 'Rajiv', written over a horizontal line.A large, stylized handwritten signature in black ink, appearing to be 'Anaya', written over a horizontal line.

**AGENDA ITEM NO.10****ISSUANCE OF LETTER OF COMMENCEMENT OF CONSTRUCTION WORK  
AT KURRI ROAD PROJECT**

Reference 4<sup>th</sup> Board meeting held on July 19, 2012, letters of acceptance were issued on July 24, 2012 to the contractors for award of work at Kurri Road Project as below:

<b><u>Cat-I-Houses</u></b>	M/S Abdul Majeed & Co.
<b><u>Cat-II-Houses</u></b>	M/S Techno (Pvt) Ltd.
<b><u>Cat-III (North)-Houses</u></b>	M/S National Construction
<b><u>Cat-III (South)-Houses</u></b>	M/S Abdul Majeed & Co.

Later, Ex-Director (Engineering) and M/S Techno (Pvt) Ltd. filed cases in Islamabad High Court. Resultantly, Islamabad High Court suspended the operation on the 4<sup>th</sup> Board meeting decisions.

Now, the stay orders issued in both cases have been vacated and there is no bar on PHA Foundation to issue letter of commencement to the contractors to start the work on the project site.

A summary was forwarded to Prime Minister of Pakistan regarding decision for allotment of plot or houses in the housing scheme has conveyed Ministry of Housing & Works vide letter No.F.2 (3)2011-Works dated 12-12-2012 that the Prime Minister of Pakistan has not approved the proposal and further directed that funds received from allottees be spent exclusively for the purpose of construction of houses, development of said scheme.

**The matter is being placed before the Board for further decision.**

**Decision**

*It was pointed out that 02 out of 03 firms to whom letter of acceptance for the housing units have been issued are involved in cost & time overrun of 04 stalled PHA projects. Since, letter of acceptance has already been issued by the Ex-MD, PHA, hence, cancellation of the same would attract unnecessary litigation. Therefore, in order to avoid unnecessary litigation and delay in execution of Kurri Housing Scheme, it was decided that the contract may be signed. However, to safeguard the PHA interest, a bank guarantee may also be obtained for performance criteria and mobilization advance.*

**AGENDA ITEM NO.11****ADOPTION OF PAK-PWD CODE**

To provide shelter to shelter less people on affordable cost and to meet the target Pakistan Housing Authority Foundation acted as executing organization but without having its own code.

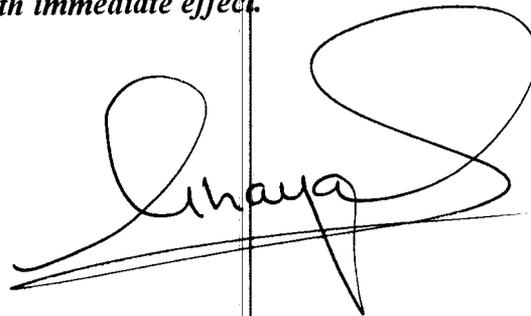
In past PHA kept on assigning its engineering job to consultants but this experience of reliability on the mercy of consultant has not been found satisfactory. Resultantly, project started under Prime Minister Directive in 2008 suffered a huge cost and time over run.

In view of stated position it has been felt necessary that PHA engineering wing must be strengthened and a standard engineering code/ practice be adopted. Further, Pak. PWD is its sister organization of PHA under the Ministry of Housing & Works.

**It is proposed that Pak PWD code be adopted in PHA.**

**Decision**

*Keeping in view, the anomalous situation cropped up due to non-existence of PHA code or any other standard code of practice, the Board unanimously approved the adoption of Pak-PWD code with immediate effect.*



**AGENDA ITEM NO. 12****PROPOSAL FOR POSSIBLE BENEFIT TO PHA EMPLOYEES**

On May 18, 1999, the Prime Minister Housing Authority (PMHA) was established under a Cabinet Resolution in the Prime Minister's Secretariat for implementation of a project of construction of 500,000 housing units. Proposal for granting autonomous status was initiated on September 27, 2010 after obtaining views of all the stakeholders. Federal Cabinet accorded approval in principle on October 6, 2010. PHA Board of Directors in a meeting held on December 17, 2010 approved the confirmation of PHA as Public Limited Company. PHDCL already stood registered with SECP since July 13, 1999 and this dormant company has been renamed as PHA-Foundation (Pvt) Ltd in February 2011.

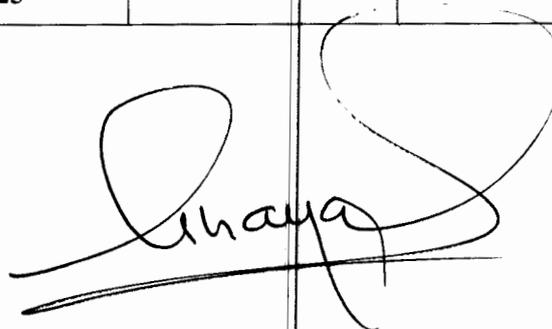
PHA-F appoints regular staff up to BS-18, however the top management are hired through deputation. Gross salary is been paid to the regular staff as per basic pay scale. Currently GP Fund/CP Funds is not deducted from the salary of regular staff. No benefit of Pension/commutation, GP Fund, advances (HBA, Car advance Motorcycle advance), is extended to regular employees of PHA-F.

**Proposal for Possible Benefit to PHA-F Employees**

- PHA being cash strapped Organization cannot do much for its employees.
- However looking at the example of other foundation like PEMRA, PTA ,OPF etc. during service and after Retirement benefits need to be ensured for the Employees.
- **State Life Group Insurance** provides a solution to this without putting any financial impact on PHA-F.

**Proposed monthly deduction out of their salaries from PHA-F's employees**

Sr.No	BPS	No of Employees	Monthly Rate	% of the pay	Total
1	1-8	105	500/-	2.50%	52,500/-
2	9-14	60	1,000/-	3.58%	60,000/-
3	15-16	11	1,500/-	3.87%	16,500/-
4	17	35	2,500/-	4.33%	87,500/-
5	18	14	3,000/-	4.26%	42,000/-
<b>Total</b>		<b>225</b>			<b>258,500/-</b>

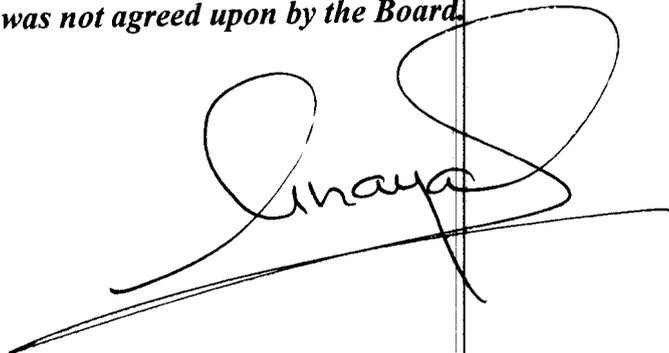
**Recommendations/Suggestions:**

- All the contributions will be made purely by the employees.
- It will be compulsory for the regular staff of PHA-F.
- PHA-F will not bear any cost so no direct Burden will be on PHA-F exchequer.
- **State Life Group Insurance** will have to pay cash benefits to PHA-F employees for child education and marriage etc. as loan, subject to NOC from PHA-F.

In view of the above the matter is placed before the Board for policy decision.

**Decision**

*The proposal was not agreed upon by the Board.*



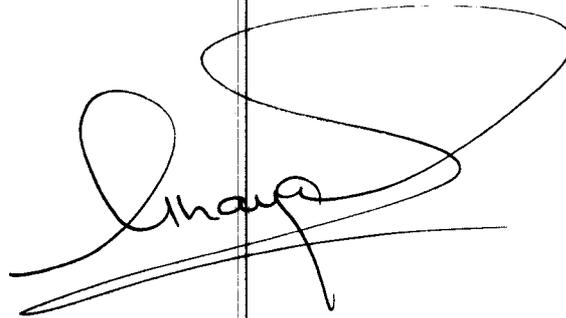
**AGENDA ITEM NO. 13****INCLUSION OF DEPUTY SECRETARY (ADMN), MINISTRY OF HOUSING  
AND WORKS AS MEMBER BoD, PHA FOUNDATION**  
**(Additional Item)**

The Chairman, PHA Foundation has been pleased to place a proposal for inclusion of Deputy Secretary (Admn), Ministry of Housing and Works as member of Board in PHA Foundation, as an additional item.

The proposal was discussed amongst the BoD members.

**Decision**

*The Board has been pleased to approve inclusion of Deputy Secretary (Admn), Ministry of Housing and Works as member of Board in PHA Foundation. Accordingly, the newly included member will also be entitled for honoraria as specified for other members of the Board (Decision item No.VII, BoD meeting 2<sup>nd</sup> held on 12 April, 2012).*



**LIST OF BOD MEMBERS ATTENDED 6<sup>th</sup> BOD MEETING**  
**HELD ON 26<sup>th</sup> DECEMBER, 2012**

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S.N	Name & Designation	Status in the Board	Presence
1	Sardar Talib Hassan Nakai, Federal Minister for Housing /Chairman PHA F, Islamabad.	Chairman	Attended
2	Mr.Nasar Hayat, Secretary Housing & Works /Acting MD PHA-F, Islamabad.	Deputy Chairman	Attended
3	Mr. Sana Ullah Aman, Member Engineering, CDA, Islamabad.	Member	Attended
4	Ms. Amna Imran, Joint Secretary, M/o Housing & Works, Islamabad.	Member	Attended
5	Mr. Liaquat Munir Rao, FA (Works)/ Joint Secretary, Finance Division, Islamabad.	Member	Attended
6	Mr.Talat Rasheed R. Miyan, Director General, FGEHF, Islamabad.	Member	Attended
7	Mr. Shah Din Shaikh, Director General, Pak PWD, Islamabad.	Member	Attended
8	Mr. Sarwar Awan, Joint Engineering Advisor, M/o Housing & Works, Islamabad.	Member	Attended