

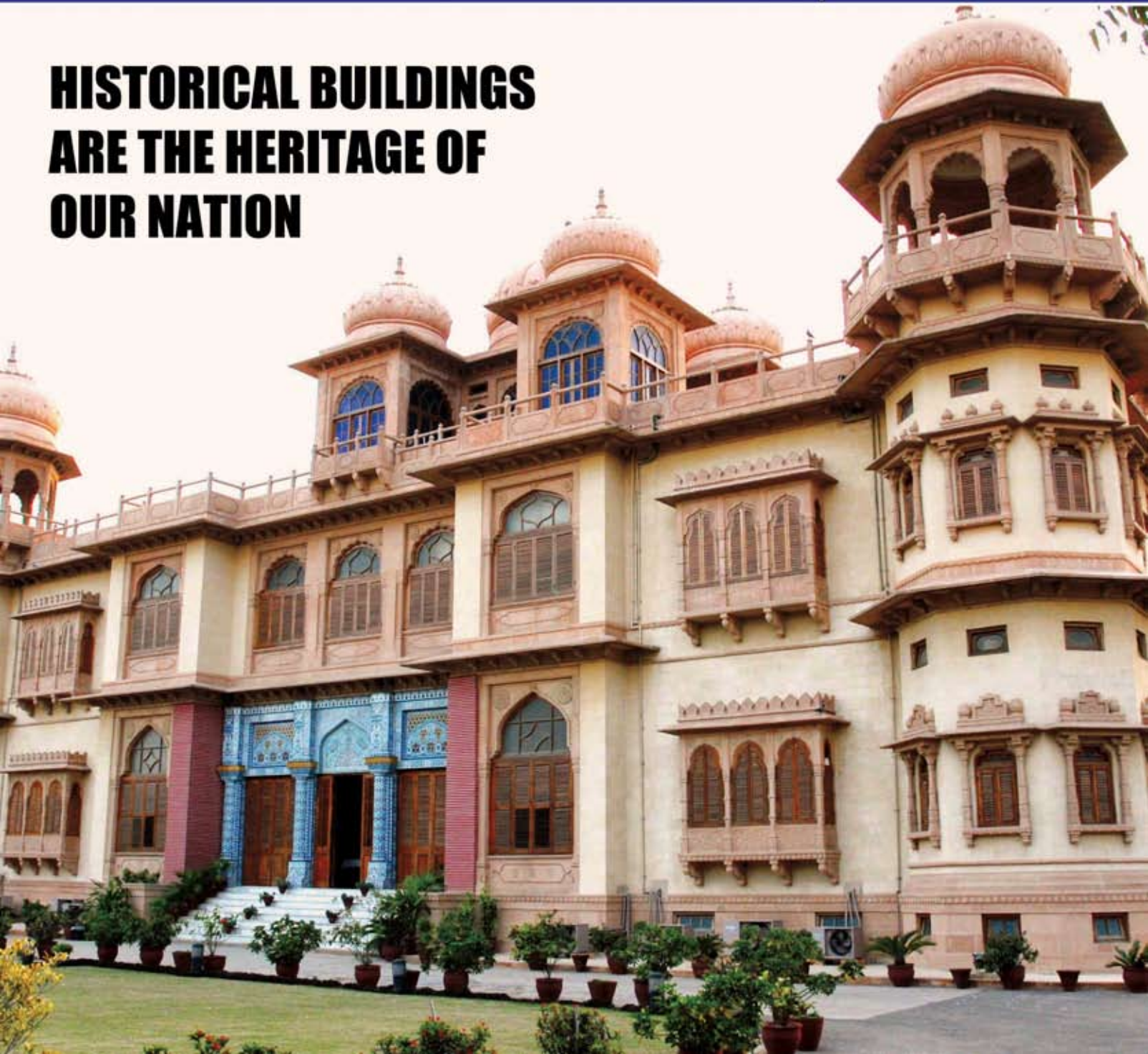


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EDITORIAL



The historic and ancient buildings help us in understanding our culture and way of living of our forefathers. Preserving these buildings means that we are saving the treasures of our past. Preserving historical buildings and sites in different cities of Pakistan is also essential as now they are our national heritage.

In Karachi we have so many historic buildings like Khaliqdina Hall, National Museum of Pakistan, Frere Hall, Karachi Port Trust Building, Sindh Assembly Building and Sindh Madreesah-tul-Islam Building, NED College old campus, DJ College building etc. All these are telling about our culture and civilization of the past time.

Preservation of historical buildings and sites involve maintaining the integrity of the place through protection and restoration by using both old and new materials. Minor modifications can be made in old buildings to be compatible for new uses. This not only makes good economic sense, but preserves our legacy and is an inherently sustainable practice.

In our cities many old buildings remain structurally sound even if they were built a long time ago. Preserving the buildings also contribute in the conservation of our environment because when we save buildings, we are also in turn saving the environment. Construction of buildings requires the use of materials such as cement, steel and concrete etc., and the whole processes of constructing new buildings have a good impacts on the environment, while preserving the existing old buildings and make them compatible with the newly constructed structures requires only a little quantity of construction materials, thus making them environment friendly also.

This is the time when government with the collaboration of some NGOs and other Philanthropists can look into the matter before most of this precious heritage becomes unpreservable.

Engr. Zaheer Qadri

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July/August 2013

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SHELTER is published by the management of Association of Builders and Developers of Pakistan (ABAD). However, views expressed in this magazine may not be necessarily those of ABAD. We encourage our readers to send us their suggestions and write-ups.

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by: Akhtar Qureshi

NEED OF CONDOMINIUM LAWS IN PAKISTAN

CONDOMINIUMS AND COOPERATIVES



INTRODUCTION

Condominiums and Cooperatives are two forms of multiple housing units which have independent owners of individual units who share the costs and responsibilities of common areas. However, condominiums and cooperatives are different as will be clear from the explanation given below.

A condominium is a form of housing tenure where a part of an apartment is individually owned but the use of and access to common facilities like the hallways, exteriors etc. is available to individual owners under the legal rights controlled by the Association of Owners which represents all owners jointly. A condominium may simply be defined as an apartment owned by residents. Condominium is the legal term used in United States and in most provinces of Canada. In other countries, different terminologies are used for condominiums style of housing.

A condominium may also be defined as a multiple housing unit, which is comprised of ownership of individual units and joint ownership of common areas. The building is managed by a condominium association and the owners of individual units share the cost of maintaining the building

and the common areas but they are responsible individually for maintaining their owned units.

A cooperative housing unit is owned and managed by a corporation and shareholders are the tenants who get their apartments on lease from the corporation. The size of the housing unit, which a shareholder-tenant leases, determines the size of the corporation stock which a shareholder owns. Each shareholder-tenant pays on monthly basis based on his share of the stock to cover the building mortgage, taxes and the maintenance costs.


DEVELOPMENT OF CONDOMINIUM

It is interesting to review the development of condominium and the cooperative housing arrangement. This type of living started due to increasing prices of property, inflationary trend, population growth and rapid urbanization. Until 1960, the condominium was almost unknown in USA. The development of condominium started with the passage of Fair Housing Act of 1968 which authorized the use of mortgage insurance established under the National Housing Act.

It would appear from the above that there is no difference between a condominium and an apartment complex as both look like the same but there is a legal difference. A building built as condominium is sold to owners as individual units while ownership of an apartment is retained by developers and the individual units are rented to different tenants. Collection of individual housing units and common areas together with the land on which the housing units are built can be categorized as condominium. Individual ownership in a condominium can be interpreted as ownership of only the air space confining the boundaries of the house. These boundaries would in effect include the wall surrounding the condominium and allow the owner of the housing unit to modify the interior of the house without any effect on the common area. These boundaries are specified in a document filed with the Registration Authority. Anything outside the boundary is known as the common area which is a joint ownership interest held by a corporation set up at the time of creation of a condominium. This Corporation does not own the property but holds it as a trust on behalf of the owners. The Condominium drafts conditions, restrictions and rules for sharing the common space.

The Condominiums may consist of single family housing units known as "detached condominiums" where the home owners do not maintain the exteriors of the houses or "site condominiums" where the owner has more control and possibly ownership of the exterior. The Owners of housing units in a condominium may form a House Owners Association. Affairs of the Association are managed by a Board of Directors elected





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by members of the Association. The Association assesses the house owners for the costs of maintaining the common areas and then decides how much each owner should pay. The Association has the legal power to collect the maintenance charges.

A document called the “Declaration of Conditions” or the “Condominium Document” describes the condominium units and the common areas and any restrictions on their use. This document also describes the procedure and other details about House Owners Association. Internal affairs of the condominium are governed by a separate set of bylaws. These bylaws usually establish the responsibilities of House Owners Association; the voting procedure at meetings of the Association; qualifications, powers and duties of Board of Directors; powers and duties of the officers; and the obligations of owners with regard to assessments, maintenance and use of units and common areas. The Association provides details of rules and regulations and restrictions on the conduct of unit owners and residents. These rules can be amended by the Board of Directors. Mandatory maintenance fee, color/ design choices etc. are included in the typical rules which are made available to residents. Condominium owners can also rent out their home to tenants although leasing rights may be subject to restrictions set forth in the declaration.

Condominium ownership can also be used for non residential land uses such as offices, hotel rooms, retail shops, group housing facilities such as old peoples homes. The legal structure and the benefits are the same. The real estate ownership can take different forms which may be similar to condominiums but not identical. Privately owned detached houses on privately owned land may be part of a community which may be governed by a homeowners association.

MERITS OF CONDOMINIUMS

Some advantages of condominium and cooperative system of housing are interest of owners in the premises, sharing the maintenance costs, decreased personal liability of members, increased choice of location etc. An individual, who purchases a housing unit in a condominium, receives title to such a unit. The owner has all legal rights including the right to sell. Title to a



condominium entitles the owner to ownership of land and the common areas with other unit owners. The System gives certain rights to individual owners and places certain obligations such as sharing the maintenance expenses or improvements in the common area. The size of the share of each owner in the costs of operating, maintaining and improving the building and the common areas depends on the size of each unit.

The purchaser of a condominium receives a deed, which describes the individual unit with details of location of the building and property. The deed will also detail all restrictions and any other terms and conditions agreed between the purchaser and the seller but none of these could be contrary to declaration of condominium which is the official record of rights and duties of owners. This document also states precisely the portion owned by the owner which must be maintained by him. The contents of the declaration of condominium vary from one state to the other but ordinarily, they contain the following:

- Legal description of land and buildings of the condominium
- Description of each unit including the address, size, number of rooms and exact location
- Description of common areas and any restrictions
- The monetary value of each unit and its land as well as the percentage of share in common areas assigned to each owner
- The number of votes assigned to each unit

The Declaration also lays down the procedure for taking decision for repairs and improvements, making amendments in the declaration or for ending the

condominium arrangement. The Declaration also gives details of procedure for payment of fee and other costs by the owner. The regulations governing the conduct of elections, meetings, routine maintenance of buildings etc are all covered in the bye laws. The bylaws also detail any restrictions on the sale of individual units and penalties for violation of the rules.

A condominium unit may be purchased for cash but the purchaser can go for a mortgage

for house financing which is more common procedure as it facilitates purchase of property.

COOPERATIVE ORGANIZATIONS

Cooperative organization can be set up in a number of ways.

CORPORATE ORGANIZATION

This is the most common type of cooperative organization. The formation of a corporate cooperative requires only three documents; a certificate of incorporation, bylaws and a lease agreement which are the basis of a contract between the individual owners and the corporation. The owners of housing unit are the tenants as well as shareholders. Housing finance is arranged by a single mortgage for the entire project through the corporation, the fate of the project depends on the financial stability of other occupants.

JOINT TENANCY

In Joint Tenancy, the ownership of housing units is co-owned by joint tenants who have undivided interest in the property. This arrangement includes provision for exclusive ownership of individual units.

TENANCY IN COMMON

In this system, the occupants own the entire project collectively and each tenant has the right to occupy an exclusive unit. Each tenant owns an undivided portion which may not necessarily be equal. Each tenant has the right to dispose off his share or a portion thereof.

BUSINESS TRUST

In a business trust, title to the entire premises rests with the trustees of the trust. Certificates of beneficial interest are issued to individual tenants and each

beneficial owner is assigned exclusive right to occupy a specific unit.

CONCEPTS SIMILAR TO CONDOMINIUM

Several forms of ownership exist which appear to be similar to condominiums but are not identical. A typical example of this is individual housing units privately owned and built on private land which may form into a community and have their homeowners Association. This Association can manage common facilities like park area or an access road.

Another example of similar concept is the townhouses complex. Multiple townhouses are combined to form a big building. Each owner in the complex owns a plot of land and the building which is in his name and forms part of the townhouse complex. The roof and foundation of the complex is continuous and the wall in between the townhouses separates them from each other. This is very much similar to a condominium but due to common interest in the big building, a home owners association is required. As opposed to condominium, this Association does not own any townhouse or a plot of land. It is of course, under contract to owners of townhouses to maintain areas of the building which are common to all tenants. The townhouse complex may have common areas for parking, roads, clubs, gym, laundry etc.

CONDOMINIUM LAWS IN PAKISTAN

The Condominium Law has been adopted in Australia, Brazil, Canada, Central Europe, Central Asian States, Indonesia, Philippines and Thailand. Condominiums in some form adapted to local traditions can be found in Denmark, India and Singapore. In Pakistan, the condominiums are known as flats or apartments which are common in big cities like Karachi and Lahore. This form of condominiums are known and registered as "cooperative housing society".

Condominium laws as practiced in the world are non existent in Pakistan at present. There are Apartment Owners Societies or Flat Owners Associations in some apartment complexes to take care of the maintenance and other common requirements of the residents. These organizations do not have a legal cover but these are recognized by the residents and authorized to carry out general maintenance of the complex. Their responsibilities include providing electrical goods (changing fused bulbs in the corridors and other common areas) & services, security (Guards &

CCTV) janitorial services, water supply & distribution, general maintenance, stand by generators, lifts etc. These services are provided by the Societies and Associations which have been set up by the residents of a project. It has been noted that this type of organizations are found in projects located in areas where high profiled or educated people are settled. Majority of residents in these areas have either been overseas or lived in other countries and are aware of these types of regulations and they do not feel the pinch of this decision.

In order to check the necessity and the requirement of introducing the condominium laws in Pakistan, we select Karachi to arrive at the right decision. Like other metropolitan cities of the world, Karachi has a trend of high rise buildings and therefore there is a requirement of condominium laws in Pakistan which can meet the following requirements:

- Ensure uniformity in regulations and by-laws of all relevant Authorities for all high rise commercial and residential Buildings.
- Provide laws to keep and maintain high rise buildings which have become a major requirement in all big cities of the world as the use of infrastructure can be optimized since the high rise buildings will utilize the existing roads and utilities.
- Adopt proper garbage disposal system to eliminate the risk of health hazard
- Increase security of and control crime rate in the complex
- Condominium system makes seller more accountable



- Purchasers of condominium have a system of management and voting right
- The creation of a condominium ensures fair practices in transactions.

The condominium laws introduced elsewhere will need to be modified according to local requirement. The existing system of Owners Society or Management Association can be amended to incorporate the basic features of condominium law. Once the proper law has been drafted, it can be provided a legal cover.

HISTORY OF CONDOMINIUMS AROUND THE WORLD

CANADA

Condominiums in Canada are governed by the provincial and territorial legislation. The first condominium development in Canada was a townhouse complex in Alberta which was registered in 1967. According to rules of the condominium, the owner owns the internal unit space and a share in the corporation and the corporation owns the exterior of the building and the common area. All condominium owners and the corporations have formed an association. The Canadian Condominium Institute which is a nonprofit organization

The Ontario Condominium Act, 1998 regulates the working of condominiums in Ontario, Canada. Corporations are established to deal with issues of maintenance and repairs. Owners of units elect a Board of Directors on annual basis to take care of the common areas and the exterior of buildings. The Association holds a general body meeting annually to take care of the elections of Board of Directors, appointment of auditors and other matters. Special meetings of the Board can also be called by the Board itself or by the owners

Canada is one of those places where condominium industry has been through the booming period and Toronto has been leading in this episode. In this context, it would be interesting to know that 17,000 new condominium units were sold during 2005. Outside Toronto, the townhouses is the most common form of condominiums in place of the high rises.

DENMARK

In Denmark, about 5% of the houses are owner

apartments which are traded, mortgaged and legally treated like real estate. These owner apartments are directly owned by the owners themselves. Rest of the building and the land is jointly owned by apartment owners through an Association. The cost of maintaining the joint property is shared by the owners.

Another 5% houses in Denmark form a housing



cooperative which is an organization in between the condominium and a housing association. Entire property is owned by a nonprofit corporation in which the tenants are shareholders and it is their duty to lease an apartment from the cooperative. As per rules, the shares of the corporation can be purchased and sold.

ENGLAND AND WALES, UK

In England and Wales, the condominium like ownership is named as common hold which was introduced in September 2004. Interestingly, by June, 2009, 12 common hold residential developments had been set up in England and one common hold residential development was set up in Wales. The development in England had 97 units and the one in Wales had 30 units.

FINLAND

Condominium is a common form of home ownership in Finland. Condominiums in Finland are incorporated as non-profit limited liability companies. One share represents one square meter of the apartment. Shares of the condominium can be bought on the open market for which approval of the Board is not required.. The owner may not live in the condominium purchased by

him. Renting out a condominium is a common practice in Finland and it is regarded as a form of saving and investment.

HUNGARY

Condominiums were introduced in Hungary in 1924. Condominium properties are just like other real estate and traded as such. The Condominiums act like a non profit entity for maintaining the common areas. The issues relating to common areas of the Condominium are managed by a representative who is elected by the

owners in a convention. All decisions regarding amendment of the terms and conditions of the Condominium or large expenses on account of maintenance of common areas need approval by a convention.

Condominium is the most common form of housing in Hungarian cities since the fall of communist dictatorship in 1989.

SINGAPORE

Condominium is the name given to housing buildings which have some luxury features such as CCTV, security guards, swimming pools etc. The Government sponsored Housing Development Board has built most housings

but these do not have the luxury features. These units can be rented or purchased from the Government. Majority of residential housing is made up of condominium and the flats.

UNITED STATES

The first condominium law was passed in the Commonwealth of Puerto Rico in USA in 1958. The first condominium in Continental United States was built in Salt Lake City, Utah in 1960. In a later development, the National Housing Act of 1961 permitted the Federal Housing Administration to provide insurance cover to mortgages of condominiums. Availability of this facility resulted in increased funds for condominiums and also helped in introducing condominium laws in other states by 1969. The introduction of condominium laws enabled sale of inexpensive homes to new retired people who had received cash from Government and who wanted to invest their funds. Over a period of time, major American cities have developed a number of condominiums. In recent years, the residential condominium industry has been booming in all major metropolitan cities of USA like Boston, Chicago, Los Angeles, Miami, New York City, San Francisco and Washington D.C. The other form of ownership found in US and popular among masses, is the cooperative corporation in which the ownership of shares gives the right to a lease holder to reside in the unit. Another form of ownership is also leasehold in which a single owner retains ownership of land on which the building is constructed and the lease is renewed after a very long period. A different form of joint property ownership is the undivided co-ownership in which the owners own a percentage of the property but have exclusive possession of a specific part and joint possession of other parts.

Additionally, there are different styles of condominium complexes in USA. These include a garden complex which consists of low rise buildings with landscaped grounds and a townhouse condominium complex which is comprised of multi- floor semi-detached houses in which the buyer owns only the interior and the building itself is owned by the condominium corporation. All owners jointly own the Corporation which charges them for maintenance and general repairs. Additionally, the Free hold townhouses are exclusively owned. These type of townhouses are without any condominium feature.



OLD and Historic



Karachi, as a port city and the most cosmopolitan city, with its diverse communities and vast attributes, contains a unique reservoir of British Period shared architecture. It has many historic places and buildings which were constructed in the British era like Karachi Port Trust, Sindh High Court, Hindu Gymkhana, KMC Head Office, Ghulam Husain Khalikdina Hall, Frere Hall, Empress Market, Jehangir Kothari Parade, St Patrick's Church, Mohatta Palace and Karachi Cantonment Railway Station buildings.

Karachi has a collection of buildings and structures of varied architectural styles. The downtown districts of Saddar and Clifton contain early 20th century architecture, ranging in style from the neo-classical KPT building to the Sindh High Court Building.

During the period of British rule, classical architecture was preferred for monuments of the British Raj. Karachi acquired its first neo-Gothic or Indo-Gothic buildings when Frere Hall, Empress Market and St. Patrick's Cathedral were completed. The Mock Tudor architectural style was introduced in the Karachi Gymkhana and the Boat Club. Neo-Renaissance architecture was popular in the 19th century and was the language for St. Joseph's Convent (1870) and the Sindh Club (1883). The classical style made a comeback in the late 19th century, as seen in Lady Dufferin Hospital (1898) and the Cant. Railway Station.





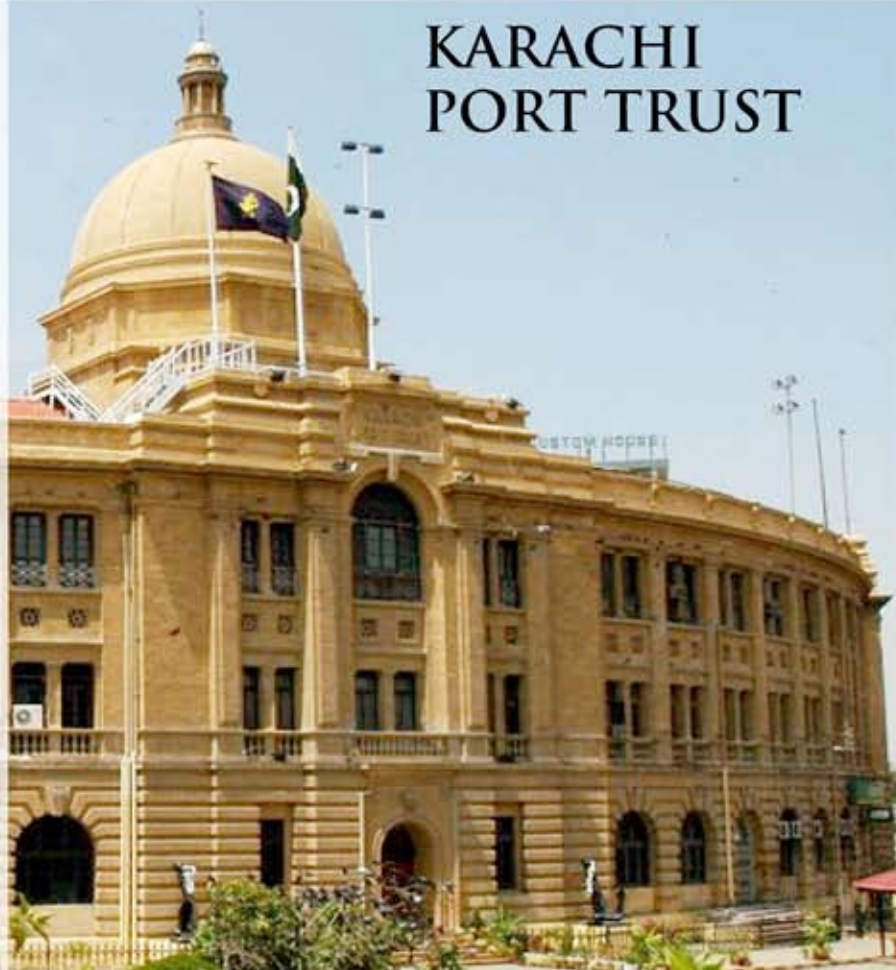
BUILDINGS IN Karachi

by: Shahnwaz M. Khan

The building is a wonderful amalgamation of British, Hindu and Gothic cultures. G. Witted has designed the KPT Head Office, who was a consultant architect of the Government of Bombay. Witted was also the Architect of the Prince of Wales Museum / the Gateway of India (1908). This grandeur building is located on the opposite side of Qamar House, Eduljee Dinshaw Road, Karachi. Its structure was completed in 1915 under the supervision of the Engineering Department, KPT and the cost incurred for its completion was Rs.9,74,990/-. Lord Willingdone, the Governor of Bombay inaugurated KPT Head Office Building on 5th January, 1916. It occupied a large area about 1400 sq. meter.

During the First World War the Karachi Port Trust building was converted into 500 beds hospital, aimed to serve people. The color of building and material used in the construction was very unique as the color of the building is in a yellowish color that is Sepia, stone based. The curvature of this building is matchless and makes it stand tall amongst many structures.

KARACHI PORT TRUST



SINDH HIGH COURT

This magnificent red stone structure built in the Renaissance Style is among the most imposing buildings of Karachi. With its outstanding cupolas, balconies and tall roman style columns it was built at a cost 3 million rupees in 1929. The flight of steps in front of the building leading up to the first storey and the characteristic façade, impart great dignity to this building. The whole structure appears to be a combination of local and roman styles of architecture.

This building which was meant for 5 Judges with some provision for expansion in 1929 is now accommodating Benches, Court Rooms and 18 Judges in Chambers. Some Judges have to hold Courts in Chambers. Besides, it also provides accommodation for the offices of the Attorney-General, Deputy Attorney-General, Federal Shariat Court Registry, Advocate-General, Sindh, Additional Advocate General, Sindh, Assistant Advocate General, Sindh and High Court Bar Library.



HINDU GYMKHANA



The Hindu Gymkhana was the first public building in Karachi to boldly adopt the Mughal-Revival style. The building established in 1925 and is located at SarwarShaheed Road in Karachi, Sindh, Pakistan. It was a club for the Hindu upper classes, who formed strong commercial elite in Karachi in the years before Independence in 1947. The Hindu community and Seth RamgopalGourdhanandhMohatta contributed money for its construction.

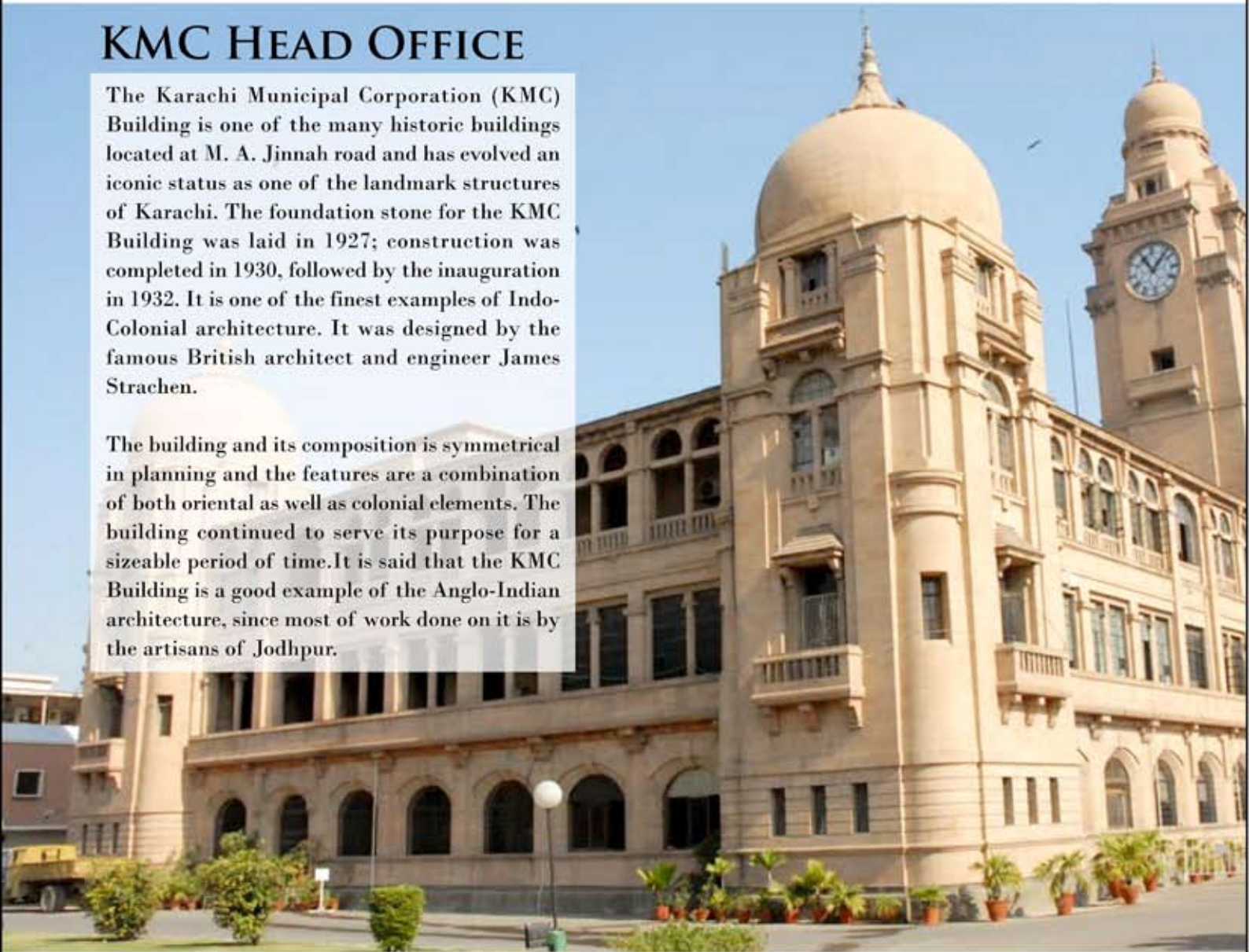
The building is designed by Muslim architect Agha Ahmed Hussain. The building is small in size and consists primarily of a hall and some smaller rooms

used for administrative purposes. Stone for the 2-foot-thick (0.61 m) walls was acquired in Bijapur. The roof line is defined by delicate massing of cupolas and balustrades directly influenced by Akbar's FatehpurSikri. The octagonal corner towers framing the projecting central jharoka are capped with chattris. The projecting chajjas are supported by ornamental brackets. The domes of the chattris are reinforced concrete and the walls are dressed in Gizri stone. Some of the carved elements are of Jodhpur stone. Hindu Gymkhana now houses the National Academy of Performing Arts (NAPA).

KMC HEAD OFFICE

The Karachi Municipal Corporation (KMC) Building is one of the many historic buildings located at M. A. Jinnah road and has evolved an iconic status as one of the landmark structures of Karachi. The foundation stone for the KMC Building was laid in 1927; construction was completed in 1930, followed by the inauguration in 1932. It is one of the finest examples of Indo-Colonial architecture. It was designed by the famous British architect and engineer James Strachen.

The building and its composition is symmetrical in planning and the features are a combination of both oriental as well as colonial elements. The building continued to serve its purpose for a sizeable period of time. It is said that the KMC Building is a good example of the Anglo-Indian architecture, since most of work done on it is by the artisans of Jodhpur.



WAZIR MANSION

Foremost among Karachi's historic building is the birthplace of Quaid-e-Azam. The house is balconied, three-storied structure located in Kharadar, one of the oldest residential areas of the city. The house has been declared a protected national monument. Muhammad Ali Jinnah's father got the house for rent in 1874 and settled here for sometimes. The house now serves as a museum and national archive.



Khaliq Dina Hall is one of Pakistan's important historical heritage sites. It comes under the administration of Community Development Department (CDD) of CDGK. The building was declared as heritage site and defunct KMC and now City District Government Karachi (CDGK) is looking after its affairs. It is located at MA Jinnah Road, in Karachi.

The full name of the hall is 'Ghulam Hussain Khaliq Deena Hall' which is prominently stated on the pediment along with the year of its construction: 1906. It was built to provide a platform for literary pursuits of muslim population of Karachi. Ghulam

Hussain Khaliq Deena, a well know philanthropist from Khoja community who donated Rs. 18,000 for the construction of the hall. The total cost of the project was Rs. 33,000. The rest of the funding was provided by the Karachi Municipal Corporation. The place assumed historical significance in 1921 when it was chosen by British to host Maulana Muhammad Ali Jauhar's trial for indictment to mutiny.

GHULAM HUSSAIN KHALIQ DINA HALL



Frere Hall is one of the many remnant buildings of the British colonial era that still exist in Karachi. It

was built in honour of Sir Henry Bartle Edward Frere, who was known for promoting economic development in Karachi. The Hall is located between Abdullah Haroon Road (formerly Victoria Road) and Fatima Jinnah Road (formerly Bonus Road) in the middle of two

lawns which extended till the roads. It is located in Civil Lines locality of the town.

The construction of the Hall started in 1863. It was opened by Samuel Mansfield, the Commissioner of

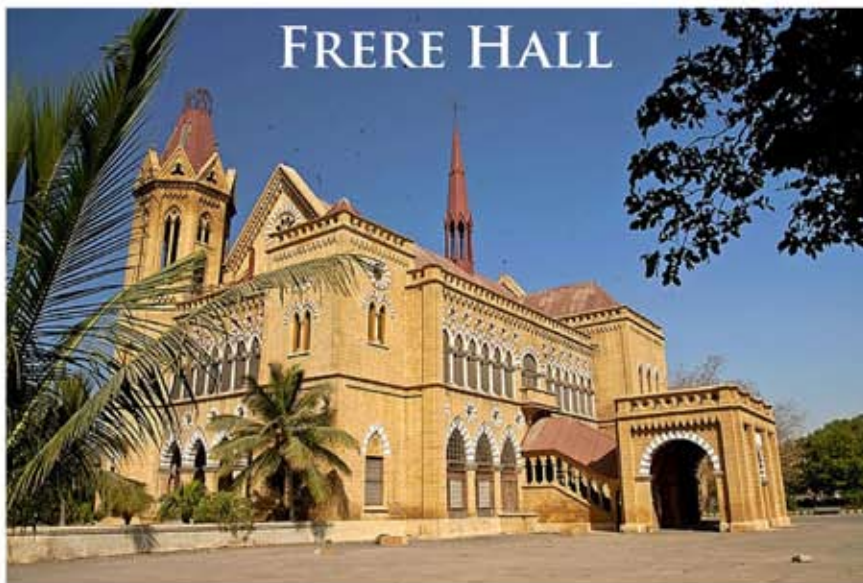
Sind in 1865. The total cost of this hall was about Rs. 180,000 out of which the Government contributed

Rs. 10,000 while the rest was paid for by the municipality. It was built in the Venetian Gothic style with yellowish Karachi limestone and red and grey sandstones from Jungshahi.

It was used as a Town Hall during the British Raj. The Hall also contained oil

paintings of former Commissioners in Sind including Sir Charles Pritchard and Sir Evan James. Around the Hall were two lawns originally known as 'Queen's Lawn' and 'King's Lawn.' These were renamed as Bagh-e-Jinnah (Jinnah Garden) after independence.

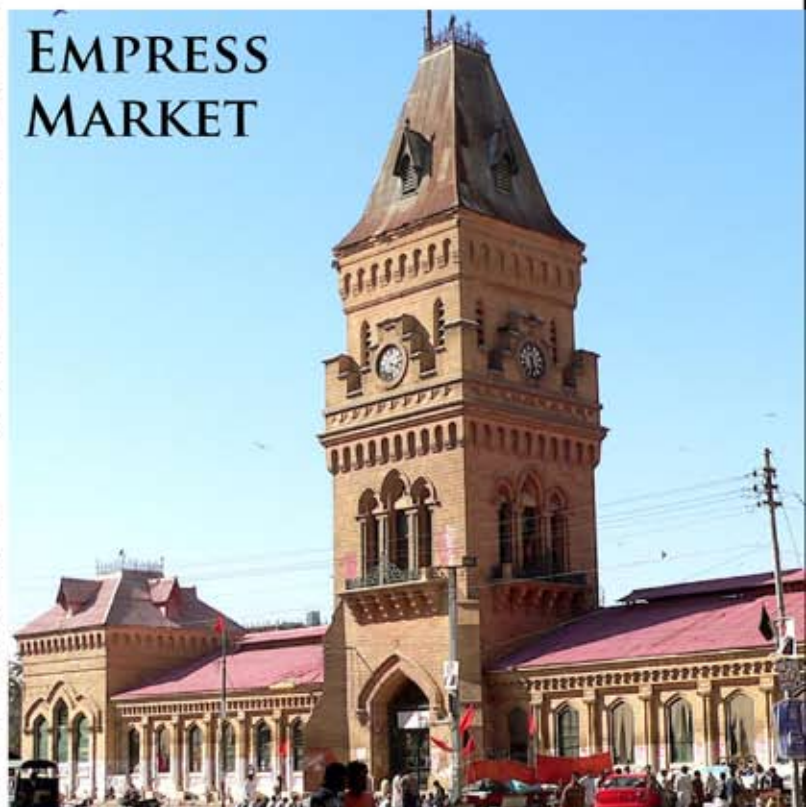
FRERE HALL



The Empress Market is a famous marketplace situated in the Saddar Town locality of Karachi. The market traces its origins to the British Raj era, when it was first constructed. Today, it is amongst the most popular and busy places for shopping in Karachi and reflects as one of the few historical spots of the city. It was constructed between 1884 and 1889 and was named to commemorate Queen Victoria, Empress of India. The market was constructed at a well-chosen site that was clearly visible from a great distance. The site of the market had historical significance as it was situated on the grounds where a number of native soldiers were executed in a ruthless fashion after the Indian Rising of 1857 (The Ghaddar).

The foundation stone of the Empress Market was laid by Bombay's Governor, James Ferguson in 1884, who also laid the foundation of the Merewether Memorial Tower. It was designed by James Strachan, the foundations were completed by the English firm of A.J. Attfield, and the building was constructed by the local firm of 'MahoomedNiwan and DullooKhejoo'. The building was arranged around a courtyard, 130 ft by 100 ft, with four galleries each 46 ft wide.

EMPRESS MARKET



MOHATTA PALACE



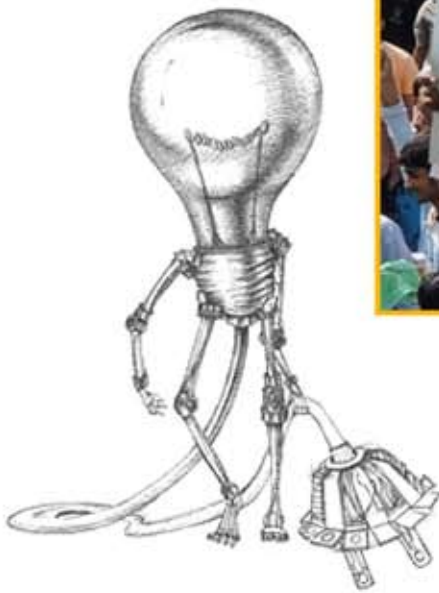
The Mohatta Palace is located in Karachi, was built by ShivratnChandraratanMohatta, an ambitious self-made businessman from Marwar as his summer home in 1927. The architect of the palace was Agha Ahmed Hussain. He built the Palace in the tradition of stone palaces in Rajasthan, using pink Jodhpur stone in combination with the local yellow stone from Gizri.

The palace has an area of 18,500 sqft, its facade is trimmed with windows, stone brackets, spandrels, domes, balustrades with floral motifs and exquisite railings.

There are nine domes, with a centre dome in the middle; while the windows in the front portion opening out into the garden are of blue colour and those in the rear area are arched windows with stained glass. There are three levels, basement, ground floor, first floor till you reach the roof. The basement that lies on the north side of the building is quite small and comprises a staircase going downwards towards a hot water pool chamber which has a connected changing room. It is said that, the palace has a hot and cold water system attached, which would supply the water to the pool.

ENERGY CRISIS & ITS IMPACT ON CONSTRUCTION INDUSTRY OF PAKISTAN

by: Javed Jafri



Availability of energy and development of construction industry are directly proportional to each other.

Self-sufficiency in energy and the economic prosperity of a country are directly proportional and this applies equally to Pakistan economy. The energy crisis of today is the result of several factors which have developed over a period of time. These include failure of the Government to exploit new energy resources, malpractices resulting in inefficient ways of consumption, outdated technical systems etc.

The demand-supply gap in the energy sector resulted in power shortage which affected the economy adversely. This situation ultimately resulted in closure of some industries, thereby rendering thousands jobless. Consequently, the crisis resulted in airing inflation which the Government tried to control by providing subsidies in the power sector.

Generation, transmission, distribution and supply of electricity in Pakistan are being done by two public sector authorities, Water & Power Development Authority and the Karachi Electric Supply Co. Ltd. The former is for all Pakistan except Karachi and the latter is for the city of Karachi and the surrounding areas,



The issue of balancing of supply and demand of electricity has remained unresolved for a long time and is still the same. It appears that distribution network of electricity is in need of improvement so that losses due to defective distribution

Other than these two, there are 20 independent power producers (IPPs) contributing to electricity generation in Pakistan. In spite of all this, the dilemma of shortage of supply of electricity has been haunting the demand and this has remained an unresolved issue until today. This issue started in the 1970s and 1980s when power shortage started to be felt and the Governments realized the gravity of the situation. In the meantime, the power crisis started to be felt. At this point, the Government started thinking in terms of attracting private investment in the power sector. In this context, the Government started off by offering lucrative incentives to foreign investors. The Power Policy issued in 1994 encouraged the establishment of Independent Power Projects with local and foreign investment

The issue of balancing of supply and demand of electricity has remained unresolved for a long time and is still the same. It appears that distribution network of electricity is in need of improvement so that losses due to defective distribution network are reduced. It would appear from the demand of foreign and local investors in power sector for parity in return that this may be the bone of contention in increasing the production of electricity and due to this factor; the country is facing shortage of electricity. It has been reported that production of electricity in Pakistan has shrunk by up to 50 % in recent years. Worst power



crisis hit Pakistan in 2007 when power generation fell short by 6000 MW. This was followed by load shedding and blackouts. Power shortage in Pakistan was about 15% in 2008. Power generation in Pakistan has remained poor due to

various factors including political instability and increased

demand for power. It has been reported that Agencies and Departments belonging to Federal and Provincial Governments do not pay their electric bills. This has affected the process of development and improvement in the performance of power sector.

POWER GENERATION

There are four power producing authorities and companies in Pakistan.

Water & Power Development Authority (WAPDA)
Karachi Electric Supply Co. (KESC)
Independent Power Producers (IPPs)
Pakistan Atomic Energy Commission (PAEC)

INDEPENDENT POWER PRODUCERS IN PAKISTAN

Some major independent power producers are:

Hub Power Project	1292MW
AES Power Project Muzaffargarh	727 MW
Liberty Power Ltd. Ghotki	232 MW
Rousch Power	412 MW
Uch Power Ltd	586 MW

PAKISTAN ATOMIC ENERGY COMMISSION

KANUPP	137 MW
CHASNUPP-1	325MW
CHASNUPP-2	300MW
KHUSHAB	50 MW

TOTAL ELECTRICITY GENERATED FROM PAEC IS 812 MW

It can be visualized from the above statistical data that total power production capacity of Pakistan is 19,855 MW

KARACHI ELECTRIC SUPPLY COMPANY (KESC)

Total generation capacity of KESC is as follows:

Thermal Power Station, Korangi	316 MW
Gas Turbine Power Station , Korangi	80 MW
Gas Turbine Power Station , SITE	100 MW
Thermal Power Station, Bin Qasim	1260 MW
Total generation capacity of KESC is	1756 MW

POWER GENERATION & TRANSMISSION

KESC had increased its Gross Dependable Generation Capacity to 2052 MW by 2012. In April 2012, KESC added the Bin Qasim Power Station II based on Combined Cycle Technology which started to generate 560 MW. Additionally, during January 2009 and March 2011, 1010 MW were added to the installed production capacity of KESC by constructing new power plants, increasing the efficiency of existing machines through replacement of old machines with highly efficient ones,

annual maintenance of old unit of Bin Qasim Power Station No 1. Simultaneously, KESC has also taken steps to improve the reliability of the system. KESC has also constructed eight new grid stations to its existing fleet of 52 grid stations and installed 16 new transformers. Steps have also been taken to reduce the transmission losses and improve the distribution network.

KESC has drawn plans for bridging the power demand-supply gap and use some less expensive fuel which could enable it to lower the end user tariff. KESC has also been working to increase power generation. By setting up coal fired power plants up to 1000 MW with a Hong Kong based company, Bright Eagle Enterprise Group Ltd. The project will be sponsored by Chinese and Korean investors. The same company is also working on the project of conversion of 1260 MW Bin Qasim Power Plant-1 from residual fuel oil to coal. KESC is also working on a project of coal based power generation in collaboration with Oracle Coalfields of UK and Sindh Coal Energy Ltd. This would involve coal exploration, mining and production for setting up a coal based power plant. KESC has also signed an MOU with Oracle on 12 December 2009 for setting up a coal based power generation project, based on Thar coal having an initial capacity of 300 MW with potential of up to 1100 MW.

OVERVIEW OF CONSTRUCTION INDUSTRY

Construction is said to be a basic industry for development of the economy. The development of a country depends to a great extent on the development of construction industry. It contributes significantly



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in the development process of both developing and developed countries. Construction industry is the second largest employer after agriculture in Pakistan. It provides employment opportunities to skilled, semiskilled and unskilled labour. Construction activities are associated with increased income for Government in the form of increased revenue, for others in the form of increased income generated through employment and increased production of consumables used in construction industry due to increased activity. In this way, the wheel of economic development will start working for revival of economy. This brief introduction will be helpful to understand the importance of construction industry for developing and developed countries

As mentioned above, construction industry is the key to economic development of every country and self-sufficiency in energy is the basis for prosperity of every economy in the world. Pakistan is at present faced with a situation in which, the demand of electricity is rising but there have been shortages of electric supply which have affected the process of development of various industries including construction. This situation did not develop overnight as the shortage of electricity had been noticed in 2005 and the Government was aware of this situation but failed to take any corrective measures.

The Government of Pakistan did not make concerted efforts to resolve the energy crisis though indicators pointing towards developing a serious problem had become clear as early as 2005. The situation affected the capability of various industries and large number of people lost their jobs. Construction Industry was equally affected but the impact of this down turn was felt by all industries including those allied to construction which included cement, steel, paints, electrical fittings, glass etc. These and other allied industries had to cut down their production. Due to down scaling of production activities, affected industries had to cut down jobs which resulted in reduced purchasing power. So, the whole process of development slowed down. It has been reported that implementation



of some viable projects to overcome the shortage of electricity were not implemented for unknown reasons. Instead some controversial projects were initiated which did not provide any relief to the people. The situation worsened with increase in transmission losses as well as the incidents of theft of electricity also increased.

ALTERNATIVE ENERGY RESOURCES

It is estimated that oil and gas reserves will not last beyond the second half of this century. This would mean that we will have to look for alternative energy resources to attain self sufficiency in energy. It has been reported that 40 % of world coal reserves of approx. 929 billion tons is used for producing electricity. Pakistan is estimated to possess third biggest coal reserves of 185 billion tons. The Government of Pakistan has initiated some serious efforts to produce electricity from coal and other renewable resources. A multinational firm has been contracted by the Government of Sindh to start working on a project to produce 1000 MW electricity from coal. Pakistan is producing about 200 MW electricity from coal at present which is 7% of the total energy production in the country.

Other than coal, solar energy is available to supplement the supply of electricity in the form of light and heat. Though solar technology is gaining ground but the up front costs of solar energy systems are high while the running costs are minimum. Solar energy is the cheapest

renewable source for producing electricity. Using solar energy for producing electricity can reduce the demand of gas.

Wind energy is another important source for producing electricity. Wind energy can be produced in areas which have wind available at the required speed. Points for the production of wind energy include coastal areas of Karachi, Thatta, Jiwani and Baluchistan coastal belt and other areas situated in the North and Azad Kashmir. Wind energy is an important source for producing electricity as it is pollution free. Nuclear energy is also a cheap source of electricity. Pakistan is producing about 462 MW electricity from nuclear resources which is only 2% of the total energy produced in the country.

IMPACT

As mentioned in the beginning of this write up, Construction industry is said to be the back bone of the economy. On the one hand, it is the largest provider of employment after agriculture and on the other; it provides a market for the products of almost 100 allied industries. This would in effect mean that any fluctuation in the level of activity of construction industry would have a direct bearing on the prospects of allied industries. The market for consumables of construction industry is directly related to the prospects of construction industry. Most industries depend on electricity as the motive power. If there is a shortage of electricity, the industries will have to cut down their

level of production. This would affect the supply of their products in the market and to the construction industry. The shortage could result in an increase in the price of these products which would force the builders to increase the price of housing units to compensate for the increase in the price of consumables. This situation would indirectly affect the already depressed condition of construction industry and the economy. This could affect the demand of housing units in the reverse order and slow down the growth of construction industry.

CONCLUSION

The above details lead us to conclude that availability of energy and development of construction industry are directly proportional. Shortage of electricity is bound to affect the development and growth of construction industry. Most industries affiliated to construction industry use electricity as the motive force. Shortage of power affects the working of these industries and they are forced to work below capacity. Shortage of consumables affects the supply of stuff which results in an increase in their prices which ultimately disturbs the price calculations by builders. So the prices of housing units have to be increased by the builders. This will have an impact on the demand for housing units which will show a downward trend. It is therefore suggested that the Government must initiate serious working to overcome the shortfall in supply of electricity to different industries to maintain their level of development.



Importance of **FUMIGATION** for buildings



by: Engr. Asim Aleem

Pests can cause damage to our property and other valuable things



Fumigation is the process where a highly toxic Fumigant such as Methyl Bromide or Phosphine is used to eradicate pests and insect from products, produce or a location. The process involves in fumigation is the complete covering or sealing of the product or item with canvas, having plastic sheets & taping to make it as airtight as possible. The fumigant gases are

then released into the sealed area or compartment. The duration of exposure varies from 8 hours to 48 hours, depending on the product to be fumigated and the type of fumigant used as per temperature & requirement.

Nowadays in our country, pest control services are becoming very popular. In any condition, people want to get rid of pests, because they are a serious threat to life if ignored. Since we all know that pests can be seen in offices, homes, schools, hospitals and even everywhere specially where there is lack of cleanliness.

However, if one wants of get rid of pests, then he can take help from any pest prevention technique, from pest control services and from fumigation.

Since all fumigants used for fumigation are highly toxic and hazardous in nature; as such they are classified as restricted use pesticides by the EPA (Environmental Protection Agency), so as a basic requirement, the

personals that are trained should carry out necessary operations regarding fumigation in different places.

DAMAGES CAUSED DUE TO PESTS

Pests can cause serious damage to our health and can destroy our property too. Due to this, the builders and developers of our country are now taking necessary steps for controlling pests in their under construction projects and also in the already constructed buildings. Pests can cause damage to our assets and other valuable things. As they grow very fast, they have to be controlled in order to save our homes and work places. Pests such as termites, cockroaches, spiders, black and red ants and bed bugs are the major pests that can be disastrous to the property and the health of our family.

SOME TECHNIQUES FOR PESTS' PREVENTION

For eradicating these pests from our homes, we can use medicinal herbs such as mint, ginger, onion, butterfly bush, lemon grass and red cedar. Or else, we can also take the help of chemical solution to prevent the entry of these pests. Also, we can fill the small holes in the wall where the pests dwell.

Controlling pests in every sector is essential in order to prevent any damage. Especially in the business sector, pests can be very harmful, as they can cause damage to the property and its premises. It is seen that some people are not taking necessary steps for controlling these pests in their residential areas and work places and as a result they have to bear huge losses.



Controlling pests in every sector is essential in order to prevent any damage. Especially in the business sector, pests can be very harmful, as they can cause damage to the property and its premises.

Today we find a number of companies and other small/big firms that adopt modern techniques for controlling pests and restricting them from harming the residents and other persons who can be affected from them. They also provide important information to people for controlling these pests in their homes and other places. They also spray insecticides and other solutions for reducing pests.

In different parts of the world and as well as in our country there are three components of pest prevention such as restriction, exclusion and destruction. With these three components, the pest control & pest management services help the commercial sectors. By adopting any one component, the builders and developers can prevent the entry of pests into the premises of their projects.



For eradicating these pests from our homes, we can use medicinal herbs such as mint, ginger, onion, butterfly bush, lemon grass and red cedar.

However, if we want to protect our house and property from pests, then we can take help from the companies that provide pest prevention services. These companies provide information to the individual regarding the types of pests and damage caused due to them.

Fumigation treatment service is very important for securing our useful things. With the help of this service, we can effectively protect our homes and especially wooden things which we have in our homes. These services can give total protection against all kinds of insects. In fact, we can also protect our godowns, cold storage and warehouse from the pests.

Sulphuryl fluoride has been developed as an effective fumigant for controlling dry wood termites. This gas has outstanding dispersion and penetrating qualities which permit it to infiltrate termite tunnels and crevices and destroy the insects. Sulphuryl fluoride does not escape through plastic sheets used in structural fumigation as rapidly as methyl bromide or other organic fumigants.

SPEEDY PROCESS

Fumigation is often the fastest method of controlling pest infestation. Fumigants in gaseous form can typically reach pests in areas that sprays or powders cannot.

CONTAMINATION

Some fumigants, such as aluminum phosphide - which reacts quickly with moisture to produce toxic hydrogen phosphide gas but leaves no harmful residue - can be used safely on or near food commodities. Pesticides, on the other hand, may contaminate food.

ADVANTAGES OF FUMIGATION

- Fumigation is often the quickest way of controlling an infestation, saving time and money.
- Fumigants can reach where sprays, dusts, aerosols etc. cannot reach.
- Fumigants are used where standards call for "zero insect tolerance" in products or living environments.
- Fumigation can control at all stages of pests (i.e. eggs, larvae, pupae, adults and hidden insects).
- Fumigants being Gases, they diffuse through all parts of the structure or commodity and can reach to pests that could not be reached with conventional pest control materials or techniques for certain commodities, Fumigation is the only recommended practical way to control pests.

FUMIGATION AND PEST MANAGEMENT

Fumigation continues to play a valuable role in many pest control operations; however both the concepts and procedures for controlling insects and other organisms are changing. Fumigants have unique properties and capabilities that permit use in numerous situations where other forms of control are not feasible or practical. A practical example is a warehouse. Fumigation and pest management takes care of insects and pests infestation and fumigants exist in gaseous and has sufficient concentration on intended insects and pests.

The chemical insecticides and pesticides are made to penetrate into material and areas being fumigated and diffuse afterward, hence making our home or office congenial. The adaptability of fumigation technique, fumigants can often provide effective economical control where other forms of pest control are not feasible.

CONSTRUCTION

Knowledge

AROUND THE WORLD



World's tallest high rise building with a twist of 90°, Infinity Tower

Infinity Tower is a 306 metres (1,004 ft) tall 80 storey super tall skyscraper in Dubai, United Arab Emirates by Cayan Real Estate Investment and Development. The tower is designed by Skidmore, Owings and Merrill SOM architectural group, the same group who built the Burj Khalifa also in Dubai and Trump Tower in Chicago. Upon its opening on June 10, 2013 the tower has become world's tallest high rise building with a twist of 90°.

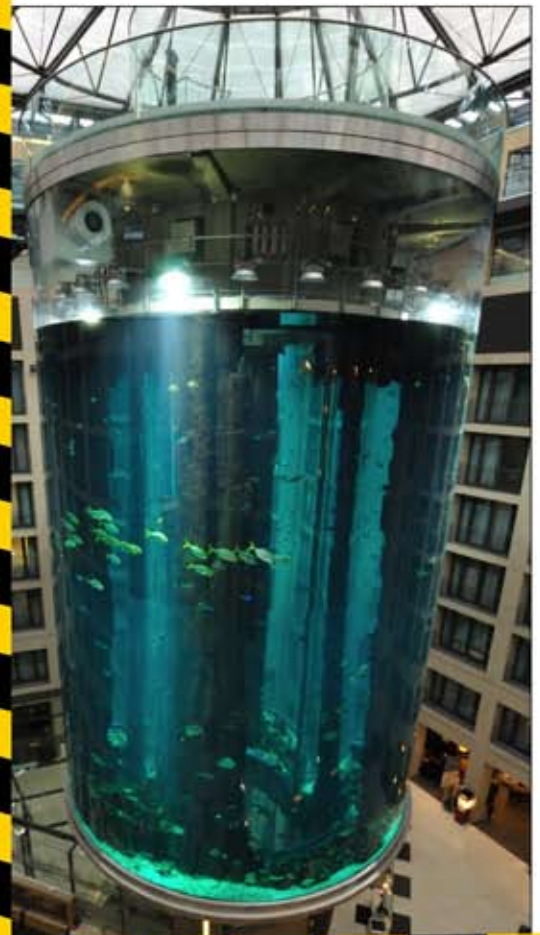
Construction of the 306 m (1,004 ft) building began in February 2006 and topped out in 2012. When completed it will have 76 stories and be the world's tallest high rise building with a twist of 90°. The tower will twist similar to the Turning Torso in Malmö, Sweden, and other recent projects in Doha and elsewhere, and will be the tallest in the world to do so. However, unlike the Turning Torso, which is a series of cantilevered plates rotated about a straight structure, Infinity Tower's much larger floor plates actually require the structure to be twisted as it raises from level to level. Each floor is rotated by 1.2° to achieve the full 90° spiral, creating the shape of a helix. The tower will have residential apartments, conference rooms, tennis courts, pools, a state of the art gymnasium, a nursery and a spa. An earlier design was for a taller, darker tower 372 m (1,220 ft.) tall with 93 floors.

The Aqua Dom (elevator)

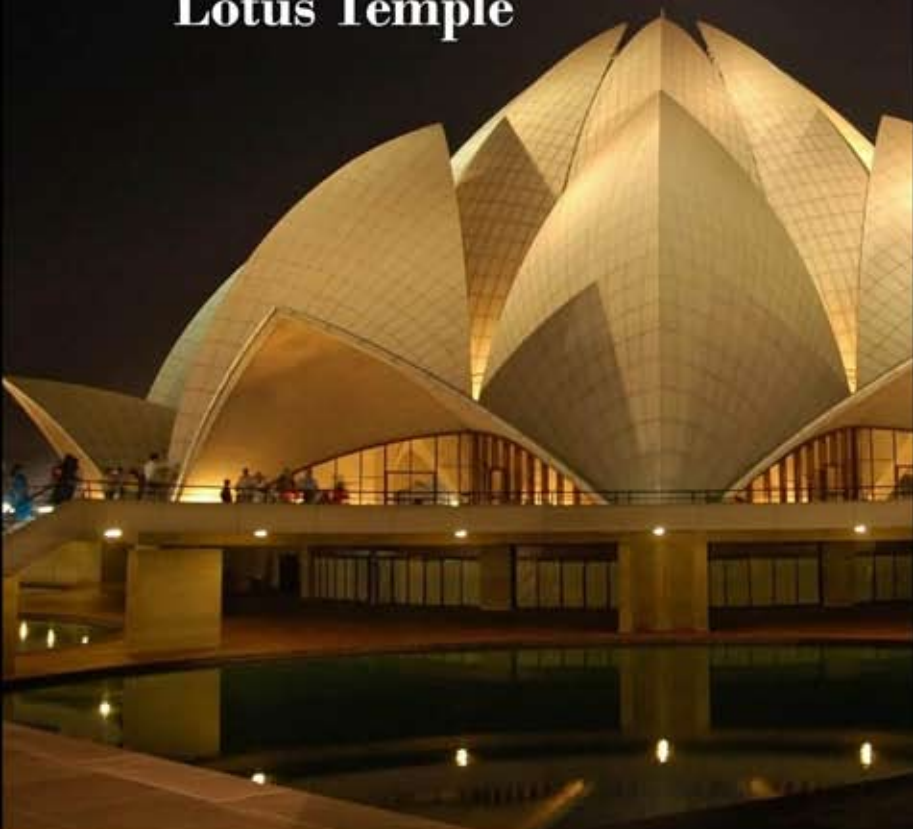
Elevators can do so much more than vertical transport. The AquaDom in Berlin is an 82' tall elevator enclosed in a glass aquarium at the Radisson Blue Hotel.

The AquaDom was opened in 2004. It cost about 12.8 million euros. The overall construction of the aquarium was designed and built by International Concept Management, Inc. The acrylic cylinder was constructed by the U.S. Company Reynolds Polymer Technology. It is now the main attraction of the Berlin Sea Life Centre.

The outside cylinder was manufactured on-site from four pieces; the inside cylinder for the elevator was delivered in one piece. The Aquadom is the largest acrylic cylindrical aquarium in the world, with a diameter of about 11 metres, and it is built on a 9 metre tall foundation. Filled with 1,000,000 litres of water, it contains over 1,500 fish of 50 species. The feeding of the fish and the cleaning of the fish tank is performed daily by 3 to 4 divers.



Lotus Temple



The Lotus Temple, located in New Delhi, India, is a Bahá'í House of Worship completed in 1986. Notable for its flowerlike shape, it serves as the Mother Temple of the Indian subcontinent and has become a prominent attraction in the city. The Lotus Temple has won numerous architectural awards and been featured in hundreds of newspaper and magazine articles. Inspired by the lotus flower, the design for the House of Worship in New Delhi is composed of 27 free-standing marble clad "petals" arranged in clusters of three to form nine sides. The nine doors of the Lotus Temple open onto a central hall slightly more than 40 meters tall that is capable of holding up to 2,500 people. The surface of the House of Worship is made of white marble from Penteli mountain in Greece, the very same from which many ancient monuments and other Bahá'í Houses of Worship are built. Along with its nine surrounding ponds and the gardens, the Lotus Temple property comprises 26 acres (105,000 m²).

HAJI KASSIM ABBAS PATEL DEPARTS TO HIS ETERNAL ABODE

**HIS DEATH HAS LEFT AN EMPTY VOID IN
PAKISTAN'S CONSTRUCTION INDUSTRY**

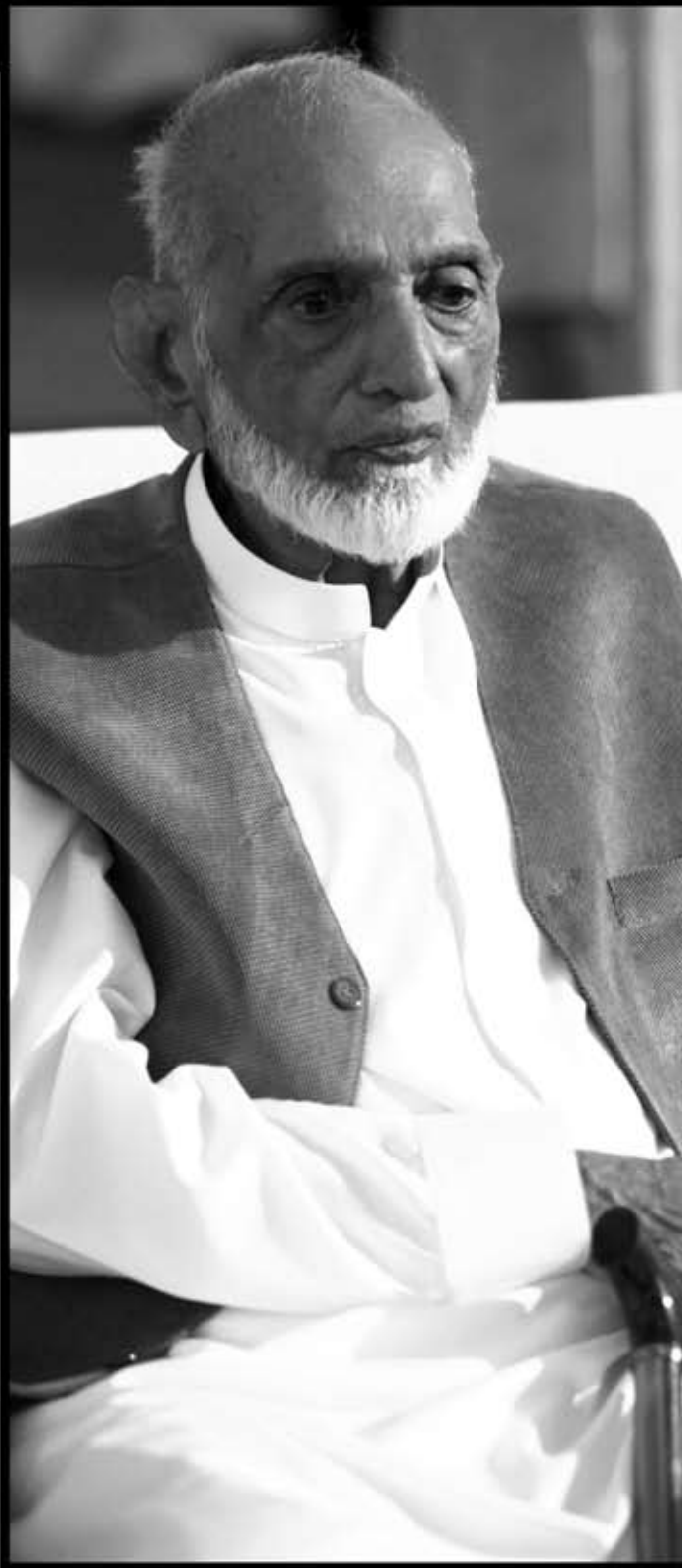
Haji Kassim Abbas Patel - the founder member of Pakistan Peoples Party (PPP), a very close friend of Shaheed Zulfikar Ali Bhutto, former Minister of Sindh and former President of Junagerh State Muslim Federation, died on 14 August in Karachi due to heart attack.

Haji Kassim Abbas Patel was an eminent philanthropist and prominent leader of Ghanchi Memon Community. He has always been actively involved in resolving the matters of the people. As a social worker, his vast contribution in the programs related to the wellbeing of the people proved to be beneficial for everyone.

As a builders and developer he played a leading role in the development, construction and expansion of Karachi City. He was a pioneer in the construction industry and his company UK Construction remains one of the oldest members of ABAD. During the decades of 1950s and 1960s he consistently developed many government land mark buildings like Income Tax Building, Police Head Office and General Post Office. The high quality of his projects has built a good reputation of him amongst the builder's community as well as the masses. His contribution to the real estate sector continued even during his term as minister for industry during Zulfikar Ali Bhutto era.

He was elected as a member of Sindh Assembly in 1970 from Karachi and served as the Minister for Industry, Excise and Taxation during the tenure of Pakistan Peoples Party. Later he was appointed as Minister for Health. He was considered a very active and dynamic Minister in the Cabinet of Mumtaz Ali Bhutto and Ghulam Mustufa Jatoi. He was also known among the peoples for his humanitarian services.

Haji Kassim Abbas Patel was known for his humble attitude, charitable nature, wisdom and great vision for business. His demise has not only left his family, friends and colleagues saddened but has also left an empty void in Pakistan's Construction Industry. May God grant the departed soul eternal peace and give his family and friends the patience to bear this irreparable loss.



Condolence Reference of Z.A. Nizami



Engr Z. A. Nizami is acclaimed as one of the leading educationists of the country, having immortalized him by establishing the Sir Syed University of Engineering & Technology (SSUET), Karachi. He is the Founding Chancellor of the SSUET besides being the Chairman of the Governing Board of the Aligarh University of Technology, Karachi, and the President of the Aligarh Muslim University Old Boys Association of Pakistan.

He had earlier been the Director General of the Karachi Development Authority (KDA), Additional Secretary, Government of Pakistan, and Advisor Consultant to the World Bank.

He has attended numerous international seminars and conferences in USA, England, France, Germany, Japan, Mexico, India, Iran, Turkey, Malaysia, Kenya and Tanzania. He has made specialized study of housing projects in USA, Canada, England, Germany, France, Netherlands, Italy and Malaysia.

Engr Z. A. Nizami, having graduated in first division in civil engineering from the Aligarh Muslim University, Aligarh, in 1951, has many research publications to his credit on the subjects of housing, resettlement of squatters, environmental planning and control, transportation problems of mega cities and water supply and sewage projects.

A condolence reference was made at ABAD to give a tribute to Engr. Z. A. Nizami on his unforgettable services in the fields of housing and construction and in education.

The reference started with the welcome speech by Chairman ABAD, M. Anwar Gagai. Appreciating the services of Mr. Z. A. Nizami said that he was born in 1931, in the Indian city of Meerut, rose from the position of an engineer to the office of the director general of KDA during the 1970s, bringing a whole new concept of development to the ever sprawling city of Karachi.

Praising his services in the field of construction and housing the Chairman said that he introduced the city to new concepts of modernisation and initiated 45 residential and commercial schemes, which stands at the same number till date. "Not a single new scheme has been launched since his retirement," the Chairman also added.

Highlighting the educational services of Z.A. Nizami the Chairman informed the gathering that besides being a world-class town planner, his most outstanding achievement was the establishment of Sir Syed University of Engineering and Technology in 1994. He also remained the president of Aligarh Muslim University Old Boys Association for seven consecutive terms and also held the office of the university chancellor by virtue of this position ever since the university was established.

After that a very senior and prominent member of ABAD



Dr. Asad Thanvi also shared his views about Z. A Nizami. Admiring his potentials in the field of construction Dr. Asad said that builders and developers of our city had been taking immense held and guidance from his experience and foresightedness. He supported the builders and also gave them plots for construction on very feasible terms and conditions. He was a man of helping nature and always tried his level best to benefit others.

Then another prominent public figure and former MNA Mr. Dost Mohammad Faizi also through light on the remarkable services of Z. A. Nizami. Describing the greatness and generosity of Z.A. Nizami Mr. Faizi said that he always wanted the help people by his post and his services and never say no to anyone but always tried his level best to guide others.

He then appreciated the services of ABAD in the field of building construction and also thanked the office bearers of ABAD for organizing such a meaningful reference in the memory of a legend.

Then Mr. Furrugh Nizami, son of Engr. Z. A. Nizami also spoke from the gathering. He first thanked ABAD for arranging the condolence reference in remembrance of his father. He also thanked the entire guests and the speakers for their presence. Acclaiming the services of his father, Furrugh Nizami said that many people recognizing the efforts of his father in the field of education and in construction industry. He added that after retirement his father did not stop working but engaged himself with other philanthropic activities.

He added that my father was a remarkable person and had a reputation of caring for the needy. He helped the poor to get quality education. He even provided jobs to needy people in non-teaching departments of the University so that they could earn respectable livelihood.

At the end, he again thanked the House for organizing all this and then also requested the office bearers of ABAD to dedicate the road to his father's name on which the House is situated.



MEETINGS OF SUB-COMMITTEES

Joint Meeting of CEC and REC

The joint meeting held on 1st June 2013 and started with the unanimously approval of minutes of the last meeting of CEC held in May. The Chairman ABAD Anwar Gagai welcome the members in the meeting and then informed the committees about the recent progress of the House regarding KESC, SSGC and KW&SB matters, as a number of members having many issues related to these departments. It was explained that any member facing any problem with any department must bring it to the notice of ABAD with relevant documents so it may be taken up with the concerned authorities.

The accounts for the last month were presented for approval and then unanimously approved by the committees. Some membership cases were also presented before the meeting, among them 1 case was rejected and the rest were approved. Sales tax issue was also discussed in the meeting. Then it was mutually agreed that builders should wait for new government and there was no need to take any step which would go against the government.

In the meeting the services of senior members of ABAD were also appreciated. It was also decided that a program should be organized in the hour of some very senior members like Mr. Farooq Hassan and others. It was also suggested in the meeting that a program should also be organized soon in the commiseration of Mr. Z. A. Nizami (Late).

It was discussed in the meeting that those newspapers which blackmail the builders and developers by publishing false news items and defame them should be boycotted and necessary action should be taken against them by sending letters to their owners.

At the end, the issues of NGOs were also discussed and it was decided that letters should be written to the concerned authorities against those NGOs, since all their efforts were against the builders' community. A committee was also formed to deal with those NGOs and other blackmailers and it was also suggested that a strong media campaign would be launched in future against these issues.

Meeting of Cantonment Boards Sub-Committee

The meeting called to discuss the draft of Cantonments Building Regulations 2013, received from the office of Directorate of Military Lands and Cantonments. The meeting started with introduction of the draft from Chairman ABAD, Mohammad Anwar Gagai. He then asked the members about their views, suggestions and reservations about the draft.

Some members showed their resentment that ABAD should be consulted before the preparation of draft and that must be compiled with the mutual consent of ABAD and Cantonment Boards. Since ABAD has a value in this matter that cannot be ignored at any level. It was then mutually agreed in the meeting that a member of ABAD has to be in the committee of DML&C that formulates the cantonment bye-laws.

After that some technical issues were also discussed related to the received draft and the members were asked to give their recommendations about those problems. Then convener of the Cantonment Boards Sub-Committee Mr. Mohiyuddin informed the meeting

that ABAD was very active in the formation and compilation of the cantonment bye-laws. Since the builders and developers needed the formation of uniform bye-laws for all the cantonments so this is a good sign in this regards.

The chairman also informed the meeting that a letter is already sent to the concerned authorities regarding ABAD's contribution and consent in the received draft. In this way, the bye-laws can be further modified according to builders' will. But on the other side some members were of the view that ABAD should be taken onboard in preparing this draft, as the builders and developers are the stakeholders in all these activities.

At the end, it was mutually decided that a technical committee of members should be formed to amend these bye-laws and then the suggestions would be referred to the office of DML&C. Then at that moment, a committee was formed to deliberate on the received draft and was directed to arrange their meeting next week.

Joint Meeting of KESC, SSGC and KW&SB Sub-Committee of ABAD

The meeting held on 27th April and was called to discuss the contemporary issues related to the utilities like electric, gas and water connections. A number of meetings were already held in this regard but all were concluded without any proper achievement. The meeting started with the brief introduction of the concerns by the Chairman ABAD and then the conveners of both sub-committees played their part and gave some suggestions for resolving the problems.

After that, the members present in the meeting were asked to give their feedbacks about the concern matters. In this connection, some members were of the view that going to the court against those departments would be the last option and no need to be aggressive at the movement, while starting a media campaign would also be quite useless at present. Since the concern authorities and other high-ups are busy in some other importance assignments nowadays. So, all we have to do is just wait for the new government

setup. May be the new system would give us some favor and relief in these issues.

On the other hand, some members emphasized the need of appealing through the court and saying that nothing could be achieved without it. They were in favor of launching media campaigns, as it would last some beneficial impact upon their existing customers as well as the concerned departments.

Expressing their concerns some senior members were in favor of dialogue with the concerned departments. They aimed at using the techniques of good offices can resolve the issues and personal contacts can be utilized to deal with the matters effectively.

At the end, the meeting mutually decided that the Association should concern with some legal advisors and then go to the court for its rights and media campaign should also be launched by appealing through newspapers.

Meeting on Budget Issues

The special meeting was called to discuss the issue of tax which would be levied on the builders and developers as announced in the budget speech of the year 2013. After discussing the budget speech which was presented by the Finance Minister of Pakistan a day before, different suggestions and grievances were lauded by the members who attended the meeting.

At the start, it was mutually agreed that the levy of tax should be condemned as decided earlier by the builders' community. Some previous issues related to sales tax was also discussed in the meeting. Since the picture was not quite clear and the things related to the imposition of tax were still in vague. So it was suggested that the members should make things clear first, then further steps would be taken in this regards.

It was suggested in the meeting that the builders should fight for it, and also raise their voices against this unjust tax proposal from the government. A member suggested that the Association should issue a press release and write a letter to the concerned higher authorities in which the benefits and flaws related to the tax proposal would be mentioned accompanied with some suggestions from the Chairman of ABAD.

A member also suggested that the Association should take on board the builders from Lahore and Hyderabad and with the mutual consent of all present some proposals to the government regarding tax amendments. It was also suggested that the Association has to participate in Ashiana Scheme that was announced in the budget speech.

A member also suggested that media should be used to promote the cause of builders in this regards. It was mentioned in the meeting that builders and developers were not given any facility from the government departments in past rather the departments put different pressures on them. Another view was expressed in the meeting, which was not totally against the tax proposals. Some members suggested that rather going against the government or the budget, it would be beneficial for the builders and developers if they contact the high ups like the Finance Minister.

At the end it was mutually decided that the Association should not go against the government and there is no need to take any aggressive measures. We should just focus on the peaceful resolution of issues, side by side it should try to contact high authorities and convey the grievances to them in positive manner.

Karachi, Wednesday 5 June 2013, 25 Rajab 1434



Nusrat Mirza Chughtai has worked as a regular member of ABAD's Executive Committee for about 15 years, serving at various positions. He was also elected twice as Vice Chairman ABAD. As a builder, he has introduced various landmark projects at prime locations of the city. His appointment as Chairman of FPCCI's Standing Committee on Housing & Construction Industry will certainly help a lot in spotlighting the problems that builder's community as a whole is confronted with at the moment.—PR

روزنامہ **جنت** کراچی

بدھ 23 / شعبان المعظم 1434ھ / 3 جولائی 2013ء

[illegible]

نوائے وقت

محرم الحرام 18 شعبان المعظم 1434ھ / 28 جون 2013ء

حیدرآباد کراچی

جلد 2 / شعبان المعظم 1434ھ / 12 جون 2013ء

تو کس سے جو میرا کیا

[illegible]

روزنامہ **جنگل** کراچی

٥ شعبان المعظم ١٤٣٤ هـ / ١٥ / جون ٢٠١٣ء

حکومت کی جانب سے متوازن بجٹ پیش کرنا اطمینان کا باعث ہے، آباد

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منی بات

پر 30 رجب 1434ھ 10 جون 2013ء 27 جیلو 2070ء

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