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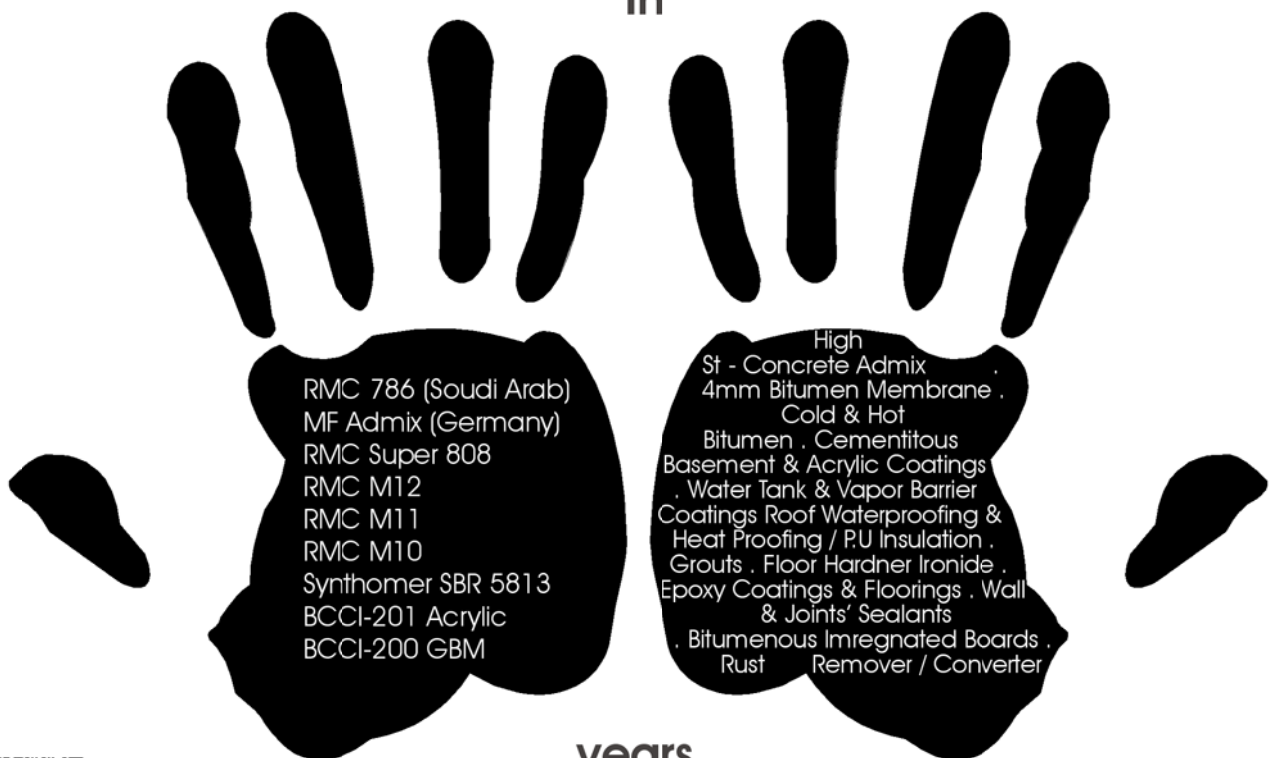
ABAD Delegation Visit to  
23rd Turkey World-Trade Bridge Exhibition



A Publication of Association of Builders  
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## EDITORIAL

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ABAD House, ST-1/D, Block-16, Gulistan-e-Jauhar, Karachi-752900  
Phone: +92-21-34613645, 46, 49, 51 Fax: +92-21-34613648 UAN: 111-112-223  
URL: [www.abad.com.pk](http://www.abad.com.pk) Email: [info@abad.com.pk](mailto:info@abad.com.pk)

# EDITORIAL



**C**onstruction is the second largest sector in Pakistan's economy after agriculture. Pakistan's Housing and Construction industry has built up a solid reputation for market excellence, based on a rich history and a strong heritage of quality stability and innovative work. Pakistan has the multi-disciplined professionals, engineers, architectures, consultants, etc. to complete almost any size project on time and in the budget. Most of our Engineers, Architects, Builders and Developers have a background of working experience in countries like Germany, UK, Saudi Arabia, UAE, and various other countries of almost every continents of the world including Europe, South America, Australia, Africa, the Middle East and Asia.

Pakistan's construction & housing industry is committed in providing quality services to private and public sector both. Our construction industry and its related activities are an integral mechanism and major sources of economic growth, development and economic activities in the country.

Construction activities and industries connected to it not only play an important role in uplifting the economy of a country but are also a key factor in generating incomes in various sectors. The more the construction activities within the country, the more is the income generated and so is the increase in the employment of both skilled and unskilled work force and provides growth motivation to other sectors through backward and forward linkages.

About 10% of the labor force of the country is employed by the construction industry of Pakistan. The sector through linkages affects about 100 building material industries, support investment and growth climate and helps reduce poverty by generating income opportunities for poor household.

This is the time that government should take serious steps to eliminate the shortage of housing in the country by providing land to the legitimate builders on residential rates, so that the low cost and affordable housing can be provided to the lower income sector of the nation. In this connection public and private sectors can work jointly and ABAD can play a major role in any such setup.

Engr. Zaheer Qadri

Convener

Shelter & Publication Sub-Committee

## MESSAGE BY CO-CONVENERS

Construction activities of any country determine the growth of its economy. As we all know that since last many years the construction practices were being affected by adverse law and order condition of our country. But since last six to eight months the law and order situation is very improved and is becoming more peaceful than ever before. Due to which investments have increased in this sector and also build a positive image of our country in the eyes of foreigners.



Now it is a high time for us to think more positively and work for the betterment of our country in our respective fields. As a member of ABAD I request all the builder community to be with us as the coming years will bring more prosperity in this sector. I also thanked the Office Bearers and all the Committees working under the umbrella of ABAD for their devotion and dedication in this regards.

**Mustafa Sheikhani**

*Co-Convener*

*Shelter and Publication Sub-Committee*

It is already seen that technological advancement are everywhere and especially in the field of building construction, modern mechanized techniques are its peak. By using these technologies we can construct good standard buildings. Side by side we have to follow the rules and regulation otherwise all our hard work will be in vain.



Through the platform of our publication, we appeal to all the members to follow the principles and guidelines that help in maintaining quality construction practices and promote peaceful environment. We also request to all members that not to indulge in any illegality regarding building construction otherwise the image of our Association will become bad or tarnished.

**Muhammad Zeeshan Siddiqui**

*Co-Convener*

*Shelter and Publication Sub-Committee*

# ABAD DELEGATION VISIT TO Administrator Karachi Office

A delegation of ABAD met with Shoaib Ahmed Siddiqui Administrator Karachi Metropolitan Corporation (KMC) at his office to discuss different issues faced by builders and developers. The delegation of ABAD was headed by Chairman ABAD Mr. Junaid Ashraf Taloo with Muhammad Hanif Memon Vice Chairman, Muhammad Hassan Bakshi Chairman Southern Region. Other senior and prominent members, Haji Muhammad Islam Siddiqi, Ahmed Owais Thanvi, Muhammad Asif Sumair and Shakoor Abdullah were also present in the meeting. On the other side Municipal Commissioner Samiuddin Siddiqui and Senior Director Nasir Abbas assisted the Administrator in the meeting.

During meeting Chairman ABAD suggested that the new rates are to be determined in accordance with the inflation rate in the

c o u n t r y . Administrator (KMC) directed Senior Director to make arrangement to start one window operation. Further Samiuddin Siddiqui Municipal Commissioner was nominated as focal person on request of ABAD whereas

Muhammad Hassan Bakshi Chairman (SR) nominated as focal person on behalf of ABAD.

In the meeting Administrator Karachi ordered to review KMC rates and formed a committee comprising of ABAD members and KMC defunct KDA officials on request of ABAD and appreciating the role of Association he said that construction industry is the back bone of economy of the country and the issues of Builders will be resolve on priority basis.

During the meeting members of ABAD proposed adoption of parks situated in front or adjacent to their respective projects for maintenance



whereas the ownership will remain with the Government. Administrator asked the delegation to submit a proposal. Administrator Karachi told that he has revoked previous order of the outgoing Administrator whereby files of over 600 sq. yards. Plots were sent to the Administrator for approval. He categorically instructed when the formalities are complete then there is no need to send the file to the administrator for initial as results wastage of time.

Some members of ABAD informed about the problem of encroachment and illegal construction on their lands. Junaid Ashraf Taloo Chairman ABAD appreciated the efforts of Administrator Karachi, Sindh Government and law enforcement Agencies for the removal of encroachment in different area of Karachi.



# URBANIZATION and its Impacts on Environment

by: Shahnawaz M. Khan

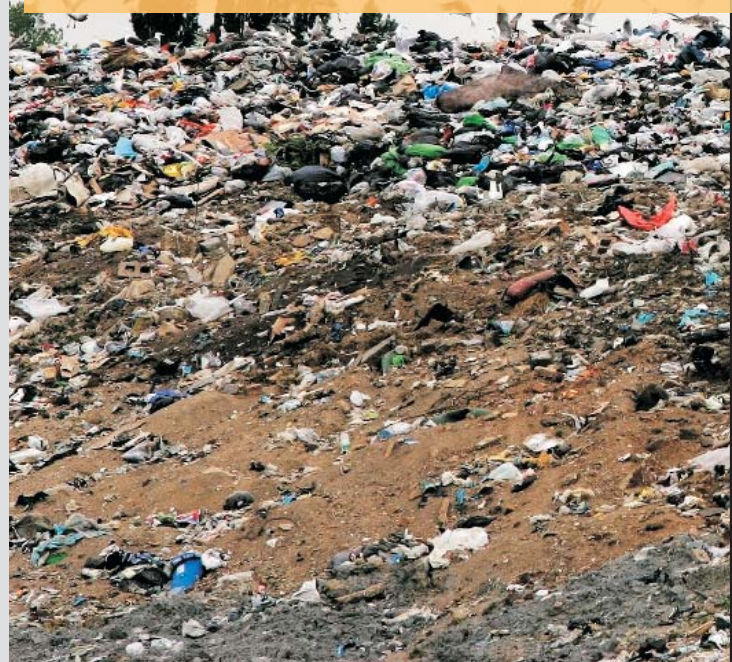
Human beings like other organisms, have always polluted their environment with the byproducts of their action and we all know that as an organism man creates waste. As a social creature, he removes things from his environment and adds residue to it. So long as population density has been low on the planet, the environment was able to accommodate these alterations. Now with the world population about 8 billion people and increasing by 220,000 each day, the concentration of population in cities and resulting deterioration of environment is sounding alarms. Consequently the situation in urban Pakistan is worst.

The process of economic development over last 6 decades has brought number of changes. One of the most critical dimensions of the process is urbanization of rural society. As the development has taken place primarily from agricultural to industrial economy, large scale rural to urban migration has taken place, changing the face of our cities as well as villages. The concentration of more and more people into urban areas is regarded as one of the major environmental threat today. The process is expected to escalate in Pakistan though many of our cities have already reached the point where further population concentration (by natural birth or migration) may jeopardize the delivery of basic civic services to all.

Urbanization process has affected all parts of country: villages, towns and cities in one-way or the other. The intensity of impact is most critical in the larger cities. Karachi, Lahore, Faisalabad, Gujranwala, Multan, Rawalpindi, Hyderabad, Sarghoda and Peshawar are suffering from environmental



**Solid waste management has become one of the serious urban nightmares in Pakistan. The municipalities equipped with centuries old and outdated methods inefficiently lift only 60 percent of the municipal waste generated in our cities.**



degradation and quantifiable deficiencies in basic civic services. The civic bodies are badly failing to manage these problems.

Solid waste management has become one of the serious urban nightmares in Pakistan. The municipalities equipped with centuries old and outdated methods inefficiently lift only 60 percent of the municipal waste generated in our cities. In the absence of professionalism and proper waste disposal systems, most of the garbage lifted from the cities is crudely dumped in open spaces nearby. These dumps attract mosquitoes, rats, cockroaches,

houseflies, ticks fleas as well as stray dogs and birds like vultures and crows.

## **One major problems of urbanization in Pakistan is the eating up of green and open spaces - so important for ecological balance - by concrete structures of ever expanding cities.**

Carried by the vectors, bacterium thriving in rotten and moist garbage is spreading all sorts of diseases. Other 40 percent waste is simply not picked up and keeps rotting in streets or illegal filth depots inside the cities. As the society prospers, its trash - mainly hazardous plastic, metals packaging and pathogenic non-biodegradable rubbish - is growing exponentially.

Karachi the mega city with population estimated over 11 million, alone is generating 6000 tons of waste per day. Solid waste management department of Karachi Metropolitan Corporation is trying to keep the city clean with fleet of vehicles and an army of sweepers in its roll.

Sewerage systems only in portions of the cities are crumbling. Apart from being old they were basically designed for lesser population without catering for the future growth. Remaining population depends for waste disposal on septic tanks, soak pits or over flows into open drain. As a result of improper disposal of human waste (in many areas there is no disposal) from the housing environment a large number of children are suffering from or are vulnerable to the attacks of different diseases. The effluents from industrial units and tanneries working unchecked in the residential areas - with high concentration of pollutants are adding to the problems. Kasur, Multan and Sialkot are typical examples of the case in point. One major problems of urbanization in Pakistan is the eating up of green and open spaces - so important for ecological balance - by concrete structures of ever expanding cities. Only 25 years back Karachi, Lahore and Faisalabad had several



## In most of the cities water pipe lines run next to the sewer lines there for, contaminating the drinking water.



patches of agricultural land. Today, there is no arable land within the limits of these cities. In Peshawar 2700 hectares of agricultural land were lost since last four decades. Multan had many mango orchards inside the city. They all have been converted into plazas and industrial units.

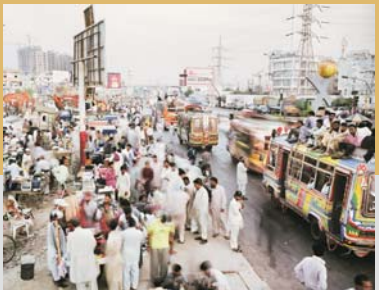
The fresh water supply in our cities is dwindling as the cities are expanding. Access to the clean water is available to about 77 percent of the urban population. Only 30 percent have the luxury of piped water supply and the rest are being served by stand posts or public taps. Per capita water consumption in urban areas is bare minimum to sustain human life. Even the subsoil water reserves are decreasing due to high pumping rate. In most of the cities water pipe lines run next to the sewer lines there for, contaminating the drinking water.

Air governs the quality of our environment. The air in our cities is so polluted that it can be smelled and seen everywhere. When the wind is still, the fumes of vehicles, industrial concerns, smoke from garbage piles put on fire as well as airborne particles of dirt and pollen can be seen hung about any city. Only in Karachi 900,000 vehicles are responsible for contaminating the environment by emitting poisonous gasses. Breathing has become a health hazard in soot-choked cities, where tar coal drums, electric wires and old tyres are burnt inside the residential areas in order to separate the iron.

There is an acute shortage of houses in the cities and the real estate prices are skyrocketing. The demand for the land is growing and the supply is limited. Since the land is essential for urban growth, devising equitable and efficient land development policies is one of the major challenges facing planners and policy makers, who do not seem to be aware of the seriousness of the problem. The number of slum and katchi abadi dwellers is on the increase.

Historic buildings disappear without regret and even the protected monuments are suffering from vandalism. The roads are full of illegal speed breakers, all different in sizes and shapes. The old trees are being cut without a second thought. There is no body to oversee the overall growth of cities and to coordinate the work of city development agencies.

It is ideal if the human beings are dispersed evenly around the countryside. But people have been coming to cities for better economic and educational opportunities and better quality of life. It is the time that policy makers should think hard and plant to check the current demographic trend. This can be done, though it has yet not started to begin in Pakistan. This is one of the reasons why one can believe that future lies in rural areas.



## Meeting of ABAD Delegation with Home Secretary Mr. Mukhtar Soomro

The Home Ministry assured to provide all necessary support to ABAD-POLICE LIAISON COMMITTEE (APLC), said Mr. Mukhtar Soomro in a meeting with ABAD delegation.

A delegation from ABAD headed by Chairman ABAD Mr. Junaid Ashraf Taloo with Mr. Asif Sumsum, Chief of APLC, Vice Chairman Muhammad Hanif Memon and Regional Chairman South Muhammad Hassan Bakshi met with Home Secretary Mr. Mukhtar Soomro at his office to discuss some pertinent issues face by the builders' community.



After introducing the delegation Chairman ABAD praised the efforts of Home Ministry in maintaining peace and prosperity in the country and said that these constant efforts will make our country an example for others. In

reply to this The Provincial Home Secretary Mukhtar Soomro said that due to appropriate and proper actions by the law enforcing agencies, the overall situation of Karachi has improved and target killings and other crimes have considerably reduced. He said that the people of Karachi feel secure due to fewer incidences of crimes, which has resulted in increase in trade and business activities.

Home Secretary appreciated the role of ABAD and assured that Home Ministry would provide all necessary support to ABAD-POLICE LIAISON COMMITTEE (APLC). Mukhtar Soomro said to further strengthen the APLC inclusion of representation of law enforcing agencies, Sindh Rangers, Sindh Police, CPLC, CIA and FIA is essential. He also advised the ABAD delegation that before finalization of summary of



APLC should ensure nomination of Chairperson in order to attend the meetings with officials of Sindh Govt. and law enforcing agencies. He further suggested that APLC office should be established at ABAD HOUSE and for which the Ministry will recommend to provide police force, mobile along with necessary infrastructure so that APLC can play role of an effective organization and could be able to resolve the day-to-day problems and challenges faced by the members of ABAD.

## Meeting of ABAD Delegation with Mr. Khalid Rehman, Managing Director S.S.G.C. at S.S.G.C House

A delegation of ABAD headed by Mr. Mohammed Hassan Bakshi Chairman (SR) ABAD met with Mr. Khalid Rahman, Managing Director SSGC and Dr. Ejaz, Acting G.M. Sales SSGC at SSGC House. Mr. Ghulam Hussain Memon, Mr. Mustafa Shaikhani & Mr. Fayyaz Ilyas are also present in the meeting. It was held to discuss the issues of the members regarding Moratorium on Gas by the Government.



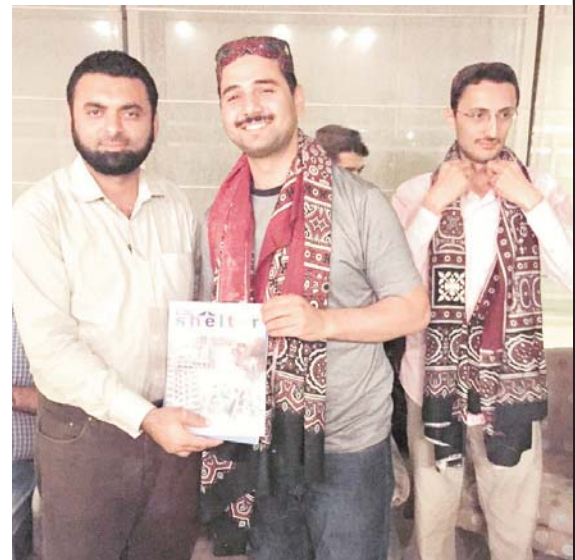


## Visit of ABAD Delegation to 23rd Turkey World-Trade Bridge Exhibition



A delegation from ABAD headed by Regional Chairman Mr. Mohammad Hassan Bakshi with other senior and prominent members - 20 members from South Region and 7 from North Region visited Turkey for the first time on special invitation by Pak Turk Businessman Association to attend the 23rd Turkey World-Trade Bridge Exhibition. The exhibition was attended by large numbers of businessmen, investors and industrials from all over the world. The event was organized at Hilton Hotel, Istanbul for 2 days and after that the delegation stayed there 3 more days for other business meetings and sightseeing.

**Under the leadership of Regional Chairman, Mohammad Hassan Bakshi of Bakshi Builders and Developers the delegation from ABAD included Mr. Abdul Rehman Naqi of Rafi Sons Builders and Developers, Mr. Ahmed Abdul Rauf of A.R.A. Associates, Mr. Amin Chapal of Chapal Builders, Farigh Nadeem of Harem Constructions, Mr. Firdous Shamim Naqvi Nobel Project Management, M. Ali Taufique of Al-Bari Builders, Muhammad Arif Shaikhani of Diamond Builders, Engr. Muhammad Iqbal Qureshi of Hussain (Pvt.) Ltd., Muhammad Pervaiz Chaudery of Read (Pvt.) Ltd., Muhammad Riaz Taloo of H.R Builders and Developers, Mr. Naveed Aziz of Mehran Builders and Developers, Mr. Mumtaz Ahmed Karim of Al-Mustafa Developers, Mr. Rameez Qasim Gaziani of Gaziani Builder and Developers, Mr. Saqib Bin Rauf of Al-Rauf Enterprises and Mr. Tariq Aziz of Mehran Builders and Developers.**



**ABAD Members presenting**



It is reported that around 200 Turkish top leading firms have showcased their products and services at the trade expo. The organizers arranged around 400 stalls and 130 Business to Business (B2B) desks for around 30,000 business meetings and participants from 140 countries attended the trade expo.

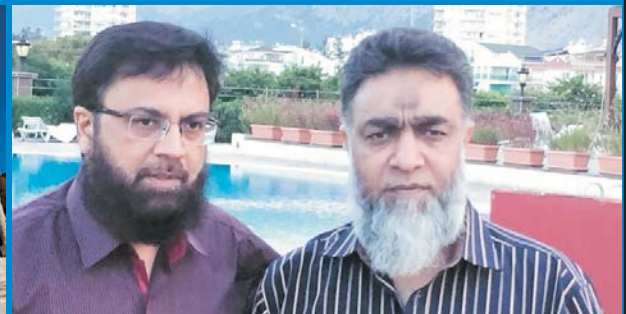
The trade expo included construction materials, furniture and machinery. The event is organized annually and representatives from UK, USA, Canada, France, Germany, Japan, China, Iran, Pakistan, India, Central Asia, Australia, Africa and Malaysia visited the expo this year. It was also highlighted by the Turkish news agencies that the largest delegation was from Pakistan which comprises of around 35 delegates.

From PakTurk businessmen Association Mr. Muhammad Hussain, Secretary General - PakTurk Businessmen Association, Mr. Abdul Kareem OGUS, Director Public Relations and Mr. Sadat, Project Managers of PakTurk Delegation coordinated with the delegation of ABAD and provide their best possible services during the whole trip.

The exhibition has not only provided a platform for Pakistan business community to have interaction with the world popular firm but it also increased the economic relation between Pakistan and Turkey.



During the exhibition, the delegates visited number of stalls and collected information regarding their area of interest. It was also noted with pleasure that Pakistan has much respect in Turkey that's why Pakistani investors and businessmen are welcomed for joint ventures. The Turkish companies working across the boundaries are also ready to invest in Pakistan or to have a working partner from



Pakistan for different joint ventures. ABAD members were also offered by some Turkish developers to have development business in Turkey on 50/50 partnership.

Turkey is a very old country where most of the land belongs to private parties. The norm of business is that the land owner provides land as his equity and the developer constructs the building. Half of the constructed flats are given to the land owner and the balance half is for developer to cover his cost and profit.

Some private investors are ready to offer their land to ABAD members on the same formula. There is a

big market of buyer of constructed flats some of them are local Turkish people, others are from European, Middle Eastern Countries and some buyers are from Asian Countries also.

The construction process in turkey is much mechanized and usually a building of 500000 sq. feet is completed within 12 months. The cost of construction varies from four to six thousand Pakistani Rupees per sq. feet. The selling price is around fourteen to sixteen thousand rupees per sq. feet. There are good margins in construction business. Furthermore there are no questions asked on investment in Turkey. Here it may be pointed out that Turkish contractors are one of the best in the world and are playing important role in the development of Middle East and Eastern Europe. During the trip the delegation further came to know that some Pakistani developers are already successfully doing commercial and residential projects in Turkey.

During the trip four dinners were organized by Turkish companies in honour of ABAD delegation where the ABAD members were introduced to different business groups. Souvenirs were presented by delegation members to host companies.

Apart from business meetings, attending the Expo





and visiting under construction buildings and various factories, ABAD delegation also visited many places of historic importance some of them are Top Kapi Museum, Blue Mosque, Bosphorous Cruise and Grand Bazar. Some of the members from delegation extended their stay and also visited Antalya and enjoyed water sports.

It was a wonderful experience for ABAD delegation where they were very warmly welcomed by their Turkish counterparts. The trip also resulted in people to people contact between the two brotherly

countries. Last but not the least ABAD delegation is also very grateful to Chairman ABAD Mr. Junaid Ashraf Taloo, Vice Chairman FPCCI Mr. Hanif Janoo, M. Saleem Kassim Patel and His Excellency Council General of Turkey for granting ABAD delegation visa on urgent basis.

INSHALLAH we hope that there will be more such international visit of ABAD delegation so that our members are able to get international exposure and a better coordination is created among the members.



## Meeting to Acknowledge the Services of PAK TURK Businessmen Association

Pakistani builders have vast opportunities for a profitable business in Turkey, said Mr. Hussain Demirdelen Secretary General Pak Turk Businessman Association



A meeting was held at ABAD to acknowledge the services of Pak Turk Businessman Association, which they rendered to the ABAD delegation during their recent visit to Turkey. In the meetings the representatives of Pak Turk Businessman Association were also invited.

It was started with a thanks note by Regional Chairman South Muhammad Hassan Bakshi. He shared his experiences and appreciated the good gesture from the hosts. He further informed the members about the trip and added that Pakistani builders have started business in Turkey. One of our members has completed a project of one hundred flats and also started another project of two hundred flats in Turkey.

Speaking on the occasion Secretary General Pak Turk Businessman Association Hussain Demirdelen, said that Pakistani builders have vast opportunities for a profitable business in Turkey. Pakistani builders & developers may be benefited due to their

experience and expertise in the rapid developing economy of Turkey. After that, the Project Manager of Association Saydat Tajlaq and Abdul Kareem Ogaz also focused on different aspect of Turkish economy and thanked ABAD.

Expressing his views Mr. Junaid Ashraf Taloo Chairman ABAD said that we have the best friendship relations with our brother Islamic country Turkey. Now the builders should go a step forward to another country other than Dubai. He further informed that in the month of August 2015, a convention of all builders and developers will be held to exchange views and possibilities to start project with international joint collaboration.

Muhammad Hanif Memon Vice Chairman ABAD said that the trip to Turkey by our members were successful where they were able to know about Turkish market. He added that Pakistani builders always maintained quality in construction, so they are also successful in foreign countries.



Muhammad Hassan Bakshi also said that Pakistani builders can easily work in Turkey. Pakistanis are respected and feel themselves at home over there. Heavy investment is not required in Turkey for construction project because opportunities of joint venture are available on wide scale. The local investors provide land as their share in equity on 50 percent profit sharing basis which is also negotiable to construct residential and commercial projects. At the end, Junaid Ashraf Taloo Chairman ABAD presented shield of honour to Farigh Nadeem & Rameez Qasim Gaziani in recognition of their dedication and outstanding performance to make the trip memorable for delegation members. The representatives of PAK-TURK Business Association were also given souvenirs for their collaboration and arrangements for the delegate.



## Product Knowledge Presentation by Master Tiles and Ceramics at ABAD

A product showcase with a brief presentation by the General Manager of Master Tiles was held at ABAD for awareness of the members. It was organized to give up to the mark knowledge regarding tiles and sanitary industry. The event was attended by large number of members of ABAD with their technical staff.

The program was started with the recitation from Holy Quran by Mr. Farigh Nadeem and then Regional Chairman South Mr. M. Hassan Bakshi greeted the guests, thanked them for their valuable initiative and briefly described the purpose of gathering.

After that Mr. Irfan Younus General Manager Marketing Master Ceramics thanked the office bearers and other members of ABAD for giving him time and space at ABAD. He then briefly described about the company and said the company started business in 1982 from Gujranwala with a small setup with big dreams, high ideals and honest commitments, and now today, stands as an unprecedented leader in world class wall and floor tiles, sanitary fittings and plastic accessories along

with a host of other high quality products.

Later in 1987, Master established as the pioneer and market leader in world class sanitary fittings and introduced the concept of matching bathroom accessories in technical collaboration of England and Germany. Informing about the recent progress he said that to facilitate the customers in better applications and maximizing their benefit, Master provided its own brand of quality grout and adhesives. He also informed the members about some new products of Master Ceramics like monoporosa – a kind of glazed wall tile.

After that Chairman ABAD Mr. Junaid Ashraf Taloo addressed the gathering, thanked the guests and appreciated the efforts delivered by Master Ceramics in the field housing and construction by providing finest quality of products. At the end he again acknowledged the concerns of Master Ceramics and said that it would really be very beneficial for all the attendees as they all get first-hand knowledge regarding the products.

## MEDIA BRIEFING BY Office Bearers of ABAD on Budget Proposal 2015-16

**Rate of taxes and prices of building materials should reasonably be reduced in order to provide support to the development of construction sector in Pakistan, said Chairman ABAD.**

Association of Builders and Developers of Pakistan held a media briefing at ABAD to give the budget proposals to the federal and provincial governments. The event was headed by Chairman ABAD Mr. Junaid Ashraf Taloo, Vice Chairman Mohammad M. Hanif Memon, Chairman Southern Region Mohammad Hassan Bakshi and Convener Budget Sub-Committee M. Saleem Kassim Patel.

The proceedings started with the recitation from Holy Quran. Then Vice-Chairman M. Hanif Memon



greeted the members and guests from media and also briefly discussed the agenda of media briefing. Expressing his views regarding taxes on building materials he said the Government has imposed 5% regulatory duty on steel billets, which has resulted in increase in prices of steel products including steel bars. It is pertinent that Government should abolish this regulatory duty or it should allow builders and

construction companies to import steel products and steel bars without any regulatory duty. He added that duties on construction machinery should also be reduced and brought to 20% so that construction cost is reduced. New and used construction machinery that included tower cranes, batching plants, earthmoving machinery, forklifts, shovels etc. are very useful in the construction processes.

M. Saleem Kassim Patel, former Senior Vice Chairman and Convener ABAD Budget Sub-committee expressed his concerns in a proficient manner and through light on the dark sides of our construction sector. Started with focusing the housing finance he said revolutionary steps should be initiated in the Federal Budget to increase Housing Finance. In order to provide momentum to construction of low cost housing units, the finance should be made available on low markup. In addition to this Government should also provide compensation for construction of low cost housing. He added that ratio of mortgage finance to GDP is lowest in Pakistan which is just 0.66 percent. The Federal Finance Minister has already announced the formation of a Housing Mortgage Re-finance Company. It is essential that Federal Budget should include further incentives for this purpose. The loan taken by individual allottees for paying installments should be considered as expenses in their accounts. The financial institutions should be



encouraged to issue loans on a markup, which is less than the market rates. Steps should be taken to increase the Mortgage to GDP ratio to 5%. It should be made mandatory for commercial banks and financial institutions to reserve a minimum of 5% of their portfolio for housing finance.



After that Chairman ABAD Juanid Ashraf Taloo addressed the gathering and highlighted some major points from the proposal. He said that Federal Government should act upon the proposals of ABAD about reduction in taxes imposed on construction industry and building materials. A high rate on taxes and high prices of construction material shattered the dream of a common person for a house of his own. He added that increase in construction activities also resulted in the revival of the national economy as over one hundred allied industries benefit from this. Resultantly the government also receives sizeable revenue generated through construction activities. Over 120 million people are getting job opportunities directly or indirectly through the construction industry. The Chairman informed the media that ABAD is practically involved in the Prime Minister's Vision 2025 for housing according to which 500,000 housing will be built annually. The

overall shortage of housing units has reached 8.8 million and in order to bridge this gap it is essential that incentives be offered including reduction in taxes. Chairman ABAD said last year the decrease in

production cost should have resulted in decrease in prices of cement but regrettably, this did not happen. This relief was not passed on to the common people of Pakistan. The Government has to take prompt and drastic steps to reduce construction cost.



Chairman Southern Region Mohammad Hassan Bakshi said that no taxes should be imposed on first time buyers. The total cost of any residential should be assessed and the relevant income tax should be charged in three annual installments and this should be considered as final liability. The turnover should be increased from five crores to 10 crores for taxation purpose. Stamp duties and registration fees should be reduced and brought to 1%, which will help in

increasing of documentation, which will increase revenue generation for the Government. The Government should also abolish charges on housing mortgage, stamp duty and registration fees etc. All



banks and financial

institutions should be given directives to provide loans on machinery used in construction on BMR basis. He added that in the upcoming budget, government should provide incentives on financing for construction of housing units. At the end discussing the issue of gas he further said in Sindh, including Karachi and Hyderabad a moratorium of gas connections is imposed since 2011. The total consumption for these connections is less than one MMCFD, which makes it important that the ban on gas connections is lifted without any further delay. He then thanked all the guests and members for their valuable time.



## POST BUDGET

# Press Conference at ABAD

We appreciate Federal Finance Minister Mr. Ishaq Dar for taking positive steps for Construction Industry, Junaid Ashraf Taloo – Chairman ABAD



A media briefing after the Federal Budget was held at ABAD to discuss the prospects of announced budget. The program started with the recitation from Holy Quran. After that addressing the Conference Mr. Junaid Ashraf Taloo, Chairman ABAD said that for the first time importance of Construction Industry has been recognized and 10% of proposal sent by ABAD for Federal Budget 2015-16 has been accepted. He added that if our proposals would have been accepted in total, it would have reduced the Housing Cost by 15% and increase in Revenue Collection of Government.

Junaid Ashraf Taloo appreciated the Federal Finance Minister Ishaq Dar for taking some positive steps for Construction Industry. He said that few automatic Re-Rolling Mills have the Monopoly and selling the Steel Bars at a much higher rate. In the Local Market Steel Bars are being sold through Cartellization at the rate of Rs.85,000 per ton. He then appealed to the Government to allow import of Steel Bars to the Members of Association of Builders & Developers directly resultantly common man will be benefitted.

After that M. Saleem Kassim Patel, former senior vice chairman ABAD said that federal Excise Duty on sale of Cement may be abolished. ABAD proposed that Sales Tax on Cement to be charged Ex-Factory rate instead of the market rate. Cement is exported at less than the market price, whereas in India 50 KGs

of Cement Bag is available in Rs. 350/- in Pak Currency. He urged the Government to establish Mortgage Finance Board to boost the Housing Sector so that the shortage of 80 Lacs houses is minimized. The Government has to provide discount in Mortgage Financing and the Markup should be decrease to 4% or 5%, it will improve the purchasing power of common man. He also demanded to lift the ban on Gas Connection and further said that first phase of Motorway M-9 to be started from Karachi instead of Hyderabad.

Discussing other issues Zaigham Mehmood Rizvi, Housing Expert also addressed the gathering. Focusing on contemporary water shortage he said that the Federal Government must allocate funds for K-4 Water Project to solve the water problem of Karachi. Added that Provincial Services Sales Tax on Builders to be abolished being builder not service provider and on the other hand markup on Housing Finance to be fixed at 3% only.

Concluding the gathering Regional Chairman Mr. Hassan Bakshi said that in Islamabad Capital Development Authority (CDA) is not providing infrastructure on plots purchased in auction and further CDA is also not issuing approval for construction resultantly Billion of Rupees of Builder and Developer are stuck up for long periods.

## MEETING WITH The Delegation of JICA at ABAD HOUSE

A Japanese Delegation of Japan International Co-Operation Agency (JICA) held a meeting with office bearer of Association of Builders & Developers (ABAD) at ABAD House. The purpose of visit was to discuss on the issue of energy conservation in Pakistan. The delegate consists of Hideaki Kuroki and Satoshi Kohno along with Choudry Muhammad Ilyas Interpreter. From ABAD, Chairman Junaid Ashraf Taloo, Chairman Southern Region Muhammad Hassan Bakshi and Muhammad Hanif Memon Vice Chairman along with other senior members attended the meeting.

Hideaki Kuroki head of the delegate explained that Pakistan has the structural problems in the power sectors, which included high power generation, high ratio of power transmission and distribution losses in efficient operation and inappropriate governance. Due to such problems Pakistan faces the gap between supply and demand of electricity.

Junaid Ashraf Taloo Chairman ABAD appreciated the concerns of JICA regarding housing and construction sector of Pakistan. He then informed the delegates about shortage of power in the country

and governments efforts to overcome the crisis as soon as possible. He also highlighted to the delegate the importance of construction industry in the economic development of Pakistan.

In replying to a question from JICA, Muhammad Hassan Bakshi Chairman Southern Region discussed that there is no survey of buildings in Pakistan. Hence it is also not possible to speculate numbers of buildings constructed till date. He also informed the delegate that construction in Pakistan is 22 US Dollar per Sq. ft. in comparison to India and UAE where it is 45 US Dollar and 65 US Dollar respectively.

Focusing on the issues of lighting in the projects, Muhammad Hanif Memon Vice Chairman said that there is no lighting and ventilation problems due to moderate climate in Karachi, buildings are constructed keeping in view the weather condition of Karachi city.

At the end, the delegate also visited some projects of ABAD members that are under construction for their survey purposes.



# SEMINAR AND STUDY LAUNCH

## Low Income Housing through Market: Prospects, Policy & Strategy

**ABAD is ready to build 4-5 marla houses for low income at around Rs. 1 million, Mr. Arif Jeeva, Member ABAD**

Low income housing is not only a basic social need but also a stimulus to the economic development of a country. Despite being such an important agent of economic growth it is the least discussed area in socio-economic advancement in Pakistan. Recently, Policy Research Institute of Market Economy (PRIME),



launched a study conducted by Mr. Shahid Mehmood titled "Low Income Housing through Markets: Prospects, Policy and Strategy" at a seminar in Islamabad.

Dr. Almut Besold, resident representative of Friedrich Naumann Foundation for Freedom, welcomed the guest speakers and participants in the Seminar. According to this study, the gap between supply and demand of housing is approximately 9 million units, continuously increasing by an estimated 0.7 million units per year. Furthermore the situation is adverse in urban areas due to rural urban migration. The study identified the inability of the people from low income strata to own assets preventing them from securing loans and thus making the construction of their house extremely difficult. Based on his study, Mr. Shahid recommends that the government should work in tandem with the private sector and redefine its role in provision of low income housing; it should also develop primary and secondary mortgage market to develop innovative financing methods.

Upon commenting on the impact of improved housing, he said that globally construction and housing are seen as GDP enhancing activities and also create both short term and long term employment.

Addressing the seminar, Muhammad Irfan, Director General National Housing Authority and focal person of Prime Minister's Low Income Housing Programme highlighted various policy measures that the government is undertaking to expand housing access of the low income segments.

Deputy Governor State Bank of Pakistan (SBP) Mr. Saeed Ahmad, congratulated PRIME Institute and Mr. Shahid Mehmood on launching of this study. In his message, he said that construction and housing sectors have forward and backward linkages with almost 40-50 industries and a large percentage of the unskilled labor is linked with this sector. Resultantly, an increase in spending towards this sector has a multiplier effect and capacity to generate earnings as high as five times of the expenditure incurred. Furthermore he shed light on some of the initiatives taken by SBP including issuance of Prudential Regulations for housing finance and the incorporation of Mortgage Refinance Company (MRC).



While commenting on the study Mr. Zaigham. M Rizvi, Secretary General Asia-Pacific Union for Housing Finance & Former Chairman HBFC, highlighted the usage of low cost housing in political sloganeering and said that the last government of Pakistan Peoples' Party (PPP) and the current government of Pakistan Muslim League Nawaz announced their own low cost housing programs. The previous government promised to build one million low-cost houses whereas the present one promised to build 500,000 but unfortunately both the programs failed to achieve the set targets. Furthermore he also discussed the low-cost housing statistics and said that Pakistan is one of the very few countries where housing finance is gradually on the decline. This is evident from the fact that the Outstanding Mortgage Debt to GDP ratio in Pakistan has declined from 1.0 % a few years ago to around 0.5% presently.



Sharing his comments, Mr. Arif Jeewa, representative of Association of Builders and Developers (ABAD) from Islamabad region, congratulated PRIME Institute for undertaking this initiative. Arif Jeewa shared private sector proposal for the PM Low Income Housing program. According to him, ABAD is ready to build 4-5 marla houses for low income at around Rs. 1 million, including the cost of land, as long as the government can provide trunk infrastructure and utilities.

Addressing the seminar, Dr. Zahid Asghar said that there has been over focus on private sector engagement but without due focus on changing



zoning laws which are main hurdle for not attracting private sector investment in construction sector. Dr. Asghar favoured mixed zoning, combining commercial and residential activities. He also proposed a ban on new housing societies unless existing housing societies reach a minimum density standard of around 1500-2000 people per hectare.

According to estimates by a low income housing entrepreneur, Jawad Aslam, 68% of Pakistan's population has only 1% of total housing stocks whereas 56% of housing stock is meant for 12% of upper income segments. There appears to a huge untapped market and unmet demand for housing units in the urban areas particularly for the low and lower-middle income segment.

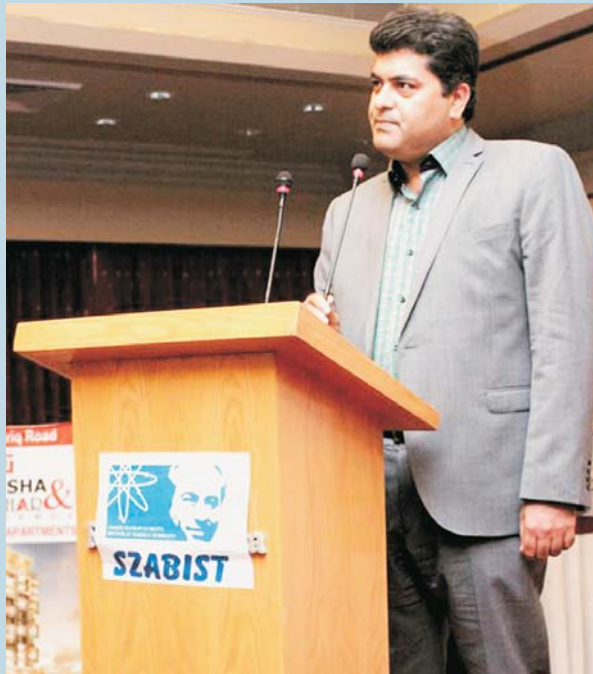
Executive Director PRIME, Mr. Ali Salman highlighted the current policy towards housing which is focused on horizontal expansion of cities, rigid zoning laws in urban areas, restrictions on building heights and high mortgage costs. According to him, this has led to a manifold escalation in real estate prices which has negatively affected the construction of low cost houses. He was of the opinion that the government should ban on development of empty plots either by itself or by the private sector, heavily penalize ownership of more than one house and relax building height limits. These three steps will at once eliminate speculation and deflate property prices - thus developing housing market for the two-third of Pakistan's population.



# CONFERENCE ON

## Accelerating Corporate Excellency in Operations Management

Conference on Accelerating Corporate Excellency in Operations Management is an annually held conference with the sole purpose of providing in-depth knowledge about methods and techniques that will help the industry, in focus the construction industry, to improve its operational efficiency. This year the conference, named ACE 4.0, held on 10th April, 2015 at Regent Plaza and was organized by SZABIST in collaboration with Association of Builders and Developers of Pakistan.



To provide first-hand knowledge there invite several corporate professionals who have had a hands-on experience with the profession of Operations Management of their respective companies as lecturers. However, the main focus will be on improving operational efficiency in the construction industry. The Office bearers and other senior members of ABAD were also present there and enlightened people with their vast knowledge and experience.

The seminar engaged a panel of top executives from the leading construction companies on a



discussion on professional management in the construction industry, the challenges that linger in the way of success and the endless possibilities that await this industry if only operational efficiency is achieved.

Speaking at the occasion Chairman ABAD Junaid Ashraf Taloo, said the construction industry has a very important role in consolidating as well as providing momentum for the revival of national economy. Following the footsteps of other countries we should also benefit from the important role of the construction industry to strengthen the economy of Pakistan.

He emphasized on the fact that the National Housing Policy of 2001 was not implemented in letter and spirit, which resulted in not benefitting from the advantages, this policy, could have provided. He added that the construction industry provides direct and indirect job opportunities to over 120 million individuals. There is wide scope for architects, engineers and other highly qualified people in the construction sector. Highlighting the role of ABA



he said it has been providing necessary guidance to the youth of the country in their efforts for seeking employment opportunities.

On his turn the Vice Chairman Muhammad Hanif Memon stated that in developing nations long-term infrastructure project can be provided due attention



therefore Government should allocate sizeable funds for the development of infrastructure. This will result in creation of jobs and will help in economic development of the country. He further said that private sector

should come forward to invest in the manpower and construction along with the Government. This will be a big service to the nation. Vice Chairman ABAD said the builders and developers of private sector are playing their due role in providing residential facilities to the public and have significantly sacrificed for this cause.

After that Chairman Southern Region of ABAD Muhammad Hassan Bakshi came on rostrum and

expressed his ideas. Underlining the importance of the availability of finance on low markup and mortgage financing he said it will help in bridging the gap in housing shortage and our youth will also benefit from increased job opportunities. He

added that Mortgage to GDP ratio in Pakistan is less than 1% whereas in India, it is 7%, China 12%, Malaysia 29%, Singapore 32% and in USA and UK it is over 80%. Muhammad Hassan Bakshi added the country; specifically Karachi is in dire need of low cost and affordable housing. The Federal and Provincial Governments have to emphasize on bringing up housing projects with private and public partnership.

At the end the office bearers of ABAD praised the management and professors of SZABIST for their excellent educational services.



## MEETING WITH SECRETARY KATCHI ABADIES AT ABAD HOUSE



A meeting with the Secretary of KA & SDD Muhammad Nawaz Shaikh held at ABAD on 13th June. It was started with the brief introduction from both the sides and then Secretary Katchi Abadies thanked Chairman ABAD for his time and appreciated the concerns of members of ABAD regarding the issues of katchi abadies.

In the meeting, among the matters discussed rehabilitation of Kachi Abadies was on top. Chairman ABAD Junaid Ashraf Taloo, Muhammad Hassan Bakshi Chairman Southern Region, Vice Chairman Muhammad Hanif Memon & Senior members of ABAD participated in the discussion.

Chairman ABAD Junaid Ashraf Taloo highlighted the plan and program of A B A D for rehabilitation Kachi Abadies though S p e c i a l

Development Board. He said that laws of Special Development Board have been passed by the Sindh Assembly. We need protection by Government of Sindh for rehabilitation of Kachi Abadies. He further added that Special Development Board is designed as a local planning authority to provide all the

requisite approval for re-development of Kachi Abadies under one roof.

Regional Chairman South Muhammad Hassan Bakshi expressed his views and said that most of Kachi Abadies is being used as the hideout of criminals since they don't have any address. It has also seen that crimes are increasing and taking growth in Kachi Abadies.

Muhammad Nawaz Shaikh Secretary KA & SDD appreciated the efforts of Association Of Builders and Developers for the plan and program about

Kachi Abadies. He also appreciated ABAD's plan to provide free medical and education facilities for the residents of Kachi Abadies. He disclosed that there are 564 Kachi Abadies which are



thickly populated and data of population is not available. At the end, Secretary KA & SDD and Members of ABAD decided to meet soon again to exchange information and data available with them and also to maintain a robust relation between two institutions.

# VISIT OF

## Opposition Leader Khuwaja Izhar ul Hasan at ABAD House



A meeting was held with the Opposition Leader and representative of MQM, Mr. Khuwaja Izhar ul Hasan at ABAD to discuss the budget proposals 2015-16 and some other issues related to housing and construction. The meeting started with brief Introduction of ABAD by Chairman Junaid Ashraf Taloo. He explained the aims and objectives of ABAD and also highlighted the role of ABAD in construction and housing industry. He said that ABAD is always ready to work for the uplift of construction industry. Further informed that the sector has generated more revenue to the country than any other sector so, it should not be neglected. He added that we all know about it that construction sector is now considered as an industry because of the engagement of millions of people in it. Since the construction industry is feeding more than hundred other allied industries consequently it should be given more facilities in the upcoming budget.

Focusing on the Karachi operation, he said that with the cooperation of federal and provincial governments it is being successful and as a result of which the law and order situation in the country is becoming better day by day, and we all believe that one day our country will become a proper

peaceful place to live and do business.

Highlighting the budget proposals he was of the view that government should reduce taxes and give some facilities to the construction sector in order to get more revenue from it. In this way the dream of a common man to get his own shelter will surely come true.

Mr. Khuwaja Izhar ul Hasan thanked the Chairman and other members for their concern regarding this issue. He first appreciated the services of ABAD in the housing sector and in making Karachi city a beautiful place with their construction of projects. Focusing on the budget he said that if government fails to provide relief to common man in the budget it will lose the trust of its citizens. He admitted that construction industry has been given much amount to the government in name of different taxes and side by side provided job to millions of skilled and unskilled people. He then highlighted some other issues like law and order situation and water crisis in the city.

At the end question answer session was also there with press and media.



# VISIT OF Delegation from PAKTURK Businessman Association Karachi at ABAD



**Pakistan and Turkey can help each other for the promotion of construction activities in their countries, said Huseyin Demirdelen, Director Public Relations PAKTURK Business Association Karachi in a visit at ABAD**

Turkey and Pakistan are among the founding members of the Economic Cooperation Organization (ECO) and part of the Developing 8 Countries (D-8) organization. Both nations have worked to negotiate a preferential trading agreement, aiming to considerably increase trade and investments, especially in transport, telecommunications, manufacturing, tourism, construction and other industries. The people of both countries have brotherly relations which date back centuries and these relations have been traditionally strong and are exemplary. Side by side Turkish private corporations have also invested significantly in industrial and construction projects in Pakistan, in developing highways, pipelines and canals.



Keeping in view all the circumstances, a delegation from PAKTURK Business Association Karachi headed by Mr. Huseyin Demirdelen, Director Public Relations with Mr. AbdulKerim Oguz Director PAKTURK International School and Collages visited ABAD House to discuss the prospects and opportunities in the field of housing and construction by working mutually and to inform the members regarding their upcoming exhibition named 23rd Turkiye-World Trade

Bridge that would be held in May 2015 in Istanbul. The meeting started with the brief introduction of the members of ABAD and the members from the Turkish delegation. It was a very candid discussion that will surely have positive results in near future. Expressing his views on the occasion of visit of Turkish Delegation the Regional Chairman ABAD Mr. Hassan

Bakshi said that brotherly relations existing between Pakistan and Turkey would provide a strong base for developing bilateral relations. He said the two countries could cooperate in various fields and the construction sector provides wide range of opportunities to work together. Briefly introducing ABAD he

said that it is the only national level representative organization of builders and developers in Pakistan.

Mr. Huseyin Demirdelen thanked the members for their friendly gesture and briefly described the agenda of his visit. He informed the members about the upcoming exhibition and invited them to participate in it as a visitor to avail business opportunities of billions of dollars. Describing about his company named Tuskon he said that it is a Confederation of Businessmen and Industrialists of Turkiye (TUSKON), a non-governmental and non-

profit umbrella organization representing 7 business federations, 202 business associations and over 50,000 entrepreneurs from all over Turkey. As the most wide spread and the most effective business – NGO, TUSKON has focused, since her establishment in 2005,



on the economic and social development of Turkiye and on the success of their members. With the 5 foreign representations offices in Brussels, Washington, Moscow, Beijing and Addis Abeba and partner organizations in 140 different countries, TUSKON has created the strongest domestic and international business network of Turkiye.

Mr. Hanif Memon Vice-Chairman ABAD also thanked the guest for their valuable time and concern regarding the builders' community in Pakistan. He then asked some questions regarding expanses and other facilities provided to the visitors joined their

exhibition. After patience hearing Mr. Huseyin gave reply of all the queries that were inquired. Then M. Saleem Kassim Patel former Senior Vice Chairman also briefed the guests about the challenges and opportunities in the construction



industry of Pakistan. He added that the builders here mostly import the construction products as we have lack of production facilities in our country. Giving references to the previous exhibitions that were organized by ABAD he said that foreign delegates have also been part of our exhibitions and got many business openings from here.

At the end, the members assured the delegation for full participation and support in their exhibition and thanked them again for their openness and pleasant attitude.

## Meeting with Trade Commission of Russian Consulate

A meeting was held with Alexey Kudryavtsev Consultant of Trade Commission of Russian Consulate Karachi. The meeting was held on 27nd May 2015 at his office, in Clifton, Karachi. Muhammad Hassan Bakshi Chairman (SR) headed the delegation from ABAD along with Noman Tabani, Mehmood Tabbba, Abdul Kareem Adhia and Ibrahim Habib. The meeting started with introduction and exchange of views for co-operation on trade relation. Muhammad Hassan Bakshi briefed about the aims and objectives of the Association of Builders & Developers (ABAD) and its progress in the field of construction. In this meeting possibilities of co-operation in between the two countries were discussed in details.

The purpose of meeting was to explore venues for co-operation in the field of construction industry and

to know about companies engage in construction business, manufacturing construction material. After discussion with the delegate it was decided by ABAD and Russian delegates to make joint efforts to promote trade in between the two countries.

Mr. Alexey Kudryavtsev thanked the delegation from ABAD and appricited the services of ABAD in the field of housing and construction. He also assured his full support in any matter concern to his department. At the end, Muhammad Hassan Bakshi offered to establish a joint venture in construction industry. The offer of joint venture by ABAD is itself a way to promote relationship with each other. It was also decided to exchange proposals for co-operation.

## Meeting of ABAD Delegation with NEPRA and K-Electric Officials at Marriot Hotel Karachi

A meeting was held in the month of August between the delegation of ABAD with NEPRA and K-Electric Officials at Marriot Hotel Karachi. ABAD delegation was headed by the Chairman Mr. Junaid Ashraf Taloo with Mr. Nusrat Mirza Chughtai, Mr. Muhammad Younus Lakhani, Mr. Ibrahim S. Habib, Mr. M. Anwar Gagai, and Mr. S. Javed Jafri, Secretary General ABAD. The delegation from NEPRA included Mr. Naveed Elahi Shaikh, Director NEPRA, Major (Retd.) Haroon Rashid, Vice Chairman NEPRA and Mr. Naqvi, Director NEPRA. The delegation from K-Electric



included Mr. Muhammad Idrees, Head of New Connections, Mr. Rafique Shaikh, Director and Mr. Arshad Iftikhar, Director.

The meeting started with formal introduction of participants. After that Chairman ABAD thanked other participants for their time and concern. He then briefed the officials from NEPRA and K-Electric

about the problems faced by the builders' community regarding electricity. He added that it is among those utilities without which one cannot think of

living in today's world. He also presented the complaints of different members of ABAD regarding this utility. During the meeting some members also gave references of their grievances from K-Electric.

After patience hearing of all the issues of ABAD members, Director NEPRA asked them to submit all the cases so that possible action can be taken. He then assured his support to all the members of ABAD regarding these issues. At the end officials from K-electric also assured their cooperation at every possible level.



## Meeting of ABAD Delegation with Brig. Retd. Tariq Sadozai, Chairman NEPRA



Delegation of ABAD Lead By Chairman ABAD Mr. Junaid Ashraf Taloo attending meeting with Chairman NEPRA, Brig. Retd. Tariq Sadozai, Mr. Mohammed Hassan Bakshi, Chairman (SR) ABAD, Mr. Rizwan Adhia, Mr. Ibrahim S. Habib, also present in the meeting. it was held to discuss the issues of members regarding Electricity.



Group Photograph of ABAD members in the meeting with Chairman NEPRA Mr. Tariq Sadozai which was held at Marriot Hotel Karachi, in which issues of the members were discussed systematically and were assured of getting some resolutions soon.

## MEETINGS OF SUB-COMMITTEES OF ABAD

### K-ELECTRIC / SSGC SUB-COMMITTEE

The Sub-committee kept in regular contact with K-Electric and SSGC for the resolution of issues of members of ABAD. The committee held regular meetings to discuss and decide the course of action to be followed with these two organizations so the issues of members may be resolved.

Due to consistent hard working and dedication of the Convener – Mr. Rizwan Adhia with his Co-Conveners Mr. Mustafa Sheikhani and Mr. Fayyaz Ilyas and all committee members and especially because of the sincere devotion of the office bearers of ABAD towards this issue the government has announced to release the gas connections to the buildings / projects up to the height of 115 feet / 35 meters. This is another feather in the cap of ABAD that after more than 3 years of complete ban on the gas connections of high-rise now the authorities have realized the importance of this matter.

In this connection a meeting was also held with Director General SBICA regarding the issue of high-rise buildings – its definition and further explanations. In the meeting after fruitful discussions it was also assured by the DG SBICA that the buildings having

height up to Ground+20 would be considered as high-rise and it soon should be agreed upon by the concerned authorities.

The issues from the builders and developers of Hyderabad Region were also resolved by the Sub-Committee. The Committee also held meetings with Managing Director SSGC in which issues of the members were discussed.



**Mr. Rizwan Adhia**  
Convener - K-Electric/SSGC  
Sub-Committee

The Convener is also very active with the K-Electric and a number of issues have been discussed during meetings with high officials and soon be resolved. In this regard different meetings were held with high officials of K-Electric and the issues discussed mainly were new policy for T/L connections and Bank Guarantee with some relaxations to the builders and developers.

### LAW AND ORDER SUB-COMMITTEE



**Mr. Asif Sumsum**  
Convener  
Law and Order Sub-Committee  
Chief: APLC

The law and order sub-committee of ABAD held a number of meetings with the officials of law enforcement agencies and to discuss the issues of ABAD members.

The Association of Builders and Developers of Pakistan (ABAD) has constituted ABAD Police Liaison Committee (APLC) to deal with the cases of fraud, theft, kidnapping, land grabbing and encroachment. An order on

the directive of I.G Sindh Police has been issued.

The APLC will be functional round the clock. A 24 hours functional control room will be created and a mobile will be procured to facilitate the operation.

The term of reference of APCL would be to effectively deal with all crimes such as deceptions, adverse law and order situation, threats of life to builders, demand of bhatta, car snatching and encroachment on the lands of builders. All actions taken by this committee will have the necessary legal cover.

A very active and prominent member of ABAD, Mr. Asif Sumsum has been announced as Chief APLC, while the Inspector General Sindh Police as the chairman and Additional IG Police Karachi and Former Chairman ABAD Mr. Mohsin Sheikhani are the Vice Chairman of the APLC. All the DIGPs are the member of APLC.

APLC is an independent institution. A 24-hour control room equipped with wireless system and mobiles will be established in ABAD soon to attend to the complaints of members.

## ANTI-ENCROACHMENTS CELL OF ABAD



**Mr. Sohal Warind**  
**Convener**  
**Anti-Encroachment Cell of ABAD**

The meeting was held to discuss the issues of the members regarding encroachments on their lands.

Informing the members the convener said that, Anti-Encroachment Cell of ABAD has carried out the operations in different areas like Surjani Town, Scheme 33, Gulistan-e-Johar etc with the help of Anti-Encroachment

Cell of Government of Sindh and Commissioner Karachi as per the directions of Chief Minister of Sindh. From ABAD the Anti-Encroachment operations were supervised by Mr. Muhammad Sohail Warind who is working as Convener in the Anti-Encroachment Cell of ABAD and Mr. Zubair Esani as

Co-Convener.

It was a remarkable effort by Muhammad Sohail Warind, who is also serving as Associate member of Central Zone in CPLC, Head of Task Force in ACLC and Deputy Chief Coordinator in APLC. In this connection encroachments were removed from the below mentioned areas:

1. Encroachment removed from 200 Acres land in Sector 35-A, Scheme 33.
2. Encroachment removed from FL-2, Sector 18-C, Corridor Scheme 33.

It was really a great achievement of anti-encroachment cell of ABAD as in result the properties were restored from the illegal occupation that worth billions of rupees.

## REDUCTION IN CEMENT PRICES FOR THE MEMBERS OF ABAD

Cement is among the most important products used in the construction and building industries. In our country there are a number of industries that produces different kinds of cement products used for the construction processes. As it is among the main requirements for building industry so the fluctuation of its prices also affected the aver-all cost of the projects.

We have already witnessed the price hike in this product for last so many years that also affected the general public in terms of paying high prices for their booked properties. In this regards, the Office Bearers of ABAD have worked a lot with their team to low down the price of this essential commodity.

After constant efforts and dedication of all the Office Bearer and especially due to the sheer devotion of Mr. Mustafa Sheikhani – Co-Convener of Allied Industries Sub-Committees of ABAD, a special

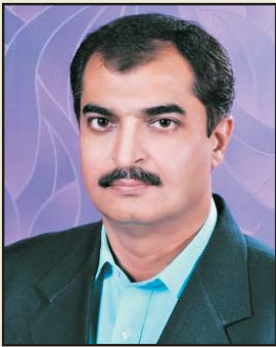
discount of 50 rupees on each cement bag was achieved. Surely it is a very prominent accomplishment and considered another feather in the cap of ABAD that all the ABAD members got this much discount on it.

It is also noted that since that discount approx. 34 thousand tons of cement have been purchased from different industries' by the members of ABAD side by side the members also saved their money of about 30 million rupees. By purchasing that much amount of cement will surely get benefit to the government in terms of paying taxes on the commodities and resulted in the economic boost.



**Mr. Mustafa Sheikhani**  
**Co-Convener**  
**Allied Industries Sub-Committee**

## MEETING OF CANTONMENT BOARDS SUB-COMMITTEE



**Mr. Arif Siddik**  
Convener  
Cantonment Boards Sub-Committee

The meeting started with the expression of thanks from the convener Mr. M. Arif Siddik to the members who attended the meeting. He said that issues pertaining to cantonment boards have increased and we have been accorded a cold shoulder by DML&C. We have been trying our level best but were not able to achieve any result.

Convener informed the meeting that during the visit of Director General ML&C to Karachi an approach was made and a delegation of ABAD was given a time. Director General gave instructions that issues of ABAD to resolve but no movement have been seen by DM&LC. Some issues of our members were taken up but only through traditional means. He added that we have a good rapport with the CEO's of various cantonments. Mr. Shahrome Khattak has good influence on DML&C. We have requested him

to narrow the rift between ABAD and DML&C. He also informed the house that the current DML&C have been promoted. The new Director will be in place soon. Similarly, two Cantonment Executive Officers have also been changed. Projects of our members are being delayed unless traditional ways are used and in result working with cantonments is getting difficult.

Mr. Mohammad Hassan Bakshi said to finalize the new byelaws ABAD should be taken on board. Mr. Arif Siddik said that as I have informed earlier, we have been given a cold shoulder. There is no interest shown by the relevant authorities. Any objection raised on our member puts down the project by two months. Chairman ABAD Mr. Junaid Ashraf Taloo said that Director General had given clear instructions to Director to take ABAD on board on relevant matters, monthly meetings should be held, we have discussed that a timeframe of sixty days should be fixed but it has not been implemented. We should send a letter to DG ML&C that his instructions are not being followed.

## MEETING OF SHELTER AND PUBLICATION SUB-COMMITTEE

The meeting of Shelter and Publication Sub-committee was held to discuss certain issues like printing strategy of Magazine, problems related to advertisement and their recovery, changing in the format of magazine and proportion of content and advertisement printed in the magazine. The meeting was chaired by Convener – Engineer Zaheer Qadri. In the meeting he briefed the members about problems confronted in the printing and publishing of magazine. The Convener informed the Regional Chairman about the previous meetings of this committee held in his absence. He then suggested that ABAD can print the magazine on its own as the House has already been taken enough amounts from its registered members in the account of this magazine.

A member also seconded the suggestion and said that we have already received some quotations regarding the printing and publishing so from them

we have to find a better and reasonable person for our work. During the meeting suggestions were also given regarding the material selection of the magazine.

Other issues regarding advertisement and there recovery were also discussed in the meeting. Some suggested that members should cooperate in this matter and try to manage advertisement from allied industry.

Discussing the content of magazine it was mutually agreed that reports and news related to latest construction technologies and machineries should be on focus in the magazine.



**Engr. Zaheer Qadri**  
Convener  
Shelter & Publication Sub-Committee

## JOINT MEETING OF CEC AND REC

Joint Meetings of CEC and REC were held on 23rd May and 27 June. Chairman ABAD Mr. Junaid Ashraf Taloo chaired the meetings with other office bearers. Started with the recitation from Holy Quran the agenda items were followed one by one. Discussing the proposals to FBR Chairman informed the house that two opinions have emerged on the subject of imposition of income tax. First opinion is that tax should be imposed on construction area on square foot basis and the second opinion is that tax should be imposed on percentage basis on the annual turnover. Main reason for not recommending the tax on square foot basis is that there is no surety if the rate of tax stays fixed. He also informed that we have to submit the proposals as soon as possible so, will take a decision in this meeting. After that different suggestions were made and after much discussion it was at large agreed that income tax should be collected on square feet basis.

Then membership cases were presented before the house some of them were approved completely while some were conditionally. In the meeting the Chairman also informed about the meeting with Director General Sindh Building Control Authority. He added that in the meeting issue of builders' license without membership of ABAD was very elaborately discussed with DG. He was informed that a number of builders' licenses were issued by SBCA without the mandatory requirement of ABAD membership. Then the DG instructed the officials to cancel their Builders' Licenses with immediate effect.

On the issue of definition of high-rise buildings, Chairman ABAD informed the house that SSGC has lifted the ban on G+10 floors. The house applauded the efforts of the office bearers. Chairman ABAD Mr. Junaid Ashraf Taloo said the previous office bearers and Mr. Rizwan Adhia had a very important role to play in this achievement. We also kept a very tight grip on the issue and followed the guideline set by the previous office bearers. Chairman also informed the decision has been made by the Board of Directors of SSGC. Mr. Rizwan Adhia said a letter from MD SSGC had defended our stance. We had discussed with DG SBCA and requested him to declare that G+20 habitable floors should be removed from the ban.

The Chairman also informed the house that KMC has increased rates of various fees. Chairman said that when we ask for favours we have to give also. We agreed that a 10% increase on all fees is acceptable. We have sent our proposals on KMC rates.

Chairman Southern Region Mohammad Hassan Bakshi said a delegation of ABAD would proceed to Turkey to attend an exhibition being held in Istanbul. It may be noted that all expenses with regard to this trip are to be borne by the member. It is expected that around twenty five members from both ABAD regions will participate. He also invited that if any more members want to participate should give their names provided if they have Visa for USA, Schengen countries or UK. And a total expense of US\$ 1500 is expected.

Discussing the issues of land grabbing a member said Land Grabbing is being carrying out with the collusion of Police. Chairman said that we are receiving letters of appreciation from members whose problems have been addressed. Recently SHO was suspended due to his collaboration with land grabbers. We have a good liaison with all Law Enforcement Agencies and they always respond to our requests. The members also paid tributes to Mr. Sohail Warind for doing a very good job.

In the meeting keeping in view the extreme and tragic situation of Karachi the issue of heat stroke was also discussed. Regional Chairman said it would be good if we donate some amount to the victims. Chairman ABAD said anybody who wants to make a donation should contact ABAD Secretariat. A member suggested that we should invite DG Rangers and donate to the Sindh Rangers. In reply to this Chairman said the Rangers have surplus of kind and cash at each camp. He suggested we might contact major hospitals and donate to them. Mr. Haris Ali Mithani suggested that we should also look into the availability of cold storage. Now, regrettably, misuse has started. Fear is also a main factor, which has created a panic. Village culture is reason that 10-12 people accompany one patient. It will be good if we adopt a ward in Civil Hospital. We should also make a visit to find a deserving hospital. Members suggested that a special Disaster Management Committee under Mr. Haris Mithani should be formed.

## MEETING OF UPDATING BUILDING BYE-LAWS SUB-COMMITTEE

The meeting started with the recitation from Holy Quran. It was called to discuss the issues of updating building bye-laws. It was chaired by the Regional Chairman South Muhammad Hassan Bakshi with the Convener of Sub-Committee Mr. Sohail Naviwala.

In the meeting number of issues was discussed. The issues of violation and updating the bye-laws were the main. Members suggested that bye-laws should be made friendly so that every person can follow them and as a result no one will go towards any violation.

Expressing the personal opinions members said that it was also observed that sometimes they were restricted indecently due to those bye-laws. So, bye-laws should be amended time to time considering the different situations of our environment.

In the meeting it was mutually decided that members should raise the voice for their rights and for this the platform of ABAD would be the best. High authorities and dignitaries should be invited at ABAD to discuss

these issues. It was also decided in the meeting that by following the rules and regulations members should contribute in maintaining peace and prosperity of the city. Members suggested that high density zones should be made clear and highlighted so that builders will know about the actual position and feasibility of the project.

It was also mutually agreed that ABAD should take part in making policies for all the members not take up the individual cases until it is very necessary. It was also agreed that building ratio is not as important as the open spaces in the buildings are more important. At the end it was also decided that builders should make themselves clear in all issues so that they cannot be forced to do any illegal activity.



**Mr. Sohail Naviwala**  
Convener  
Updating Building Bye-Laws  
Sub-Committee

## MEETING OF HBFCL SUB-COMMITTEE

The meeting was called to discuss certain issues regarding HBFCL. It was chaired by the Convener of the sub-committee, Mr. Hanif Memon. The meeting started with the recitation from Holy Quran after that convener informed the members about the agenda of meeting.

In the meeting the members discussed their issues with the Company. In the meeting the issue of project processing fees was discussed. At present this fee is charged from both, the builder and the client, which is unjustified. ABAD suggests that the fee be charged from either and not from both. Another issue was policy file, it was mutually suggested that it should

be approved in one go operation and should be approved within 30 days' time.

Discussing the issue of financing, the members suggested that block wise financing be restarted as it was in practice prior to 2009. In the meeting the issue of bulk loaning was also discussed and suggested that bulk loaning facility should only be given to the builders registered with ABAD.



**Mr. Sohail Naviwala**  
Convener  
Updating Building Bye-Laws  
Sub-Committee

## Joint Meeting of Central Executive Committee and Regional Executive Committee (SR) in Hyderabad

It was the second joint meeting of CEC and REC (SR) conducted outside Karachi, in Hyderabad. The delegation of ABAD was headed by the Chairman Mr. Junaid Ashraf Taloo with Vice-Chairman Muhammad Hanif Memon and Regional Chairman (SR) Muhammad Hassan Bakshi. The members were received by Mr. Ghulam Hussain Memon – a very senior member from Hyderabad Region and a number of current members at Royal Banquet Hall, Hyderabad. In this meeting lunch was also organized for all members of delegation by the organizers.

The meeting started with the recitation from Holy Quran, after that the builders from Hyderabad introduced themselves to delegation of ABAD. The meeting was attended by large numbers of members from Hyderabad Region. After the introduction, builders from Hyderabad stated that they had problems with different authorities and utility organizations. Builders also mentioned their individual complaints and issues with various departments in Hyderabad.

A number of builders stated that they wish to become a member of ABAD. The builders from Hyderabad also appreciated the visit of CEC and REC members under the leadership of Chairman ABAD and assured that a large number of builders from Hyderabad would become member of ABAD in the next 4 to 5 months.



Chairman ABAD Mr. Junaid Ashraf Taloo thanked for the protocol extended by builders from Hyderabad and the reception arranged in honor of delegation from ABAD. He said that ABAD has setup separate sub-committees to deal with different issues and take up the matter at high level.

He further added that ABAD already has representation of Hyderabad in CEC & REC. He also confirmed that committees for different issues will be setup in Hyderabad. He assured to help the builders in Hyderabad for resolution of their issues.

At the end of the meeting all the Chairmen thanked the builders of Hyderabad and invited them to ABAD House in Karachi.



# نئی بات

روزنامہ نئی بات کراچی، 26 مئی 2015

## آبادی کی جانب سے واٹر کنٹریپر پابندی کی فسطحی شدہ قیمت

اسلام آباد: وفاقی حکومت نے واٹر کنٹریپر پابندی کی فسطحی شدہ قیمت کا اعلان کیا ہے۔ وفاقی حکومت نے واٹر کنٹریپر پابندی کی فسطحی شدہ قیمت کا اعلان کیا ہے۔ وفاقی حکومت نے واٹر کنٹریپر پابندی کی فسطحی شدہ قیمت کا اعلان کیا ہے۔

# جنگ کراچی

26 مئی 2015

# DAILY EXPRESS

روزنامہ ایکسپریس

## پاک ترک برنس ایسوسی ایشن کے سیکرٹری کی آباد ہاؤس آمد

ترکی میں متعلقہ بلڈنگ کاروبار کے مواقع اور پاکستانی بلڈرز کے دورے پر متعلقہ خیال

اسلام آباد: پاکستان ترک برنس ایسوسی ایشن کے سیکرٹری کی آباد ہاؤس آمد۔ پاکستان ترک برنس ایسوسی ایشن کے سیکرٹری کی آباد ہاؤس آمد۔ پاکستان ترک برنس ایسوسی ایشن کے سیکرٹری کی آباد ہاؤس آمد۔

روزنامہ "ایمان" لاہور، 22 مئی 2015

# ایمان

## سب کا بلڈنگ انڈسٹری کیلئے آبادی کی کمی

اسلام آباد: سب کا بلڈنگ انڈسٹری کیلئے آبادی کی کمی۔ سب کا بلڈنگ انڈسٹری کیلئے آبادی کی کمی۔ سب کا بلڈنگ انڈسٹری کیلئے آبادی کی کمی۔

# روزنامہ ایکسپریس

20 مئی 2015

# The Nation

## ABAD for allowing direct, duty-free import of steel products

ABAD for allowing direct, duty-free import of steel products. ABAD for allowing direct, duty-free import of steel products. ABAD for allowing direct, duty-free import of steel products.

# BUSINESS RECORDER

Karachi, Tuesday 5 May 2015, 15 Rajab 1436

## Construction industry

### ABAD for more incentives, facilities

KARACHI: Chairman Association of Builders and Developers of Pakistan (ABAD), Junaid Ashraf Taloo has called for more incentives and facilities for the construction industry to help in the economic prosperity and development in the country.

## جانشین انتظام میں تعمیراتی صنعت کا کاروبار نمایاں ہے

شعبے 60 صنعتیں، غیر ہنرمندوں کی بڑی تعداد کاروبار میں شمولیت

پاکستان میں بلڈنگ انڈسٹری میں نمایاں شمولیت

آبادی کی کمی کیلئے آبادی کی کمی

پاکستان میں بلڈنگ انڈسٹری میں نمایاں شمولیت۔ پاکستان میں بلڈنگ انڈسٹری میں نمایاں شمولیت۔ پاکستان میں بلڈنگ انڈسٹری میں نمایاں شمولیت۔

# جنگ کراچی

20 مئی 2015

## ریگولیٹری ڈیپارٹمنٹ کی اجازت کے بغیر

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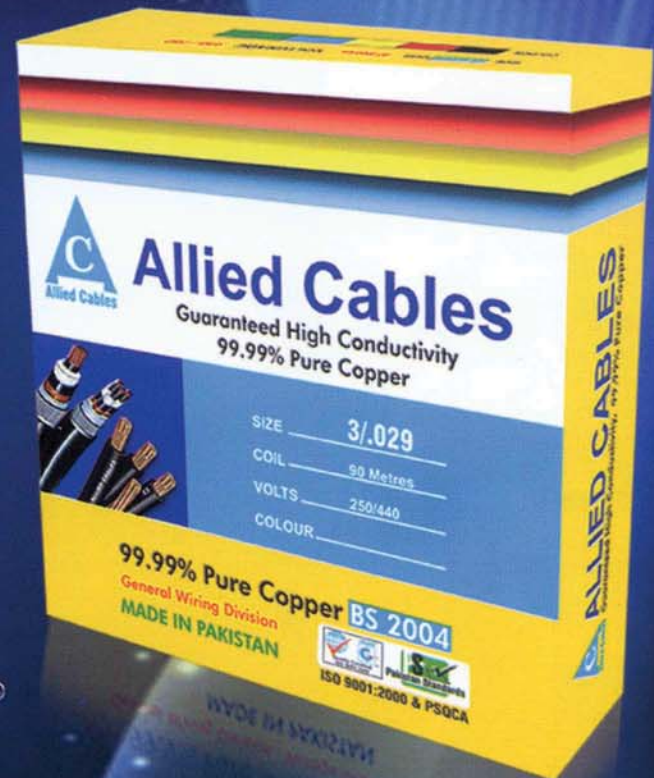
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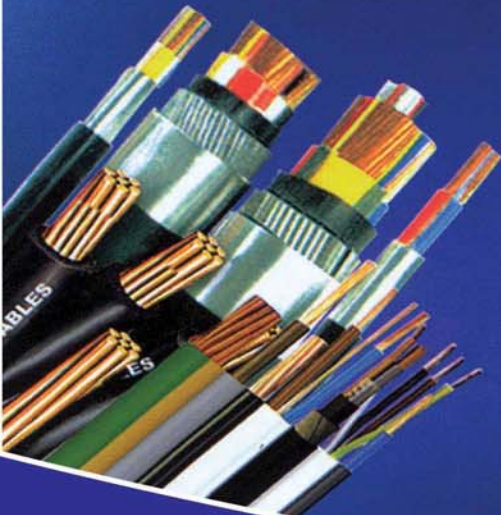
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