

SHELTER

A Publication of Association of Builders & Developers of Pakistan

ABAD Pays Tribute To
Pakistan's Armed Forces

K-Electric CEO Meets
ABAD Leadership

FBR Chief Commissioner
Visits ABAD House



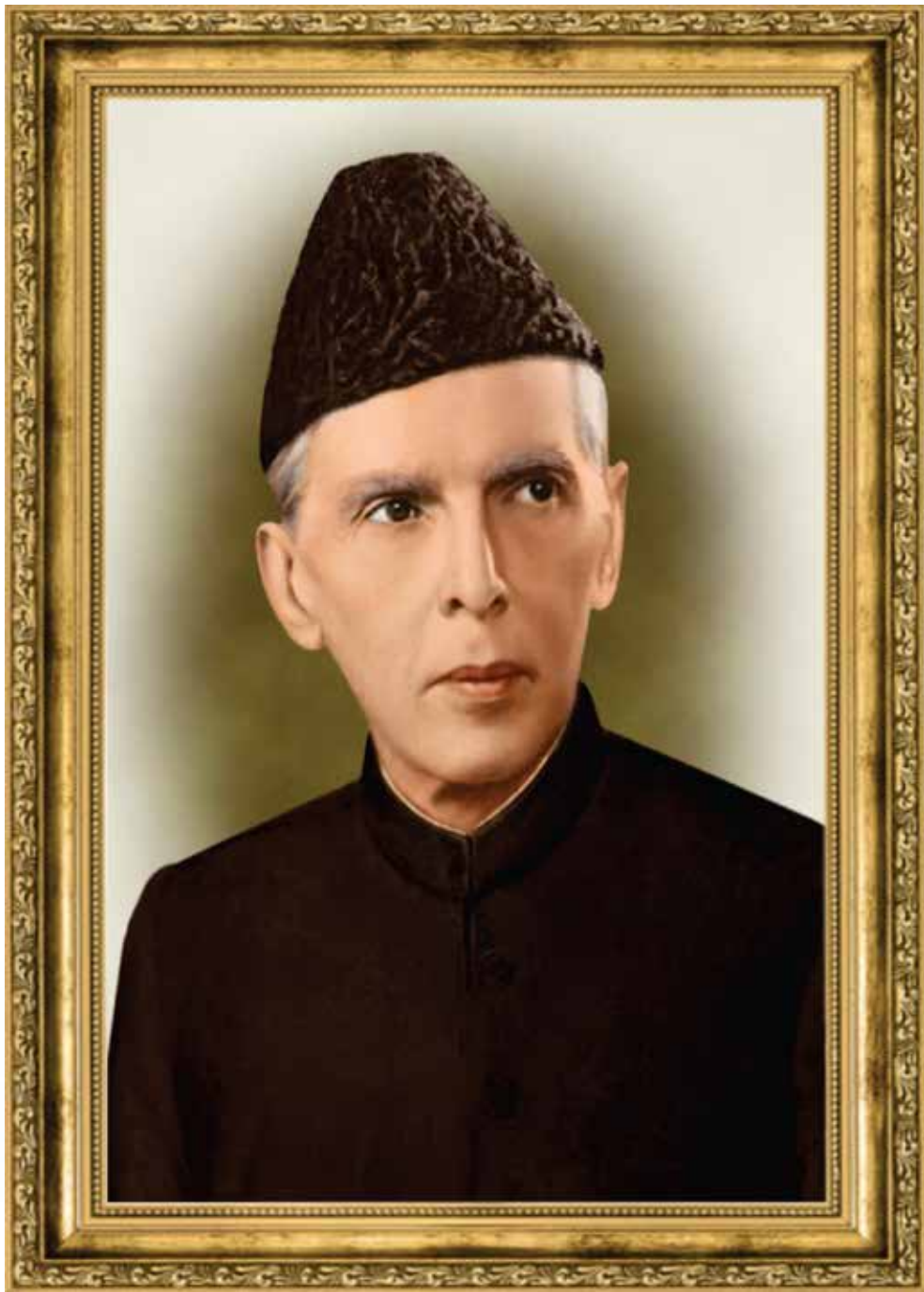
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"Pakistan is not a piece of land for us. It is a living and breathing reality, achieved after unparalleled sacrifices."

—— Quaid-e-Azam Muhammad Ali Jinnah

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EDITORIAL

ENGR. KALEEM-UZ-ZAMAN KHAN

Managing Editor and Convener
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In a city where land is more than just property -- where it shapes power, politics, and prosperity -- the issue of encroachment has become a defining urban challenge. Karachi, Pakistan's commercial hub, has long struggled with illegal land occupation, fed by rapid urbanization, outdated systems, and limited oversight. But the winds may finally be shifting.

The Sindh government has taken notable steps to address the problem, forming a dedicated steering committee to resolve land disputes and deploying anti-encroachment task forces. With a renewed focus on digitizing land records and using modern technology, the authorities are beginning to claw back state land from powerful occupants. These efforts, if sustained, could mark a crucial turning point for a long-neglected issue.

The construction industry -- an essential driver of economic growth -- has borne the brunt of this instability. From generating employment to contributing to GDP, the sector's potential remains immense. Yet, it continues to be stifled by encroachment, fraudulent land dealings, and regulatory uncertainty that scare off both local and foreign investors.

Karachi, in particular, has become a flashpoint. With land recordkeeping stuck in the past, legitimate ownership is often hard to prove. Encroachers exploit these gaps, pushing rightful owners into legal limbo and stalling development.

While the government's crackdown is a promising beginning, it must be backed by enduring political will and system-wide reform. Land digitization must be fast-tracked and made accessible, not just controlled by select departments. Anti-encroachment drives must be impartial, and legal protections for property rights must be upheld consistently.

At the same time, regulatory bodies need empowerment. Project approval systems should be simplified to reduce bottlenecks and bureaucratic red tape. Investor-friendly policies -- backed by transparency and accountability -- are essential to rebuild trust in the real estate and construction sectors.

And while the nation deals with internal challenges, it is also worth pausing to salute our protectors on the frontlines. The successful execution of Operation Bunyan um Marsos by the Pakistan Armed Forces is a moment of pride. Their bravery and discipline continue to safeguard the sovereignty that allows such reforms to take root.

Land may define cities, but leadership defines futures. With momentum finally building, Pakistan has an opportunity to not just reclaim land -- but to reclaim fairness, order, and growth in the process.

Chairman MESSAGE

MUHAMMAD HASSAN BAKSHI Chairman ABAD



It is with great pride and a deep sense of responsibility that I address you at this pivotal moment for our nation and our industry. The construction sector in Pakistan has long stood as a backbone of economic activity, generating employment, driving development, and stimulating over 40 allied industries. However, in recent months, our sector has faced serious challenges from rising material costs and bureaucratic delays to uncertainties in policy implementation, land grabbing, land encroachment, excessive taxes and financing bottlenecks.

Despite these hurdles, I am pleased to see the resilience and determination of our builders, developers, and associated professionals. Your commitment has ensured that construction continues to be a source of hope and progress in these testing times. ABAD remains dedicated to facilitating reforms, engaging with authorities, and pushing for a regulatory environment that encourages growth, transparency, and investment in the sector allowing builders & developers to continue their work easily.

ABAD is actively working with policymakers and relevant authorities to resolve issues that hinder growth. We are advocating for reforms, streamlined approvals, and investor-friendly regulations. Our vision remains focused on creating affordable housing, promoting urban development, and ensuring the sustainability of the construction sector.

As we look forward with cautious optimism, I must take a moment to acknowledge a historic national moment. Our hearts swell with pride and gratitude for the successful joint operation recently undertaken by the Pakistan Army, Pakistan Navy, and Pakistan Air Force in response to cross-border hostilities. Their swift, coordinated, and professional response not only protected our sovereignty but also sent a clear message of strength and unity. Peace and security are fundamental to economic progress. The bravery, coordination, and sacrifices of our armed forces ensure a stable environment in which industries like ours can operate and flourish. Their unwavering commitment to defending our borders and protecting our people allows us to build for the future without fear.

The construction industry, like all sectors of the economy, thrives in peace and security. It is the sacrifices and vigilance of our armed forces that allow us the environment to build, grow, and dream. On behalf of ABAD and the entire construction community, I extend our deepest appreciation to the brave men and women in uniform who stand as the guardians of our nation and stand firmly with the families of both military and civilians martyrs emphasizing that their sacrifices will never be forgotten.

A Brief About ABAD



Association of Builders And Developers of Pakistan

The Association of Builders & Developers of Pakistan (ABAD) is a national level representative organization of builders and developers, formed in the year 1972 with the aim and objective of unifying and streamlining the construction activities of private sector.

ABAD is registered under the Companies Ordinance, 1984 with Registration No. KAR No. 4967 of 1977-78 and licensed under Trade Organizations Ordinance, 2007 and it's affiliated with the Federation of Pakistan Chamber of commerce and Industry (FPCCI).

Today, ABAD has in its fold more than 1,400 leading construction companies of the country. Most of its members' offices are equipped with up-to-date systems of designing, cost control, project management and latest civil engineering techniques to minimize the cost of construction.

The Executive Committee elected Chairman, Senior Vice Chairman, Vice Chairman and Managing Committees and also from each of its two regions i.e., Chairman Southern Region and Chairman Northern Region for a full term of year. The Chairman & Sr. Vice Chairman is elected among Full / Ordinary members and the Vice Chairman from Associate Members and One Chairman each from its two respective.



The Elected Office Bearers for the term 2024- 25 are Mr. Muhammad Hassan Bakshi, Chairman; Syed Afzal Hameed, Senior Vice Chairman; Mr. Tariq Aziz Memon, Vice Chairman; Mr. Ahmed Owais Thanvi, Chairman Southern Region Committee; Mr. Shaikh Muhammad Nabeel, Chairman Northern Region Committee (Lahore) and Mr. Abdullah Jan Memon, Vice Chairman Hyderabad Sub-Region Committee.

The principal aims and objectives of ABAD include

- Unifying builders and developers for their collective good.
- Promoting housing industry in the country.
- Providing assistance to the Government in formulating its housing policies and plans.
- Co-coordinating between ABAD members, the Government and other agencies.
- Dealing with problems faced by its members in the execution of their projects.
- Organized research.
- Awareness and training program to promote the science and art of building.
- Working actively for eradication of unethical business practices from the housing and development field.
- Exploring the prospects of large-scale projects in the public sector and then acting as a consortium of ABAD members to secure and execute the projects.

As a representative organization of the country's builders and developers, ABAD has made a valuable contribution in the formulation of National Housing Policy and Sindh building Control Ordinance. It has also played a leading role in securing and increase in the House building Finance Corporation component of housing loans as well as the allocation to HBFC in Federal Budget.

In the provincial capital of Sindh, ABAD has played a pivotal role in procurement of land for its members and also for the issuance of no objection to them by Karachi Development Authority. Other major achievements of ABAD include increasing the covered area of flats, fixation of the selling price of housing units, inclusion of a provision of escalation, simplification of the procedure for the permission to mortgage and registration of leases, increase in the period of completion and streamlining of documentation procedures regularly. Although there is a pressing requirement for houses in the city yet on account of non-availability of infrastructure and other amenities, some schemes cannot be developed due to scarcity, efforts to remove these bottlenecks are continuing on all possible levels. As a socially responsible organization in addition to the above core functions ABAD also extends donations and other kinds of support to deserving institutions and welfare organizations.

A safe shelter to live in is recognized the world over as a fundamental human right and that is the vision behind ABAD's efforts and ventures.



OBITUARY

"Indeed, to Allah we belong, and to Him we shall return." (Quran 2:156)



Mother of former ABAD

Senior Vice Chairman

Mr. Saleem Kassim Patel passes away

It is with deep sorrow that we announce the passing of the beloved mother of Mr. Saleem Kassim Patel, former Senior Vice Chairman of the Association of Builders and Developers of Pakistan (ABAD). She departed this world in Karachi, leaving behind a legacy of devotion, grace, and strength.

Her passing is a moment of quiet grief for the Patel family and all those who knew her. Remembered for her calm presence and steadfast values, she played a meaningful role in shaping the lives of those around her. Her memory will be cherished by her family, who continue to serve the community through their professional and philanthropic efforts.

In the days following her passing, numerous well-wishers from the business, political, and social spheres gathered at the Patel residence to offer their condolences. Among them were former ABAD chairmen, senior members of the Association, and longstanding friends and associates of the family who came to express their grief and share memories of her life marked by compassion and simplicity.

Her son, Mr. Saleem Kassim Patel, is widely respected in the construction and business community for carrying forward the legacy of his late father, Haji Kassim Abbas Patel a former Sindh Minister and philanthropist who founded UK Construction, the firm behind several landmark projects that helped shape Karachi's early infrastructure.

Today, Mr. Patel continues to lead with integrity, balancing professional leadership with community service. The values instilled in him by his mother humility, service, and resilience remain evident in his contributions to real estate development and education-focused philanthropy.

ABAD pays tribute to Pakistan's Armed Forces



In a defining moment of national pride, Pakistan's armed forces delivered a powerful response to India's unprovoked aerial and border offensive, which lasted three days starting May 7. With unity, precision, and unwavering resolve, the Army, Air Force, and Navy repelled the attack, sending a clear message: Pakistan will never yield to aggression.

The armed forces not only secured a tactical victory but also dealt a significant economic blow to the enemy, reflected in the sharp decline of India's stock market.

ABAD office-bearers express heartfelt gratitude to the armed forces for their decisive defense of the nation's sovereignty. The Association stands firmly with the military, affirming that supporting national defense is both a duty and an honor.

ABAD also extends deep solidarity to the families of martyrs -- military and civilian -- whose sacrifices will be forever remembered in the nation's history.





Chairman ABAD Mr. M. Hassan Bakshi chaired the EC-RC meeting along with Senior Vice Chairman Syed Afzal Hameed, Vice Chairman Mr. Tariq Aziz, Chairman (SR) Mr. Ahmed Owais Thanvi and Vice Chairman Hyderabad Sub-Region Mr. Abdullah Jan Memon with other senior members of ABAD

EC | Executive Committee

RC | Regional Committee

The meeting approved membership cases, discussed the land allocation for a Satellite Town, and expressed full support for the Pakistan Army amid escalating tensions with India. Members also addressed the rise in cement prices and reviewed procedural adjustments for membership transfers and project guarantees.

A joint meeting of the Executive Committee (EC) and Regional Committee (RC) of the Association of Builders and Developers of Pakistan (ABAD) took place on April 26, 2025, to discuss matters concerning the members.

Chairman Mr. M. Hassan Bakshi opened the meeting by welcoming and thanking attendees. The meeting was also attended by senior members, including Mr. S. Shahid Khairi, Engr. Kaleem uz Zaman Khan, Mr. Suffiyan Adhia, as well as office bearers.

During the proceedings, a member suggested that meeting notices be sent at least a week in advance to provide ample preparation time.

In response, Mr. Bakshi clarified that no such rule exists and that meetings are sometimes called on short notice due to busy schedules. However, he agreed that informing members two to three days in advance is reasonable.

The meeting then paused for Fateha to be offered for the late mother of Chairman Bakshi, along with prayers for the departed souls of families and loved ones of the members.

As the meeting proceeded, Mr. M. Ayoob, Convener of the New Membership Committee, reported that out of 16 membership applications, 14 were confirmed, while 2 were conditional. A related discussion followed regarding the necessity of ABAD membership for obtaining a Sale NOC.



A glimpse of EC-RC meeting held on April 26th, 2025 at ABAD House

Concerns over rising cement prices and proposed actions

Mr. M. Hassan Bakshi also raised concerns about the recent surge in cement prices. He questioned the justification for these increases despite a decline in inflation, stable interest rates, and a steady dollar exchange rate.

He suggested that ABAD issue a press statement and write to relevant authorities to address the issue.

Mr. Anwar Gagai highlighted that ABAD accounts for 24% of cement consumption, with a significant portion of this used in slum areas. He proposed reaching out to the authorities through a formal letter.

Other members weighed in, with one suggesting a boycott of cement purchases, while another recommended negotiating exclusive deals with cement manufacturers for ABAD members.

To lead this initiative, Mr. Bakshi appointed Mr. Mustafa Shaikhani, offering full support from ABAD.

Membership renewal update

Mr. Bakshi also reminded the members about the two-phase process for membership renewal. The first phase, which offered a 90% waiver on surcharges, concluded in March 2025. The second phase will continue through June, and the house unanimously approved this extension.

Mr. Afzal Hameed, Senior Vice Chairman, emphasized that ABAD membership is mandatory under the new company name for issuing a Sale NOC to ensure that only legitimate and legally compliant members are facilitated.

Mr. Ayoob added that while a member is registered with FBR, they must change the name and complete the documentation under the new name to ensure compliance.

Sindh govt allocates land

Chairman ABAD, Mr. M. Hassan Bakshi, informed the house that the Sindh Government has agreed to allocate 10,000 acres of land to ABAD for the development of a Satellite Town. He emphasized that this land would be distributed among ABAD members, particularly those based in Karachi.

Mr. Bakshi assured that the development would adhere to world-class construction standards, ensuring no violations or title issues. A committee will be formed to oversee the project, led by Mr. Afzal Hameed. Mr. Hameed will draft an application detailing the project's scope, establish rules and regulations, and coordinate with a legal team to ensure compliance.

ABAD expresses solidarity with Pakistan Army

In light of the recent escalation in tensions between India and Pakistan, particularly following the deadly attack in Indian-occupied Kashmir on April 22, 2025, Chairman Mr. Bakshi addressed the situation at the meeting. He expressed ABAD's unanimous condemnation of the aggression and reiterated the association's unwavering support for the Pakistan Army during this critical time.

Mr. Bakshi's remarks were met with strong agreement from all members present, who voiced their full solidarity with the Pakistan Army, recognizing the sacrifices made to ensure the nation's security.

Transfer of membership upon member's death

A proposal was made regarding the transfer of ABAD membership in the event of a member's death, suggesting that the membership be transferred to the legal heirs or an authorized heir, based on the Family Registration Certificate (FRC) issued by NADRA. A member proposed updating the National Tax Number (NTN) for sole proprietorships, as it serves as a symbolic code for the business. Mr. Bakshi inquired whether such cases had occurred before. Mr. Ayoob confirmed that while there were cases, they had been on hold but would now be processed.

Waiver of membership fee for widow of deceased member

It was proposed that ABAD consider waiving the membership fee for the wife of a deceased member, allowing her to either continue the membership or apply for new membership, provided she remains unmarried. Mr. Bakshi agreed to waive 33% of the membership fee for the widow. Mr. Noman suggested formalizing this as a policy, to which Mr. Bakshi confirmed it had already been documented. Mr. Nusrat inquired about the term "remaining unmarried," to which Mr. Bakshi clarified that it means the wife must fulfill all legal requirements.

No additional legal charges for son applying for guarantee

It was agreed that if ABAD has issued a guarantee to a member and the member's son applies for another guarantee through a separate firm where he is the proprietor, no additional legal charges will apply, provided the father (original member) issues a No Objection Certificate (NOC) for the son. The house unanimously agreed to waive the fees and grant an extension of five years for the children.

Revision of project name or completion date

Regarding cases where ABAD has issued a guarantee, and the member requests a change in the project name or an extension of the completion date, provided that all other terms and conditions remain the same, it was agreed that ABAD will update its records and issue a revised guarantee.

The relevant authorities, such as the Sindh Building Control Authority (SBCA), will approve such requests, and applicable fees will be determined accordingly.

Mr. Nusrat raised concerns about issuing multiple guarantees for the same plot. Mr. Anwar OK clarified that while ABAD has issued several guarantees, most of them have expired, and only a few remain active. He emphasized the need for a streamlined process for returning guarantees once the project is complete.

Mr. Altaf Tai, former Chairman ABAD, shared that despite completing his projects, he had not received the lease for his properties. Responding to a query regarding ABAD's guarantee procedures, Mr. Tai explained that all files, builder positions, and site areas are thoroughly checked, and if a project is not completed, a valid reason must be provided.

Mr. Anwar further noted that many people visit the project sites, and 62 completions have been achieved. He promised to present the work done on the guarantee procedures and to request higher authorities to address the matter.

Mr. Arshad emphasized that the purpose of the guarantee is the completion of the project. However, Mr. Bakshi clarified that the guarantee's purpose is to ensure that if any issues arise after project completion, the builder is responsible for addressing them within the specified time frame.





Mr. Ibrahim Habin informed the office bearers that a task force has been established to conduct thorough inspections of buildings, rigorously assessing all aspects. He raised concerns that such stringent measures should not be imposed indiscriminately.

Mr. Anwar expressed concerns regarding the frequent inspections by the Building Control Task Forces, particularly focusing on minor violations. He questioned the feasibility of continuing projects under such scrutiny, fearing that it could lead to project failures and an increase in illegal constructions.

He noted that while inspections of building portions have been reduced, the current deep inspections of ongoing projects are causing significant challenges.

Mr. Bakshi acknowledged the concerns and assured that he would discuss the matter with the relevant authorities. He emphasized the importance of addressing this issue to prevent potential problems.

He requested Mr. Anwar to share the notification of the Task Force for further discussion in the upcoming meeting, stating that it is a legal matter that will be addressed accordingly.



Mr. Affan Qureshi, Convener of the Gwadar Chapter, thanked Mr. Bakshi for his efforts and expressed optimism that the proposed changes would lead to further improvements in the sector.

A member requested Mr. Bakshi to facilitate the clearance of Block 1.

Mr. Bakshi advised taking the case to the Chief Commissioner of Police (CCPO) and involving local authorities to expedite the process.

Mr. Afzal Hameed, Senior Vice Chairman, confirmed that the case has already been forwarded and is under consideration.

Convener MDA, Mr. Khursheed Alam, emphasized the need to address both hard and soft encroachments to ensure orderly development.

Mr. Bakshi informed the attendees that the Federal Excise Duty (FED) has been removed, which he commended as a positive development for builders and developers.

He also appreciated the support from Punjab in this regard.

The meeting concluded with a vote of thanks.



Extraordinary General Meeting

(EGM)

Held at ABAD House

The meeting focused on approving key amendments to ABAD's Memorandum and Articles of Association in line with updated DGTO regulations -- a step aimed at aligning the Association's structure with current legal requirements.



The Association of Builders and Developers of Pakistan (ABAD) called an Extraordinary General Meeting (EGM) on Saturday, June 28th, to discuss the proposed amendments to its Memorandum and Articles of Association (M&AO)

The Association of Builders and Developers of Pakistan (ABAD) called an Extraordinary General Meeting (EGM) on Saturday, June 28, to discuss the proposed amendments to its Memorandum and Articles of Association (M&AO) in line with the requirements of the Directorate General of Trade Organizations (DGTO), and to formally seek approval from its members.

The meeting was presided over by Chairman Mr. Hassan Bakshi and attended by Senior Vice Chairman Syed Afzal Hameed, Vice Chairman Tariq Aziz Memon, Chairman Southern Region (SR) Mr. Owais Thanvi, Vice Chairman Hyderabad Sub-region Mr. Abdullah Jan Memon, and other members of the Association.

Several senior members were also present, including former chairmen Mr. Anwar Gagai, S. Mr. Junaid Ashraf Talo, S. Shahid Khairi, Engr. Kaleem-uz-Zaman Khan, Mr. Nadeem Jeewa, among many others. The meeting began with a welcome note delivered by senior member Mr. Mahmood Tabba.

Formally opening the proceedings, Chairman Mr. Hassan Bakshi welcomed all attendees and explained the objective of the meeting.

He noted that ABAD was founded in 1972, and its current Articles of Association were drafted by its founding members. These articles have now remained unchanged for 53 years, during which the country's legal landscape has evolved considerably, yet ABAD's framework has not been updated.



He explained that ABAD's regulatory authority, the Directorate General of Trade Organizations (DGTO), had issued a notification to all associations and federations across Pakistan -- many of which were registered in the 1960s, 70s, and 80s -- mandating them to revise and align their articles in accordance with updated DGTO laws.

"The DGTO has formally inserted this requirement into its legal framework, and we also have to comply with it," Mr. Bakshi said. He added that the meeting has been called to formally seek approval for the necessary amendments to ABAD's governing documents in line with the government and DGTO's requirements.

He also emphasized the importance of achieving the necessary quorum, pointing out that ABAD is a nationally regulated body, and that new chapters would soon be launched in Islamabad and Gwadar. Mr. Bakshi expressed hope that the House would approve the amendments by majority vote, so that no one could later challenge or raise objections to the changes.

He cautioned that failure to make these changes could result complications in future. "For ABAD, DGTO plays a role similar to that of SBCA for many of us," Mr. Bakshi added. He reiterated his hope that the House would endorse the amendments to ensure smooth and lawful operations of ABAD going forward. Taking the podium next, senior ABAD member Mr. Noman Tabani read out the proposed amendments to the Articles of Association.

Responding to a question by Mr. Junaid Talo, Mr. Tabani clarified that under the proposed changes, regional committees would no longer be elected. Instead, the Executive Committee would have the authority to form sub-committees, which would then elect their Chairman, Senior Vice Chairman and Vice Chairman.

He further clarified that family memberships would now be considered for inclusion. "Previously, our memberships were of the proprietorship category. When a member passed away, their membership ended. Now, we've inserted a clause that allows a family member to inherit the same membership -- provided they meet the transfer criteria. This change has been made to ensure continuity and succession of membership," Mr. Tabani explained. He added that new partnerships in membership could also be obtained upon formal request.

Responding to another question, Mr. Tabani confirmed that the DGTO's updated laws stipulate that the Executive Committee will elect only three officials: the Chairman, Senior Vice Chairman, and Vice Chairman. No other posts will be subject to election.

"Yes, that is exactly the change," he affirmed in response to a query.

In response to another question, Mr. Hassan Bakshi said that an office bearer may resign before completing the two-year term, and the Executive Committee has the authority to elect a successor. He clarified that resignation is not restricted under DGTO laws.

Following a round of questions and response from the office-bearers, the House unanimously approved the proposed amendments and appreciated ABAD's efforts to keep members informed and committed to the growth of the Association and the construction industry.

Closing the meeting, Senior Vice Chairman Mr. Afzal Hameed delivered a vote of thanks.

He stressed the importance of strengthening ABAD, noting that it is through this platform that builders and developers can effectively raise their legitimate demands and have them addressed by the government.

"If we want this industry to thrive, we must preserve and expand our strength -- because this is the platform that empowers us," Mr. Hameed concluded, extending his gratitude to all members who attended the meeting.



ABAD Pushes to



Recover Encroached Land in Cooperation with Sindh Government

Land grabbing has long been a deep-rooted menace in Sindh particularly in Karachi crippling the construction sector, driving away investment, and undermining economic stability. However, 2025 has brought a renewed sense of hope and action as both the Sindh and federal governments step in to address the crisis, responding to persistent complaints from the Association of Builders and Developers of Pakistan (ABAD).

Over the years, land mafias have occupied vast swathes of valuable property across Karachi, often using intimidation, forged documents, and institutional loopholes to maintain illegal control. The impact of such encroachments goes beyond property rights; it affects investor confidence, delays housing and infrastructure projects, and stalls economic growth in Pakistan's most populous city and commercial capital.

ABAD has been raising complaints about land encroachments for many years, but these efforts largely went unanswered or yielded minimal results. Builders and developers continued to face threats, delays, and financial losses, with little support from authorities. However, after formally escalating the issue again in March 2025, the outcome was notably different. This time, the response from the government was swift and encouraging, with tangible steps being taken to investigate and resolve the cases, signaling a renewed political will to address the crisis.

ABAD identified more than 20 active cases of land grabbing and encroachments where builders and developers were facing resistance from illegal occupants. The association highlighted that these issues were stifling development and discouraging investors from participating in Karachi's real estate and construction sectors key engines of economic activity and job creation.

In a welcome turn of events, ABAD's complaints triggered decisive action at the highest levels. Chairman of the Pakistan Peoples Party (PPP), Bilawal Bhutto Zardari, directed the Sindh government to establish a steering committee aimed at resolving these longstanding disputes.



Acting promptly on his instructions, Sindh Chief Minister Syed Murad Ali Shah appointed Home Minister Ziaul Hassan Lanjar to head the committee. The steering committee swiftly got to work. In its first phase, out of the 22 land-related cases reported by ABAD, 14 were fully investigated. Anti-corruption inquiries were initiated for two cases, five were resolved outright, and instructions were issued to the relevant departments for the remaining matters.

The committee held its first official meeting with key stakeholders, during which it was briefed about the illegal occupation of ABAD members' lands primarily in Karachi's East, West, Malir, and Keamari districts. To ensure continued progress, a sub-committee led by the Karachi commissioner was also formed and tasked with presenting a detailed report within 15 days, outlining legal hurdles and recommending concrete actions to resolve the disputes.

ABAD Chairman Muhammad Hassan Bakhshi welcomed these developments, praising the leadership of PPP Chairperson Bilawal Bhutto Zardari, the proactive stance of CM Murad Ali Shah, the oversight of Home Minister Zia Lanjar, and the support extended by federal institutions. "These efforts have restored business confidence. We urge the government to further strengthen this campaign against land mafias and illegal encroachments," he said.



ABAD has long played a pivotal role in Pakistan's construction sector, which contributes significantly to GDP and serves as a major employment generator. The association represents hundreds of builders and developers who are responsible for housing, infrastructure, and commercial projects across the country.

When lands meant for development are illegally seized or entangled in litigation due to encroachments, construction timelines suffer and the overall economic outlook takes a hit. Investors, both local and foreign, become hesitant to engage, knowing the legal uncertainties they may face.

By helping retrieve encroached land and standing with legitimate developers, the government is signaling a shift towards rule of law and investment security. This move not only benefits builders but also has the potential to revive stalled housing schemes, infrastructure projects, and commercial development key to absorbing urban population growth and boosting economic momentum in Sindh.

The effective crackdown on land grabbing is not just a win for the construction sector but also a testament to what can be achieved when public institutions respond to the voices of legitimate stakeholders.

If this momentum continues, 2025 may well be remembered as the year Karachi began reclaiming its space not just physically, but economically.



ABAD's proposal to the government: 15-year tax policy key to Boosting investor confidence



A meeting held at ABAD House to discuss Budget proposal which was presided over by Chairman ABAD with other office-bearers along with senior members of ABAD

The Association of Builders and Developers of Pakistan (ABAD) has submitted its 2025-26 budget proposals to the federal government, urging long-term tax reforms to stabilize and boost the construction industry. ABAD Chairman Muhammad Hassan Bakshi emphasized that the proposals are not only vital for the construction sector but also essential for broader economic stability. He warned that frequent tax policy shifts deter investment and undermine confidence in the industry.

Consistent Tax Policy

ABAD proposed a 15-year consistent tax framework backed by legislation to facilitate long-term project planning and investment.

The association cited disruptions caused by frequent changes to sections such as 7C, 7D, 7F, 147, and 100D in the Income Tax Ordinance, and called for policy stability similar to models adopted in the UAE. ABAD also criticized Section 7E, introduced in 2022, which imposes a 1% tax on deemed property income, burdening owners without actual income generation.

Tax Rationalization Proposals

To reduce what it called a “punitive tax burden,” ABAD submitted several specific recommendations:

Abolish Section 236C for Transfers to Allottees

ABAD called for exemption from advance tax under Section 236C during property transfers from builders to allottees, arguing that builders are already taxed under Sections 7C, 7D, 7F, and 100D.



Additional Recommendations

Reduce Withholding Tax Rates

Given the construction sector's reliance on semi-skilled labor, ABAD proposed rationalizing withholding taxes, which many workers cannot claim or adjust.

Abolish Federal Excise Duty (FED)

ABAD urged the government to remove the 3-7% FED on property allotment and transfers, arguing that it overlaps with other taxes like Section 236C and raises costs unnecessarily.

Allow Import of 10-Year-Old Machinery

To lower costs amid global trade disruptions, ABAD requested increasing the age limit for construction machinery imports from 5 to 10 years.

Apply Late Filer Penalties Prospectively

ABAD said retrospective penalties hurt compliance and called for a forward-looking approach to encourage regularization.

ABAD warned that overlapping and excessive taxation is stifling investment and threatening the viability of the construction sector, which supports more than 72 allied industries and meets urgent housing demands. If adopted, the proposed reforms could revitalize the sector, generate employment, and stimulate economic growth.

“The government must act decisively in the upcoming budget to stabilize one of the country's most critical industries,” the ABAD chairman stated, adding that the association remains available for further consultation.

Reduce Section 236K to 0.5%

The current rate discourages investment, especially among retirees and middle-class buyers. ABAD suggested capping the tax at 0.5% to ease affordability.

Eliminate Section 7E

The 1% deemed income tax creates liquidity challenges and is not based on actual earnings. ABAD urged its complete removal in line with global practices.

Replace Section 7F with Per-Area Taxation

Given the multi-year nature of real estate development, ABAD proposed shifting from gross-receipt taxes to a per-square-foot rate under the Final Tax Regime (FTR), similar to Sections 7C and 7D.

Restore Capital Gains Tax Holding Period

ABAD suggested reinstating holding-period-based capital gains tax under Section 37, reversing the flat 15% rate introduced in the Finance Act 2024. The change, they argued, has hurt both investment and revenue.

Allow Tax Refunds Without Prior Approval

Builders should be able to adjust tax refunds in subsequent years without requiring written clearance from the FBR, as current delays hurt cash flow and project timelines.

Tax Relief for Overseas Pakistanis

ABAD recommended exempting federal and provincial transfer taxes on properties purchased by expatriates through dollar remittances to encourage foreign exchange inflows.

Extend Grey Structure Deadlines

Amid import bans and supply chain disruptions, ABAD requested flexible timelines under Section 100D to avoid penalties due to delays in project execution.

Ease Wealth Reconciliation for Filers

The association suggested exempting tax filers from wealth reconciliation for transactions up to PKR 50 million, aiming to encourage voluntary filing and expand the tax base.

Fix Valuation Table Discrepancies

Inaccurate valuation tables have led to over-taxation and disputes. ABAD urged their correction before the new budget to avoid litigation and ensure fair taxation.

ABAD welcomes govt's Decision to abolish excise Duty on property sale



ABAD Chairman Muhammad Hassan Bakshi thanked the government for taking decision to abolish the Federal Excise Duty (FED) on property transactions



"The recommendations put forward by the PM's task force are crucial for economic stability. If the IMF does not accept them, the Prime Minister must move forward in the national interest."

ABAD has also urged the government to reduce taxes under Sections 236C and 236K of the Income Tax Ordinance, 2001, which apply to property transactions.

Moreover, the Association has proposed that the government ease and rationalize taxes imposed on real estate under Section 7E.

Mr. Bakshi emphasized that sustained investment in the sector depends on Pakistan remaining competitive in the regional economic race.

"We must provide our industries with the necessary incentives and facilities to make Pakistan globally competitive," he added.

The Association of Builders and Developers of Pakistan (ABAD) has welcomed the federal government's decision to abolish the Federal Excise Duty (FED) on property transactions, calling it a much-needed boost for the real estate and construction sectors as well as the broader economy.

The decision was taken by the government in the second week of April.

In a statement issued, ABAD Chairman Muhammad Hassan Bakshi thanked the government, describing the move as a positive and timely step that will help revive investor confidence and stimulate growth in the construction industry.

Mr. Bakshi, who is also a member of the Prime Minister's Task Force on Housing and Development, such measures are vital for stimulating the sector and creating employment opportunities.

"To boost the construction industry and generate employment, effective policies are essential," he said.

ABAD delegation meets Sindh Local Govt Minister, raises alarm over illegal constructions



Led by Chairman ABAD Mr. M. Hassan Bakshi, ABAD delegation meets Sindh Local Govt Minister at his office

A delegation from the Association of Builders and Developers of Pakistan (ABAD) met Sindh Local Government Minister Mr. Saeed Ghani on Monday to raise concerns over illegal constructions in Karachi and the need for regulatory reforms.

The meeting, held at the minister's office, was attended by Additional Chief Secretary of Local Government Sindh Mr. Syed Khalid Hyder Shah and Special Secretary for Housing and Town Planning Mr. Baksh Ali Mehr. The ABAD delegation included Chairman Mr. Hassan Bakshi, Vice Chairman Mr. Tariq Aziz, and Southern Region Chairman Mr. Owais Thanvi.

Presiding over the meeting, Mr. Saeed Ghani reaffirmed that illegal constructions will not be tolerated under any circumstances. He stated that buildings constructed without official approvals, exceeding sanctioned floors, or violating approved plans will be declared unlawful and subject to demolition. "Not just the illegal portions, but entire structures may face demolition if they deviate from approved layouts," he warned.

Mr. Ghani further announced that the Sindh government is preparing legislation to regulate the real estate sector. This would include mandatory registration and licensing of real estate agents and stricter oversight of construction practices across the city. To tighten enforcement, Mr. Ghani directed the expansion of district-level committees currently led by deputy commissioners to include representatives from the Sindh Building Control Authority (SBCA), real estate bodies, utility service providers, and the IG Registration office.

He instructed the IG Registration Sindh, Mr. Wali Muhammad Baloch, to ensure no lease or sublease is processed without prior verification of the building's approved completion plan from SBCA.

Additionally, the Deputy DG of SBCA was ordered to integrate building approvals and completion certificates into a central digital portal accessible by all key departments and service providers.

Highlighting the need for greater transparency, ABAD Chairman Mr. Hassan Bakshi recommended that every approved building plan and completion certificate be shared with ABAD to prevent document forgery.

Mr. Ghani emphasized that any complaint filed against illegal construction whether with SBCA or a DC office would trigger formal action and could not be withdrawn.

Stakeholders from the real estate sector also voiced recommendations, including calls for legislating a registration framework for real estate associations and launching new housing schemes through KDA, LDA, and MDA to support low- and middle-income residents.



K-ELECTRIC
Energy That Moves Life



K-Electric CEO Visits ABAD House To discuss builders' issues



CEO K-Electric Mr. Moonis Alvi visits ABAD House

K-Electric (KE) CEO Moonis Abdullah Alvi visited ABAD House on April 30, 2025, for a consultative meeting with the Association of Builders and Developers of Pakistan (ABAD) with an aim to address ongoing concerns and build a collaborative way forward.

The meeting was chaired by ABAD Chairman Hassan Bakshi and attended by office-bearers, including Senior Vice Chairman Mr. Afzal Hameed, Vice Chairman Mr. Tariq Aziz, Chairman SR Mr. Ahmed Owais Thanvi, Convener KE sub-committee Mr. Fayyaz Ilayas and Co-Convener Engr. Danish bin Rauf. KE's delegation included senior officials from departments such as supply, marketing, new connections, engineering, and customer service. Their delegation was led by the CEO of the utility.

Key concerns raised by ABAD

ABAD Chairman welcomed the KE team and emphasized that the discussion would focus on urgent policy matters.

He listed key concerns affecting the construction sector:

- Delays in self-financed new connection schemes.
- Amendments needed in NEPRA's Customer Service Manual (CSM).
- Revisions to load assessment criteria.
- Prolonged execution timelines.
- Elimination of bank guarantees for new projects.
- Requests for load-shedding exemptions.
- Removal of GST on electricity bills.

He called for urgent resolution, stressing that KE's cooperation was essential to the sector's stability.



1. Illegal connections undermining legal builders

Mr. Bakshi criticized KE and other utilities for providing services to illegal constructions, which increases risks during disasters and undermines the efforts of legal builders who bear heavy costs. He urged KE to stop granting connections to such structures.

2. High connection costs

He noted that Karachi's new connection charges were much higher than in other cities, creating a financial strain on builders. He requested KE to justify or revise these rates.

3. Earlier connection processing

Mr. Bakshi suggested initiating the electricity connection process after structural completion of buildings, instead of waiting for full project completion. This would help avoid delays.

4. Monthly meetings proposal

To foster smoother communication, he proposed holding monthly meetings between ABAD and KE. In closing, Mr. Bakshi stressed the importance of simplifying KE's procedures to support the construction sector and encouraged a partnership-based approach.

Technical concerns shared by ABAD's KE Subcommittee

Convener Fayyaz Ilyas emphasized the need to view KE and ABAD as business partners, not adversaries. He raised several technical and regulatory issues:

a. CSM categories & load assessment

He noted the removal of upper/lower categories in the load assessment criteria, which once distinguished between affluent and underdeveloped areas. He urged their reinstatement to reflect area-wise needs.

b. Grid radius not defined

He highlighted that CSM lacks clear rules on the grid land radius and called for alternate land guidelines to be introduced.

c. Clause 2.6.1 (Above/Below 100kW)

He referenced NEPRA Clause 2.6.1, noting ambiguities in application based on load, and sought clarity.

d. Diversity factor application

A 0.68 diversity factor is applied to housing schemes but not to all residential areas. Mr. Ilyas recommended its broader application while suggesting a separate factor for commercial areas. He criticized KE for selectively applying rules in its favor.

e. GST on estimates

He raised concerns about the 18% GST charged by KE on estimated service costs, questioning its justification. He also criticized KE for collecting payment directly, despite CSM allowing customers to pay and submit proof.

f. Delays despite full payments

Even in fully paid schemes, delays persist due to inter-departmental coordination gaps. Mr. Ilyas urged KE to improve internal efficiency.

g. Removal of bank guarantees

He demanded the abolition of bank guarantees in fully paid cases, questioning why KE still required them.

h. Load shedding on paid projects

Despite timely bill payments, some projects face 1617 hours of load shedding. He called for urgent relief from these outages. He ended his remarks by urging KE to take immediate, sincere steps to resolve these issues.

KE CEO responds to builders' demands

Mr. Moonis Alvi thanked ABAD for the invitation and apologized for the delay in visiting. Addressing various concerns, he emphasized KE's broader responsibility: "We cannot deny electricity to anyone legal or illegal because it could push people to steal power, and that's worse for the city." He explained that feeders with high losses must be shut down to limit KE's financial damage. However, areas with full bill payment and no theft are already receiving uninterrupted supply, with load-shedding details publicly available on KE's website. On broader issues, he acknowledged the need for reform in NEPRA's Customer Service Manual (CSM) and offered to collaborate with ABAD and NEPRA for constructive changes.

CEO's commitments

- **Illegal Connections:** While KE must supply electricity even to unauthorized areas to curb theft, he acknowledged ABAD's concerns and welcomed dialogue.
- **Pricing & Procurement:** He invited ABAD to share a breakdown of material costs and promised to personally address any overpricing.
- **GST Review:** Mr. Alvi asked his team to investigate GST-related complaints.
- **Execution Delays:** He said delays were not deliberate and pledged to look into all pending projects if ABAD sends a formal list.
- **Land Requirement:** He clarified that KE doesn't demand land; NEPRA requires it as per CSM, but KE is open to discussion.
- **Monthly Meetings:** He instructed his team to institutionalize frequent meetings with ABAD, whether or not the latter participates.

Mr. Alvi also noted that KE does not apply the diversity factor for loads under 80kW but confirmed NEPRA now mandates it.

Other concerns and discussions

- Engr. Danish highlighted delays in the Right of Way (RoW) process, which now takes three months instead of one.
- Mr. Nusrat recommended seeking RoW later in the process to save time -- an idea Mr. Alvi agreed needs review.
- Mr. Nasir raised issues around tariff charges.
- Mr. Asif Sumsum cited an eight-year-old unresolved project; Mr. Alvi promised a personal review and meeting.

The K-Electric CEO urged ABAD to compile a complete list of all unresolved issues to streamline follow-up. After the discussion, the meeting concluded with a vote of thanks from both sides.

Designated Non-Financial Business and Professions (DNFBPs) DIRECTOR VISITS ABAD HOUSE TO DISCUSS



Anti-Money Laundering (AML) and Counter-Financing of Terrorism (CFT) COMPLIANCE



Director Engr. Abdul Qadri and Deputy Director Mr. Naveed of DNFBPs visited ABAD House

Director of DNFBPs AML/CFT, Engr. Abdul Qadri, visited ABAD House on Saturday, May 31, 2025, to address key issues related to registration, inspections, and upcoming site visits.

The meeting was chaired by ABAD Chairman Mr. M. Hassan Bakshi, alongside Senior Vice Chairman Mr. Afzal Hameed, Vice Chairman Mr. Tariq Aziz, and Chairman (SR) Mr. Owais Thanvi.

The visiting delegation included Director Engr. Abdul Qadri and Deputy Director Mr. Naveed.

Presentation by Deputy Director:

Mr. Naveed provided a comprehensive overview of the AML/CFT regime under DNFBPs, covering the following key areas:

1. Background

He highlighted Pakistan's past inclusion in the Financial Action Task Force (FATF) grey list during the periods of 2008-2010, 2012-2015, and 2018-2022. Pakistan remains under ongoing monitoring. He explained that these listings were due to inadequate controls on money laundering and terror financing, which prompted the creation of dedicated oversight mechanisms like the DNFBPs Directorate.

2. Introduction to the DNFBPs Directorate

Mr. Naveed emphasized the establishment of the DNFBPs Directorate under the FBR to fill regulatory gaps, particularly in vulnerable sectors such as real estate, construction, and jewelry. These sectors were identified as high-risk for money laundering due to the large volume of cash transactions and lack of formal oversight.



3. **AML/CFT Compliance Regime**

He elaborated on the role of the FBR as the regulatory body responsible for overseeing specific categories of Designated Non-Financial Businesses and Professions (DNFBPs), which include:

- Real estate agents (builders, developers, and property brokers)
- Dealers in precious metals and stones
- Non-ICAP/ICMAP affiliated accountants

4. **FBR's Regulatory Responsibilities**

The FBR is empowered to:

- Issue licenses and register DNFBPs
- Monitor and inspect business operations
- Enforce compliance through penalties and other legal measures

5. **Obligations of DNFBPs**

Mr. Naveed stressed the importance of compliance with AML/CFT obligations, including:

- Customer Due Diligence (CDD)
- Record-keeping
- Reporting of suspicious transactions (STRs)
- Ensuring that only registered businesses operate legally

6. **Registration Process & Benefits**

He provided a step-by-step explanation of the registration process, including:

- Access to online registration portals
- Guidance through mobile applications
- Provision of useful links and documentation support

He noted that registration not only ensures legal compliance but also enhances transparency and builds credibility in the market.

Address by Chairman ABAD:

Mr. Bakshi welcomed the DNFBPs officials and expressed appreciation for their visit.

He confirmed that a majority of ABAD members are already registered with DNFBPs and reiterated the legal obligation for all to comply. He warned that failure to register could result in severe consequences such as business closure or office sealing.

Mr. Bakshi called for cooperation and assured members that the registration process is straightforward. He requested Engr. Qadri to appoint a liaison officer to assist ABAD members and ensure smooth coordination. Emphasizing that registration is unavoidable, he encouraged members to report any misconduct during the process, assuring them that Engr. Qadri is approachable and committed to resolving issues.

Address by Director DNFBPs:

Engr. Qadri thanked ABAD for the warm welcome and echoed Mr. Bakshi's sentiments, stressing the value of brotherhood and cooperation. He clarified that Pakistan's repeated inclusion in the FATF grey list was due to weak financial controls and underscored the need for strict oversight of financial flows, especially foreign funds.

He highlighted the importance of proper documentation and accountability in the utilization of foreign loans and aid, noting that international commitments must be fulfilled without exception. He cited the UAE Ministry of Economics as an example of stringent compliance standards.

Engr. Qadri emphasized that borrowing from international sources comes with increased scrutiny and responsibilities. He pledged full support in facilitating DNFBPs registration and compliance.

Key points from his address included:

- **Character Verification:** All applicants must obtain a police-issued character certificate to verify their criminal record.
- **Digital Verification:** Plans are underway to implement an online verification system in coordination with IG Asif Ejaz to simplify compliance.
- **Mobile Application:** Attendees were advised to download the official app for registration, take a screenshot as proof, and retain a printed copy for the allottee's file.
- **STR & FMU:** He explained the functions of the Suspicious Transaction Report (STR) system and the Financial Monitoring Unit (FMU), urging members to report any suspicious allottees or transactions.

To streamline the registration and inspection process, Engr. Qadri proposed hosting a special session at ABAD House or inviting members to visit his office directly.

The meeting concluded with a formal vote of thanks.





Chief Commissioner of the Federal Board of Revenue (FBR), Mr. Aftab Alam, visited ABAD House

FBR Chief Commissioner Visits ABAD House

Chief Commissioner of the Federal Board of Revenue (FBR), Aftab Alam, visited ABAD House on May 20, 2025, to meet with the leadership and members of the Association of Builders and Developers of Pakistan (ABAD), aiming to strengthen ties between the construction sector and tax authorities.

The meeting was chaired by ABAD Chairman M. Hassan Bakshi, with Senior Vice Chairman Mr. Afzal Hameed, Vice Chairman Mr. Tariq Aziz, Chairman (SR) Mr. Owais Thanvi, FBR Subcommittee Convener Ejaz, Co-Convener Mr. Altaf Tai, and senior ABAD members present. Chairman (SR) Mr. Owais Thanvi welcomed the FBR delegation, calling their visit a sign of meaningful public-private dialogue.

Chairman ABAD's address

Hassan Bakshi thanked FBR officials and media attendees, calling this the first formal meeting since Pakistan's conflict with a hostile neighbor. He lauded the armed forces, crediting their valor, tech edge, and national support for Pakistan's victory, and expressed gratitude to Allah.

He noted Pakistan is in a year-round economic war, with inflation easing but challenges persisting. He urged for increased investment, citing a competitive market and the operation of 72 allied industries under ABAD, employing 10,000 people especially in steel and cement.

He projected \$38 billion in remittances from this sector alone.

Comparing Pakistan with Dubai, he said Pakistan offers better long-term investment potential, arguing that Dubai's demand is artificial.

He asked the FBR not to impose sudden enforcement and allow time for policy adjustments, saying such strictness isn't seen in Dubai.





KEY CONCERNS & PROPOSALS:

ABAD Chairman flagged several issues:

- **Audit Notices (Section 161):** He requested limiting audits to a two-year window and proposed a mechanism to prevent repetitive notices.
- **Transparency:** He praised FBR's current integrity but requested sharing tax notices with ABAD to help members respond legally and appropriately.
- **Policy Stability:** He stressed the need for long-term, consistent tax policies to boost investor confidence.
- **Advance Tax Refunds (Section 236C):** Called for adjustments or refunds to improve liquidity.
- **Project Extensions (Section 100D):** Requested time extensions for ongoing projects where taxes are already paid.
- **Customer Info & Valuation:** Opposed the requirement to share customer data and criticized unrealistic timelines for property valuations.

Focal Person: Proposed appointing an FBR liaison at ABAD House to enhance coordination.

Bakshi also cited findings from a Prime Minister's Task Force, showing only 1315% of stakeholders were tax filers, with 3540% non-filers. He said the task force agreed on granting relief under Section 7E. He revealed 50 construction projects worth \$5 billion were ready for investment in Karachi's South District. He also announced a new housing finance scheme requiring 20% down payments, with the rest in installments projected to generate Rs2 trillion in tax revenue.

FBR commissioner's remarks

Chief Commissioner Aftab Alam thanked ABAD and endorsed Bakshi's remarks on the military. He acknowledged ABAD's vital economic role and tax contributions, saying their importance "exceeds ours." He clarified the FBR's intent behind seeking past withholding tax statements to consolidate records and ensure transparency. He emphasized that Section 161 notices could be avoided with timely and accurate submissions. "If you receive a notice, just submit your withholding statement and it'll be resolved," he said.

He agreed that FBR counseling is lacking and supported sharing notices with ABAD for legal guidance, assuring that taxpayer confidentiality

would be upheld. Alam mentioned that two commissioners had already been appointed in Karachi to support the construction sector. On Section 7E relief, he encouraged ABAD to act collectively. Regarding Section 100D, he noted it's a policy matter but designed to facilitate taxpayers. "If builders complete work on time, extensions won't be needed," he added.

He reiterated FBR's commitment to transparency and introduced Commissioner Zafar. Alam stressed broadening the tax net, noting Pakistan's tax-to-GDP ratio stands at just 9%, resulting in an undue burden on existing taxpayers.

Appeal to FBR commissioner

Convener Ejaz thanked Alam for his visit and praised his leadership. He urged policy-level discussions to ease challenges faced by the business community. "We seek your support not just as an authority but as a partner," he said. Despite paying nearly half their income in taxes, he added, builders get little in return. He appealed for understanding and guidance through these tough times.

In response, Mr. Alam advised against a submissive stance, instead urging structured engagement. "Your importance is greater than ours," he reaffirmed, pushing for joint problem-solving.

Chairman Mr. Bakshi thanked Alam for his constructive engagement.

BELARUS

Delegation visits ABAD House



Chairman ABAD Mr. M. Hassan Bakshi presenting shield to Belarus delegation after their presentation on "Rotary car parking system" at ABAD House

A delegation from Belarus recently visited ABAD House on June 12th, 2025 to explore opportunities for enhancing trade and investment between Pakistan and Belarus, with a particular focus on the construction and real estate sectors. Chairman ABAD Mr. M. Hassan Bakshi, led the ABAD delegation, accompanied by Vice Chairman Mr. Tariq Aziz and Chairman SR Mr. Ahmed Owais Thanvi and other members.

The meeting concluded on a positive note, with both sides extending a vote of thanks and reaffirming their commitment to strengthening economic ties.

The Belarusian delegation included Mr. Aleksandr Sorokin, Deputy Head of Sales; Ms. Ekaterina Kazak, Head of the Export Bureau (Foreign Sector); and Mr. Ilya Kanapliou, Deputy Head and Trade Counselor of the Embassy of Belarus. During the meeting, Chairman ABAD highlighted the potential for collaboration and mentioned that ABAD had been invited to an exhibition in China. He expressed hope for similar support from Belarus in facilitating visas for Pakistani business delegates to explore export and import opportunities through the ABAD platform.

Ms. Ekaterina Kazak delivered an insightful presentation on the rotary car parking system, emphasizing its advantages over traditional parking methods. The innovative system maximizes urban space utilization by vertically stacking vehicles, offering an efficient solution to parking challenges in densely populated areas.

Both parties expressed strong interest in fostering long-term partnerships, increasing mutual trade volume, and enhancing collaboration through knowledge exchange, joint ventures, and participation in trade fairs and exhibitions.



Delegation of Belarus



DHA Bahawalpur Delegation

Visits ABAD House,

Explores Investment Opportunities



DHA Bahawalpur delegation visits ABAD House to explore the opportunity and share their insights on the project as well

Brig. Naveed emphasized that DHA Bahawalpur is progressing swiftly, with several projects already completed. The second presentation focused on sector-specific investment opportunities, particularly in education, healthcare, medical universities, and nursing colleges; and commercial and recreational projects like shopping malls, theme parks, and hospitality ventures.

A high-level delegation from Defence Housing Authority (DHA) Bahawalpur visited ABAD House to foster collaboration with the (ABAD) and discuss investment opportunities in the region. The visit aimed to showcase DHA Bahawalpur's progress, highlight key projects, and invite ABAD members to explore potential ventures. The ABAD delegation was led by Vice Chairman Mr. Tariq Aziz, Chairman Southern Region Mr. Owais Thanvi, along with other senior ABAD members. The visiting delegation included Administrator Brig. Muhammad Naveed Iqbal, Director Marketing Brig. (Rtd.) Syed Alamdar Hussain Shah, Director Business Development/Joint Ventures Brig. (Rtd.) Muhammad Tariq, Lt. Col. (Rtd.) Tabraiz, and other officials from DHA Bahawalpur.

Brig. (Rtd.) Muhammad Tariq encouraged ABAD members to invest in education and healthcare, citing a shortage of quality institutions in the region. He assured that land allocations would be based on project feasibility. Reiterating DHA Bahawalpur's current growth phase, Brig. Tariq invited investors to visit and evaluate opportunities firsthand.

Chairman (SR) Mr. Owais Thanvi warmly welcomed the guests, stating, "It is an honor for us to host DHA Bahawalpur at ABAD House. DHA is one of the largest and most respected real estate developers in Pakistan." Following formal introductions, Mr. Owais Thanvi provided an overview of ABAD's role and initiatives. Brig. Naveed Iqbal expressed gratitude for the hospitality and highlighted the importance of engaging with Karachi's business community. He stated that DHA Bahawalpur aims to include ABAD members in its future development plans, offering diverse investment models without mandatory land purchases. The DHA Bahawalpur team delivered two detailed presentations. The first provided an overview of DHA Bahawalpur's development, covering its background and vision to establish a modern, well-planned community with state-of-the-art infrastructure. It highlighted the rapid development of key projects, including residential and commercial zones, along with investment plans in housing, commercial projects, and recreational facilities.

In his closing remarks, Mr. Owais Thanvi thanked the DHA Bahawalpur delegation for their engagement and valuable presentations. He accepted the invitation to visit DHA Bahawalpur, recalling ABAD's previous visit to DHA Multan and the warm hospitality extended during that occasion. The event concluded with the presentation of a shield and bouquet to the visiting guests by ABAD office-bearers.

Motivational speaker

Qasim Ali Shah visits ABAD House



A glimpse of meeting with Motivational speaker Qasim Ali Shah at ABAD House

The Association of Builders and Developers of Pakistan (ABAD) hosted a special meeting on Friday, May 2nd, 2025, at ABAD House with renowned motivational speaker and educationist Mr. Qasim Ali Shah. The meeting was held to discuss the potential for launching impactful initiatives in Karachi, inspired by the work of the Qasim Ali Shah Foundation.

Qasim Ali Shah is a celebrated author, public speaker, and trainer known for his work in youth development, education reform, and motivational outreach across Pakistan. His foundation has spearheaded numerous projects aimed at empowering the underprivileged through education, vocational training, and character-building programs. The meeting was chaired by ABAD Vice Chairman Mr. Tariq Aziz Memon and Chairman (South Region) Mr. Owais Thanvi, and attended by several distinguished ABAD members.

Mr. Thanvi welcomed Mr. Shah, praising his contributions to youth empowerment and social upliftment. Engr. Danish bin Rauf highlighted the success of Shah's programs and expressed interest in replicating them in Karachi. Mr. Shah affirmed his commitment to the city, sharing details of his foundation's initiatives. He emphasized transparency in operations and noted Karachi's significant donor contributions, stressing the need to invest in youth.

ABAD members, including Mr. Thanvi, assured full support, mentioning existing educational efforts. Mr. Suleman Salim, Convener of the Vocational Training Sub-Committee, highlighted ABAD's skilled labor programs and scholarships. Mr. Khursheed, Convener of the MDA, proposed motivational sessions for the business community, while Vice Chairman Tariq Aziz suggested regular meetings on life skills. Mr. Khursheed also recommended forming a liaison committee for direct coordination with Mr. Shah's team.

Mr. Shah welcomed the proposals, expressing openness to a formal MoU, particularly if ABAD had a training subcommittee. He reiterated his focus on underprivileged communities and vocational initiatives.

Mr. Affan Qureshi, Convener of the Gwadar Chapter, requested a motivational message for Gwadar's disillusioned youth, which Mr. Shah agreed to deliver digitally.

Engr. Danish proposed finalizing an MoU between ABAD and the Qasim Ali Shah Foundation, noting groundwork was complete.

A foundation representative raised concerns about Karachi's beggar population, urging skill-based solutions. Mr. Thanvi acknowledged the issue, pledging action.

The meeting concluded with a vote of thanks, marking the start of a promising partnership aimed at youth development and social upliftment in Karachi.

ABAD delegation visits National University of Technology (NUTECH) Islamabad



A delegation from the Association of Builders and Developers (ABAD), led by Chairman Mr. Muhammad Hassan Bakshi, Senior Vice Chairman Mr. Afzal Hameed, Vice Chairman Mr. Tariq Aziz, and Chairman Southern Region Mr. Owais Thanvi, visited the National University of Technology (NUTECH) in Islamabad in May.

The delegation was received by Rector Lt Gen Moazzam, Pro-Rector Maj Gen Khurram Qadri, Registrar Dr. Adnan, and the university management. During the visit, NUTECH presented its academic facilities and initiatives, followed by a campus tour that impressed the ABAD representatives.

Building on the existing Memorandum of Understanding (MoU) between the two institutions, NUTECH and ABAD formalized a Document of Collaboration (DoC) to jointly promote the Bachelor's in Engineering Technology (BET) program in Civil Technology.

This initiative aims to enhance industry-aligned education standards, address youth unemployment, and develop a skilled workforce for Pakistan's construction sector.

Under the agreement, ABAD will sponsor selected students for the BET program's Fall 2025 batch, contributing Rs. 100,000 per student annually (totaling Rs. 400,000 over four years), while NUTECH will cover the remaining costs. For subsequent batches starting 2026, ABAD's financial support will continue under mutually agreed terms.

NUTECH will provide free accommodation and meals to ABAD-sponsored students from Karachi throughout their four-year program.

The collaboration ensures practical industry exposure, with ABAD members offering internships, on-site training, and project facilitation in Islamabad and surrounding areas during summer breaks. To uphold accountability, NUTECH will require sponsored students to sign a bond committing them to five years of service in the construction industry post-graduation. Students who fail to complete the program must refund the full sponsorship amount.

Both parties have appointed focal persons -- NUTECH's Registrar (or nominee) and an ABAD representative -- to oversee coordination for at least three years. Any disputes arising from the DoC will be resolved amicably through negotiation, avoiding litigation. The agreement remains valid for ten years from the signing date, reinforcing a long-term commitment to educational and industrial growth.

This partnership reflects a shared vision to bridge academia and industry, fostering technical expertise and economic development in Pakistan.

Meeting held at ABAD House to Review

Website Upgrade & Documents Scanning Progress



A meeting to review the progress of ABAD's official website and ongoing document scanning efforts was held on Monday, May 26, 2025, at ABAD House. The meeting was chaired by Mr. Muhammad Hassan Bakshi, Chairman ABAD, and attended by Senior Vice Chairman Mr. Afzal Hameed, Chairman (Southern Region) Mr. Owais Thanvi, Senior Member Mr. S. Syed Shahid Khairi, outsourced IT Department representative Mr. Salman, and other ABAD staff members.

Chairman Mr. Bakshi initiated discussions by inquiring about the progress of the website. Mr. Salman presented an update, highlighting that website content is being compiled and supplied through Secretary General Mr. Ehtesham, with the support of media staff Mr. Ebad and Mr. Faisal, under the supervision of Mr. Suleman Salim. He also shared a comparative analysis of the previous and the newly designed versions of the website.

During the review, Mr. Bakshi noted the absence of regional chairmen's photographs on the homepage and recommended incorporating a slider featuring images and captions of all regional chairmen. Mr. Salman agreed to make the suggested addition. Mr. Thanvi emphasized the importance of uploading complete records of all meetings held since October 1, 2025 -- including indoor, outdoor, and subcommittee meetings.

Chairman Mr. Bakshi further pointed out the lack of several key elements on the website, such as meeting records, a photo gallery, press releases, and media coverage. Mr. Salman requested that all relevant materials be provided in a structured and chronological format via V-Transfer. He also asked for Shelter Magazine files in Word format and expressed his willingness to visit ABAD House weekly to assist in expediting the update process. Chairman Bakshi directed Ms. Falak to provide all media coverage, press releases, and interview records from October 1, 2025, onwards via V-Transfer.

He also recommended adding photographs of past chairmen and founding members to the website. Mr. Thanvi proposed updating the homepage with a single group image of all current office bearers.

While appreciating Mr. Salman's efforts, Mr. Khairi emphasized that delays in receiving content have been a major hurdle in making consistent progress. Mr. Salman reaffirmed the need for timely and organized material submissions and reiterated his commitment to supporting the updates.

At the end, Mr. Bakshi urged all concerned to submit the required materials promptly to ensure substantial progress by the next meeting.



Complaint

Sub-Committee



The Complaint Subcommittee of ABAD convened a meeting to review and resolve the complaints of complainants.

The Complaint Sub-Committee of the Association of Builders and Developers of Pakistan (ABAD) plays a vital role in addressing grievances filed against ABAD members. By fostering open communication between complainants and builders, the committee ensures that disputes are resolved with transparency, fairness, and professionalism.

Under the able leadership of Convener Mr. M. Anwar Gagai, along with Co-Conveners Mr. M. Ayoob and Mr. Nadeem Jeewa, the sub-committee has made notable progress in resolving conflicts and strengthening trust between builders and allottees. Their dedication has been instrumental in upholding industry standards while facilitating amicable solutions.

Over the past three months, the sub-committee has worked diligently to address complaints. While **30** new complaints were received during this period, the team successfully resolved **21** complaints, with **08** complaints in process and **01** complaint is in court of Law. This reflects the committee's commitment to **efficient and effective dispute resolution**.

The Complaint Sub-Committee serves as a **bridge between ABAD members and stakeholders**, ensuring that every concern is heard and addressed fairly. Some of its key contributions include:

- **Mediation & Conflict Resolution:** Facilitating constructive discussions to reach mutually acceptable solutions.
- **Ethical Business Practices:** Upholding integrity and due process in all proceedings.
- **Timely Resolutions:** Enhancing confidence among builders and allottees through prompt complaint handling.
- **Structured Tracking:** Maintaining a systematic approach to monitor and resolve grievances.

ABAD sincerely **thanks the Complaint Sub-Committee members** for their relentless efforts in resolving disputes and maintaining industry credibility. The leadership of **Mr. M. Anwar Gagai, Mr. M. Ayoob, and Mr. Nadeem Jeewa** has been pivotal in driving these successes.

Special recognition also goes to **Mr. Ehteshamullah Malick (Secretary General, ABAD), Mr. Muhammad Shakir (Office Superintendent), and the supporting staff** for their exceptional coordination and dedication in managing complaints efficiently.

ABAD remains committed to **fairness and transparency** in dispute resolution. The association will continue to empower the **Complaint Sub-Committee** to uphold ethical business practices, ensuring a **trusted and harmonious relationship** between builders and allottees.

Through continued collaboration and accountability, ABAD aims to further strengthen Pakistan's real estate sector, fostering an environment of **trust, professionalism, and growth**.

Status of Complaints (From April to June 2025)

Total Received	30
Resolved	21
Court Matter	01
In-Process	08

New Membership & Renewal

Sub-Committee



A glimpse of New membership meeting under the leadership of Chairman (SR) and Convener & Co-Conveners of the subcommittee

The New Membership and Renewal Sub-Committee of the Association of Builders and Developers of Pakistan (ABAD) play a vital role in advancing the Association's mission. As one of ABAD's most active and influential committee, it is instrumental in strengthening and diversifying the organization's membership base.

Under the leadership of Convener Mr. Muhammad Ayub, along with Co-Conveners Mr. Rizwan Salam and Mr. Nadeem Jeewa, the sub-committee diligently oversees the evaluation and approval of new members.

Their work ensures that ABAD continues to grow with credible and qualified professionals in the industry.

In recent months, ABAD has seen a steady influx of membership applications from proprietorships, partnerships, and private limited companies.

Each application undergoes a thorough review in line with the Association's Standard Operating Procedures (SOPs).

After careful scrutiny of all submitted documents, the sub-committee presents its recommendations for final approval at the monthly joint meetings of the Executive Committee (EC) and Regional Committees (RC) (SR)/(NR).

Between April 1, 2025 to June 30, 2025, the sub-committee convene a meeting, reviewing **16** new membership applications. Following detailed verification, ratification, and examination of property documents, all **16** cases were recommended and approved by ABAD's Executive Committee.

Notably, no applications were left pending or rejected due to incomplete documentation, reflecting the committee's efficiency and commitment to transparency.

ABAD remains a dynamic and growing association, with over 1,400 active members a number that continues to rise as new applications are submitted to the ABAD Secretariat every month.

The sub-committee extends its sincere gratitude to ABAD's office-bearers for entrusting them with this important responsibility.

Special thanks also go to the Secretariat team for their consistent support and dedication, which has been invaluable to the committee's success.

Number of cases approved
from April to June 2025
during respective EC-RC
meeting in the
mentioned months

April to June 2025

Cases were approved **16**

KW&SC *Sub-Committee*



A glimpse of the meeting of KW&SC subcommittee along with Vice Chairman Mr. Tariq Aziz and Chairman (SR) Mr. Owais Thanvi

A meeting of the KW&SC Sub-Committee of the Association of Builders and Developers of Pakistan (ABAD) was held on Saturday, May 10, 2025, at ABAD House to address a complaint submitted by a member regarding the illegal installation of a water valve at their project premises.

The meeting was chaired by Vice Chairman ABAD Mr. Tariq Aziz and attended by Chairman (Southern Region) Mr. Owais Thanvi, Convener KW&SC Sub-Committee Engr. Danish Bin Rauf, Co-Convener Mr. Yousuf Yakoob, and Former Chairman ABAD Mr. Mohsin Sheikhani.

At the outset, it was shared that following a message circulated by the ABAD Secretariat inviting members to report issues related to the Karachi Water & Sewerage Corporation (KW&SC), only one grievance was received from Burhani Builders.

The meeting was called specifically to address this issue.

Mr. Syed Mohsin Mujtaba, representative of Burhani Builders, presented the details of the case. He informed the committee that their project, Burhani Housing Society, located in Malir Saudabad, has been established for over eight years and currently houses more than 1,500 families.

He said that although the society has a legally sanctioned water supply from KW&SC, they have been deprived of access to water since March 1, 2025, due to the unauthorized installation of a valve on the main supply line by unidentified individuals. Prior to this act, the society did not face any water shortage.

After the disconnection of their old line, the society now receives only limited, fixed-time water supply, which is inadequate to meet their needs.

He further alleged that a "water mafia" -- operating with the support of certain KW&SC officials -- replaced their 8-inch pipeline with a 10-inch line and diverted water to influential individuals and neighboring areas.

As a result, Burhani Housing Society has been completely deprived of water for the past month.

He also expressed disappointment over the inaction of the society's registered union, calling it weak and ineffective. He noted that had ABAD not intervened, the builders were prepared to take legal action by moving the court.

In response, Convener Engr. Danish Bin Rauf assured Mr. Mujtaba that the matter will be escalated to the Managing Director of KW&SC in the following week, and every effort will be made to ensure a prompt resolution.

Later, the meeting concluded with a vote of thanks.





Chairman ABAD Mr. M. Hassan Bakshi along with other office-bearers and Convener SBCA Mr. Suffiyan Adhia attends the meeting of SBCA sub-committee at ABAD House

The SBCA Subcommittee of ABAD held two separate meetings on April 12 and June 3, 2025, to address ongoing issues faced by its members in dealings with the Sindh Building Control Authority (SBCA). The meetings, attended by ABAD leadership and members, focused on policy delays, guarantee releases, project regularization, implementation of the Condominium Act, and concerns around the functioning of the SBCA Task Force.

The meeting on June 3 was presided over by ABAD Chairman Mr. Hassan Bakshi, the meeting was attended by Senior Vice Chairman Mr. Afzal Hameed, Vice Chairman Mr. Tariq Aziz, Convener SBCA Mr. Rizwan Adhia, and several members. Opening the meeting, Mr. Adhia raised concerns over the non-release of project guarantees held at ABAD House, noting increased regulatory hurdles. He proposed amending the policy to allow guarantee release six months post-project completion.

He also emphasized the need to implement the Condominium Act 2014, which mandates registered maintenance companies for buildings, modeled on systems in Canada and Dubai.

Former Chairman SR Mr. Ali Taufique requested a review copy of the Act and proposed maintenance firms be jointly overseen by ABAD and SBCA. Mr. Nusrat supported the idea, with SBCA to manage operations. On scrutiny fees, Mr. Adhia proposed calculating them based on saleable rather than built-up area, arguing that parking spaces were being wrongly included. He opposed re-scrutiny of approved completion plans and proposed a blanket extension for projects approved between 2020-2025, citing COVID-19 and economic slowdowns.

Mr. Ali criticized SBCA's blanket regularization fees and upfront payment demands, especially for internal changes within the permitted 20% limit. Mr. Thanvi noted that completion letters were being issued by SBCA's Task Force instead of the authority itself. Mr. Adhia vowed to address Mr. Ali's concern. Mr. Ali warned that raising such issues could trigger backlash against builders.

Several members voiced frustration over delayed approvals and misuse of authority by the Task Force. Mr. Fayyaz Ilyas criticized ABAD's lack of support for developers, citing pending guarantees and vague monitoring policies. Mr. Ali stressed that despite a legal 20% violation allowance, compliant projects still face scrutiny.

Briefing Chairman Bakshi on the Condominium Act, Mr. Adhia relayed Mr. Ali's request to review its amendments. Chairman Bakshi clarified the Act had been amended two years ago and welcomed discussion on permissible violations within the 20% limit, though exceeding that threshold would have consequences.

The meeting concluded with an agreement to mandate completion plans for all projects approved over the last eight years and to develop a blanket regularization framework.



Chairman Bakshi confirmed such a law was in the works and reiterated that SBCA -- not the Task Force -- should oversee project completions. He acknowledged concerns over unequal treatment and expressed confidence in resolving the issues.

April 12 Meeting

The SBCA Subcommittee had earlier met on April 12, 2025, to discuss matters related to pending approvals and the overall functioning of SBCA. As the meeting began, senior member Engr. Kaleemuz Zaman Khan informed the House that SBCA's Director General had established a task force to collect project documents.

Vice Chairman Mr. Tariq Aziz clarified that the task force was acting on directives from the Commissioner. In response to a query about “speedy money” demands, it was confirmed that no such complaints had surfaced. Chairman Bakshi reiterated ABAD's policy of supporting only those projects that follow legal procedures and made clear that ABAD would not back unauthorized construction.

He also informed members that the Sindh government was preparing legislation focused on dangerous buildings, in which ABAD would be actively involved. Updates were shared about amendments to SBCA bye-laws, particularly regarding the 20% violation allowance under KBTPR.



ABAD has proposed that this allowance be replaced with a 20% increase in permissible floor ratio instead, structured in a way that avoids penalties for builders. A six-month grace period for implementation was also being sought.

Concerns were also raised about SBCA's March 13 notification on commercialization of residential properties, with Mr. Suffian Adhia emphasizing the need for prior consultation with ABAD. Chairman Bakshi responded that the law was likely to be reconsidered and, if not, ABAD was prepared to pursue legal action.

The meeting also addressed fire safety requirements, with emphasis on mandatory fire-fighting systems in all high-rise and commercial buildings. Building height restrictions were another point of discussion. While SBCA does not impose limits, builders are required to get CAA clearance through a costly aerodynamic survey, priced at PKR 30 million. Challenges persist due to the Pakistan Air Force's adherence to outdated regulations, despite updated guidelines from the CAA.

Chairman Bakshi advised members to avoid unofficial payments and instead engage directly with the CAA Director General for resolution. Reviewing the outcomes of the December 23, 2024 meeting, Mr. Mohsin reported partial progress but said several issues still needed attention. The meeting ended with a vote of thanks to the Chair.



Vice Chairman Mr. Tariq Aziz , Chairman (SR) Mr. Owais Thanvi & Convener Gwadar Sub-committee Mr. Affan Qureshi convene a Gwadar sub-committee meeting at ABAD House

A meeting of the Gwadar Chapter Subcommittee was convened on Tuesday, May 6th, 2025, at ABAD House in Karachi to address pressing issues concerning Gwadar's development. The session was chaired by Vice Chairman Mr. Tariq Aziz, with Chairman (SR) Mr. Owais Thanvi and Convener Mr. Affan Qureshi in attendance, along with other ABAD members, some of whom participated virtually.

Mr. Affan Qureshi recently provided an update on the ongoing issues in Gwadar, particularly concerning the challenges faced by ABAD in housing projects. He proposed drafting a comprehensive letter to the Special Investment Facilitation Council (SIFC) to raise these concerns and sought input from the Chairman before proceeding.

Colonel Afridi emphasized the significance of Gwadar as a mega project and suggested that its challenges should be addressed at the highest leadership levels.

He proposed preparing a strategic roadmap to guide future actions and recommended engaging with key stakeholders, including the Chief of Army Staff and the Prime Minister, to discuss Gwadar's issues. He also highlighted the necessity of involving Chinese companies to ensure the project's success and stressed the importance of addressing the current security concerns in Balochistan.

The committee discussed the deteriorating law and order situation in Gwadar, attributing it to various factors, including increased militancy and political instability. Members expressed concerns about the underutilization of the New Gwadar International Airport, which, despite being operational since January 2025, remains largely unused due to the prevailing security situation and lack of connectivity.

Local residents have expressed dissatisfaction as Balochistan faces a persistent separatist insurgency, allegedly fueled by perceived state exploitation. Security concerns have increased with heightened military presence, creating a heavily controlled environment.

There is uncertainty regarding the benefits of CPEC, with few local job opportunities emerging, leading to protests for better living conditions and unmet promises from authorities.

Mr. Naeem shared his investment experience in Gwadar, expressing disappointment over the lack of progress. He emphasized that despite significant investments, the anticipated development has not materialized, leading to skepticism among potential investors. The committee acknowledged the challenges faced by overseas Pakistanis and local investors, noting that the current environment is deterring further investment in Gwadar.

In light of these discussions, the committee agreed on the urgency of addressing Gwadar's multifaceted challenges. Members committed to taking proactive steps to engage with stakeholders, formulate strategic plans, and advocate for Gwadar's development at national and international forums.

Mr. Ilyas, highlighted ongoing activities in agriculture, tourism, and both legal and illegal sectors. He noted that builders have invested billions in advertising and are under pressure to continue their projects to avoid potential land grabbing. Mr. Affan reported a recent meeting with the new Director General (DG), who listened attentively to all concerns and inquired about any National Accountability Bureau (NAB) complaints. Upon inquiry, all members confirmed they had no such complaints, and even the allottees showed no interest in pursuing them.

Mr. Ilyas referenced the port's construction, noting that while it has commenced, no industrial zone has been developed subsequently. He emphasized the need for strategic planning and coordination with Chinese counterparts to understand upcoming projects and timelines, ensuring a clear vision for Gwadar's future.

Mr. Asif expressed skepticism about the genuine intent to develop Gwadar, citing the lack of progress over the years. He pointed out the absence of essential services like electricity, water, and a proper route to Gwadar, with only one access road available.

He mentioned mounting pressure from allottees seeking to exit the area, questioned China's commitment to Pakistan, and noted that investors are confused due to significant investments with little progress.

He further stated that despite the ambitious China-Pakistan Economic Corridor (CPEC) project, no tangible developments have materialized in Gwadar, and the region appears to be internationally politicized. While the fisheries industry remains somewhat active, the shipping system is still non-functional.

Haji Abdul Ghani mentioned that the "Safe City" project in Gwadar has yet to be implemented due to law-and-order issues, indicating that security concerns, infrastructure development, and financial planning are all crucial for the project's success. He suggested that the government does not seem to have a genuine stake in Gwadar and appears to have deliberately halted work.



Mr. Khalid pointed out that the Chairman ABAD has never raised Gwadar-related issues and urged him to take ownership of the Gwadar project. He reminded everyone that the Chief of Army Staff (COAS) referred to Balochistan as "Hamare Mathe Ka Jhumar Hai."

He informed that the Gwadar Development Authority (GDA) has a significant stake in Gwadar and emphasized that the government must provide an ideal environment for builders and developers to work smoothly.

He noted that builders have been operating there for the last 20 years, but institutions seem uninterested in allowing them to continue. A member requested the ABAD Chairman to raise Gwadar issues as a top priority in the media.

Mr. Affan informed members that the master plan had been revised again and also only one jetty exists at Gwadar Port, and it is scheduled to be dismantled soon. Mr. Owais Thanvi stated that if all government stakeholders worked with good intentions, Gwadar would be progressing, standing apart from the rest of the country in terms of development.

In response to the press conference, the Chairman (SR) assured that discussions will be held with the ABAD Chairman on this matter.

The meeting concluded with a vote of thanks to the chair



KDA subcommittee meeting took place at ABAD House under the supervision of Vice Chairman Mr. Tariq Aziz and Chairman (SR) Mr. Owais Thanvi along with the Convener KDA Mr. Raheel Rinch and Co-Convener Mr. Omer Bin Islam

The KDA Sub-Committee of the Association of Builders and Developers of Pakistan (ABAD) met on April 17, 2025, to address pressing concerns regarding pending KDA approvals, encroachments, and unresolved issues faced by ABAD members.

Presided over by Vice Chairman Mr. Tariq Aziz and moderated by Convener Mr. Raheel Rinch, the meeting highlighted KDA's unilateral increase in service charges through Resolutions No. 15 and 16 without ABAD's input, despite a mutual agreement for a capped 5% annual hike.

Mr. Aziz and several members, including Mr. Owais Thanvi and Mr. Omer Bin Islam, stressed that this increase violated prior consensus and lacked formal notification.

Former Chairman SR Mr. Ali Taufique noted that these concerns were raised during his tenure but remain unresolved. He urged initiating dialogue with the DG KDA, setting a 15-20 day resolution window, and pursuing legal action including contempt petitions if needed. Mr. Rinch proposed compiling relevant KDA meeting minutes and drafting a formal letter to the DG, with Chairman (SR) approval.

Encroachments on KDA land, especially by the University of Karachi in Gulistan-e-Jauhar's Blocks 1, 1-A, and 2, were also raised. Mr. Rinch recommended hiring expert legal counsel. A member shared that despite a recent court ruling affirming KDA's ownership of Block 1, no possession or alternative plots have been provided.

Clarification on Block 1-A remains pending. Mr. Haji emphasized both blocks should have been surveyed together.

Mr. Mustafa Sheikhani confirmed 9 out of 10 legal cases had been won and pledged to share the survey report and pending case updates.

It was agreed that two letters would be drafted to the DG KDA: one on land encroachments, the other on the fee hike issue. Regarding illegal plot conversions in Clifton (Plots F-5 and F-9), members agreed to omit specific cases and instead pursue the issue at a policy level.

Mr. Thanvi noted the Minister had assured a review, and the matter would be revisited post-decision. Mr. Ali proposed moving the discussion to the EC-RC platform. Lastly, the committee debated the inclusion of a point on debris removal from KDA Lawn (Kashmir Road).

While some viewed it as a personal matter, Mr. Rinch and Mr. Thanvi agreed it affects public welfare. It was decided to retain the point and request immediate action via a formal letter.

After the discussion, the meeting concluded with a vote of thanks.

SBCA Guarantee

Sub-Committee



An internal meeting held at ABAD House to discuss members SBCA guarantees under the leadership of office-bearers and Convener Guarantee subcommittee Mr. Anwar Gagai

Two meetings of the SBCA Guarantee Subcommittee of ABAD were held on June 11 and May 12, 2025 at ABAD House to address pending guarantee cases and review ABAD guarantee encashment letters received from SBCA.

The June 11 meeting was chaired by Vice Chairman Mr. Tariq Aziz and attended by Chairman (SR) Mr. Owais Thanvi, Conveners Mr. Anwar Gagai and Mr. Suffiyan Adhia, Secretary General Mr. Ehtesham Ullah Mallick, and senior members including Syed Shahid Khairi, Mr. Rameez Ghaziani, and Haji Islam. Mr. Ehtesham informed the committee that members had been asked to submit extension or completion certificates.

Project-wise updates included one member company whose project remains incomplete; the representative cited economic issues and COVID-19 delays. The committee appreciated his persistence and pledged support.

Another member company confirmed that their structure is fully completed, while a third reported that their project is structurally complete with finishing work in progress. A fourth member stated partial completion, with ongoing work. One company, whose owners are abroad, has only completed the ground plus one floor, while another member has not yet started construction, as the owner resides overseas.

Mr. Khairi urged direct outreach to non-compliant members, suggesting escalation to the Executive Committee if necessary. Mr. Adhia proposed halting guarantees to protect ABAD's credibility and revising the legal language in letters.

The committee discussed forming clear policies, citing a rise in unresolved cases. It was agreed that EC approval would be required for guarantee encashments.

Mr. Ehsan reported 135 of 404 guarantees had expired. Mr. Suffiyan directed the team to photograph project sites and verify 62 claimed completions.

He also raised concerns over SBCA withholding guarantees even post-completion and asked for these issues to be addressed in the upcoming SBCA meeting. The meeting concluded with follow-up actions planned for the next day.

MAY 12 MEETING

Chaired by ABAD Chairman Mr. M. Hassan Bakshi, the earlier meeting focused on four members with pending guarantees. Mr. Bakshi asked Secretary General Mr. Ehtesham to issue letters citing ABAD's authority to revoke membership for non-completion.

One member pledged to apply for an extension; another reported near-completion and prior SBCA submission; a third claimed 90% progress and agreed to submit required documents. Mr. Bakshi urged timely follow-ups to ensure compliance before concluding the meeting with a vote of thanks.

Board of Revenue *Sub-Committee*



Senior Vice Chairman Mr. Afzal Hameed, Vice Chairman Mr. Tariq Aziz and Chairman (SR) Mr. Owais Thanvi in a Board of Revenue subcommittee meeting at ABAD House

An internal meeting was held at ABAD House on Friday, May 30, 2025, to discuss a recent notification from the Board of Revenue (BoR) and a letter received from NAB requesting data on private housing societies and schemes.

The meeting was chaired by Senior Vice Chairman Mr. Afzal Hameed, with Vice Chairman Mr. Tariq Aziz, Chairman (SR) Mr. Owais Thanvi, BoR Subcommittee Co-Convener Mr. Ata Ullah Khabeer, and other senior members in attendance. The session began with the recitation of the Holy Quran by Mr. Owais Thanvi.

Mr. Hameed initiated the meeting, highlighting the letters many members had received from BoR and NAB. He opened the floor for discussion to determine the best collective response.

Key points discussed:

Mr. Ashfaque Advani shared that he received a NAB letter dated May 19, 2025, seeking proof of land acquisition. He warned that failure to provide documentation could lead to government takeover or financial penalties, and questioned the feasibility of providing data on decades-old records. He urged ABAD leadership for guidance.



Mr. Adnan voiced concern that submitting data could invite further harassment and emphasized the need for a unified response to resolve the issue permanently.

Mr. Khursheed Alam noted ABAD's past efforts on block entries had been ineffective.

He asked Mr. Hameed to raise these matters with SBICA, NAB, and FBR.



Convener Board of Revenue Subcommittee of ABAD Mr. Atta Ullah Khabeer speaking during the meeting of BoR

He stated that land verification already occurs during transactions and called for legal reform to end recurring harassment. Mr. Ata Ullah Khabeer, Co-Convener of the BoR Subcommittee, recalled that similar letters on block entries were received in 2019. A committee then found that 25% of local entries in Sindh were suspicious, with 237,000 needing to be blocked. He said some members resolved their issues individually but stressed collective legal action and reaffirmed his commitment to lead the matter.

Mr. Hameed acknowledged members' concerns and shared that SBCA was also issuing verification letters. While such steps aimed to streamline systems and curb illegal activities, he stressed that continuous re-verification should end. He proposed a meeting with senior BoR officials, including DCs, and assigned Mr. Khabeer and Mr. Alam to draft a letter to request this meeting, to be sent Monday. He suggested a 78 members delegation from ABAD attend.

Mr. Zeeshan supported taking the matter to court and recognized Mr. Khursheed's expertise. Mr. Hameed confirmed that Mr. Khabeer is an ABAD member and said he is still learning from the group on revenue matters. Mr. Khursheed called for a vote on pursuing legal action to prevent future verification demands. The house agreed that once land is verified and Form 2 is submitted, re-verification should not be required.



Mr. Junaid Shaikhani offered to assist legally, suggesting a petition in the High Court and support through the process. He declined any formal subcommittee role but offered pro bono assistance. Mr. Hameed welcomed his support and promised to include him in the subcommittee.

A member raised concerns about record discrepancies. Mr. Latif Ullah emphasized collaboration and assured members that ABAD would not overlook anyone's concerns. He also warned that members who haven't yet received letters could receive them soon. Mr. Hameed reiterated that the issue had been raised at all relevant forums and encouraged members to share grievances for resolution. He asked members named in block entries to inform the group.

Regarding NAB's letter on private housing scheme data, Mr. Khursheed recalled a February 27, 2025, call from Secretary General Mr. Ehtesham Ullah Mallik and recommended writing to NAB citing Sections 33C and 27. Mr. Hameed read out the NAB form and noted it requested basic, non-confidential details. He suggested sharing the data with the ABAD secretariat for submission.

The meeting concluded with a vote of thanks.





The KE Sub-Committee held a meeting at ABAD House, attended by Convener Mr. Fayyaz Ilyas and Co-Convener Engr. Dansh bin Rauf

JUNE 10 MEETING

The June 10 meeting of the KE Subcommittee reviewed follow-up on previously raised complaints and introduced new ones. Members reiterated concerns regarding unresolved technical faults and billing disputes. KE clarified that load assessment practices were based on NEPRA regulations, but members requested a dedicated discussion on these criteria in an upcoming session.

Three important meetings related to K-Electric (KE) were held at ABAD House, including a meeting with KE officials who visited on June 17, 2025. Earlier meetings on June 10 and April 28 focused on ongoing complaint resolution, policy discussions, and agenda-setting for a forthcoming high-level meeting with the KE CEO.

All meetings were chaired by ABAD Vice Chairman Mr. Tariq Aziz and Chairman (South Region) Mr. Owais Thanvi, with participation from senior ABAD members and KE representatives. On June 17, KE officials from three operational regions visited ABAD House to address technical concerns and persistent load shedding issues reported by members. The meeting began with a detailed agenda-wise discussion. In one case, KE confirmed that a segregation scheme had been proposed and shared, with execution to begin once payment is made.

In another case, KE acknowledged that prolonged outages were due to feeder overlap with a nearby informal settlement. KE representatives requested a formal application to assess and estimate a segregation plan. One member's project faced unresolved recovery issues, prompting ABAD to urge KE for expedited resolution. Another member objected to unauthorized meter installations and pole placements on private property without consent. KE maintained the action was part of a loss-reduction effort but agreed to escalate the matter.

Frequent substation tripping and poor customer service infrastructure were also raised, with KE providing relevant contacts for follow-up. Another member reported theft of transformer cables in April, citing delays and conflicting information from KE. KE clarified that work would begin within 810 days of payment. Additional concerns were raised about a separate location experiencing long-standing load shedding, with KE noting details for further action. The meeting concluded with a vote of thanks.

To improve communication and resolution, ABAD proposed assigning regional coordinators to participate in fortnightly meetings with KE. One member raised concerns about delays in execution despite estimate payments, while another flagged a written complaint regarding tariff categorization, which was forwarded to the relevant KE department for review.

It is worth noting that a K-Electric team holds fortnightly meetings at ABAD House every Tuesday to address power-related issues faced by ABAD members.

This initiative began following a visit by the CEO of K-Electric to ABAD, during which both sides agreed to maintain regular engagement. Since then, KE teams have been visiting ABAD regularly in an effort to resolve ongoing concerns.

ABAD, SPARKS BUSINESS CLUB SIGN **MOU** FOR TAMIRAT EXPO 2025



ABAD inks an MoU with Sparks Business Club

The Association of Builders and Developers of Pakistan (ABAD) and Sparks Business Club have signed a memorandum of understanding (MoU) for the upcoming Tamirat Property & Lifestyle Expo Business Summit 2025, scheduled for April 27, 2025, at Marquee PC Hotel in Karachi.

The partnership aims to promote Pakistan's property and lifestyle sectors by ensuring strong industry participation, networking, and business development opportunities. ABAD joins as the Supporting Partner, while Sparks Business Club will organize and manage the event.

The MoU was signed by Ahmed Owais Thanvi, Chairman-SR ABAD, and Abdul Razzak Pardesi, Patron-in-Chief of Sparks Business Club. The ceremony was attended by ABAD Convener Abdul Kareem Adhia, Sparks Business Club Chairperson Raafia Hasan, Executive Director Jaffer Hussain, and AMPAK President Muhammad Noman Ahmedani.



Key roles under the MoU:

Sparks Business Club (Organizer):

- Manage and execute the event.
- Handle sponsorships, marketing, and exhibitor coordination.
- Offer ABAD branding and promotional opportunities.
- Reserve a 60-minute slot for ABAD-led panel discussions.
- Provide a 35% discount on exhibitor fees for ABAD members.

ABAD (supporting partner):

- Promote the event within the real estate and construction sectors.
- Facilitate participation from builders, developers, and investors.
- Lead discussions during the summit's dedicated ABAD session.
- Encourage member participation to benefit from discounted rates.

The signing of the MoU also highlights a commitment to driving innovation, sustainability, and excellence in Pakistan's real estate and lifestyle industries.



Interview by:
SHELTER TEAM

FORMER SENIOR VICE CHAIRMAN OF ABAD

M. SALEEM KASSIM PATEL

M. Saleem Kassim Patel is a respected figure in Karachi's business landscape, known for his leadership in real estate and active role in trade and community development. He continues the legacy of his father, Haji Kassim Abbas Patel former Sindh Minister and philanthropist who founded UK Construction, a pioneering firm behind several landmark projects that shaped early Karachi.

Building on this foundation, Mr. Patel launched multiple real estate ventures focused on sustainable residential development, with successful projects ranging from Bisma Garden (1992) to the eco-friendly Bisma Greens.

He has held leadership roles in key trade bodies, representing the construction sector and advocating for industry growth at national and international platforms.

PROFESSIONAL MILESTONES:

- ▶ Regional Chairman, Association of Builders and Developers (ABAD) for terms: 2009-2010, 2011-2012.
- ▶ Senior Vice Chairman, ABAD for 2013-2014.
- ▶ Member, General Body, Federation of Pakistan Chambers of Commerce & Industry (FPCCI) for 2014-2015.
- ▶ Chairman & Construction Industry Expert, Pakistan-German Chamber of Commerce and Industry for the term 2016-2017.
- ▶ Chairman, Standing Committee on Real Estate Development, FPCCI in 2016.

PARENT COMPANY'S LEGACY IN KARACHI'S GROWTH:

UK Construction, under the Patel family, has played a vital role in shaping Karachi's infrastructure since the 1950s, with landmark public-sector projects such as:

- Income Tax Building, Kamal Ata Turk Road (1958).
- Ojha TB Sanatorium, now part of Dow Medical University (1960).
- Karachi Museum.
- Police Headquarters.
- General Post Office.
- JPMC Children's Hospital.
- Bridge construction across Karachi during the 1950s/60s.
- Early private housing projects from the 1970s, pioneering modern construction in the city.

PHILANTHROPIC WORK:

- Vice Chairman, Junagadh Ghanchi Jamaat Association (JGA).
- Oversees JGA Charitable School, educating over 800 students.
- Supervises a community dispensary and vocational training center for skill development and welfare.

Shelter team approached Mr. Saleem Kassim Patel to gain his insights on the current landscape of Pakistan's construction sector, as well as his views on its potential growth. The conversation also delves into his thoughts on how emerging builders and developers can play a pivotal role in shaping the industry's future.

QUESTIONS & ANSWERS

Q: How has your experience been in the construction industry of Pakistan, particularly Karachi?

Mr. Patel: My experience in the construction industry, especially in Karachi, has been both rewarding and challenging. Over the decades, I've witnessed the city's transformation from modest infrastructure to a bustling metropolis. Being part of this evolution through projects has been fulfilling. Karachi is a dynamic city with immense potential, but it also requires adaptability, resilience, and a long-term vision to navigate regulatory hurdles, economic fluctuations, and shifting urban needs.

Q: What are the challenges you feel currently exist in the construction sector?

Mr. Patel: The construction sector today faces a host of challenges, including sporadic delayed approvals, and inflation in material costs. There's also a lack of long-term urban planning, which leads to infrastructural strain and congestion. For sustainable progress, a coordinated approach involving government, private sector, and regulatory bodies is essential.



Q: What changes do you feel have evolved over the years since 1960s to now in the construction industry?

Mr. Patel: The construction industry has evolved significantly since the 1960s. Back then, construction was largely traditional, focused on essential public infrastructure. Today, we see a more diversified, technology-driven sector with private developers playing a major role in residential and commercial expansion.

There's greater awareness of sustainability, safety standards, and design innovation. However, despite the progress, certain gaps in regulation, training, and transparency still persist and need addressing.

Q: What is the top trait a builder should have to gain the trust of clients?

Mr. Patel: Integrity is the most important trait for a builder. Clients must feel confident that their investment is in safe hands, and that can only happen when a builder delivers on promises, ensures transparency in documentation, and maintains quality without compromise. Long-term trust is earned through consistency.

Q: How do you see the role of ABAD in uniting all top builders and developers of the country at one platform and leading them?

Mr. Patel: ABAD has played a commendable role in bringing together the country's leading builders and developers under one platform. It serves as a vital bridge between the private sector and government, advocating for industry-friendly policies and facilitating collective problem-solving.

Through its events, committees, and engagement, ABAD has helped elevate the voice of the sector and create a unified identity for the real estate and construction community.

Q: Is there anything else you suggest ABAD can do to make this industry more powerful to enhance its contribution to the economy?

Mr. Patel: ABAD can further enhance its impact by investing in research and development, professional training, and technology adoption. Establishing think tanks to propose urban planning reforms, advocating for better financing options, and promoting public-private partnerships could also accelerate industry growth.

Moreover, ABAD's outreach to international investors and collaboration with global bodies can help position Pakistan's construction sector on a stronger economic footing.

Q: What would be your advice to new entrants in the construction industry?

Mr. Patel: For new entrants, I would stress the importance of patience, professionalism, and planning. The construction business is capital-intensive and reputation-based—it's not about short-term gains. Invest in understanding regulations, quality control, and customer expectations. Above all, build with a long-term mindset and always prioritize ethics and compliance.

Q: What is your suggestion to builders on maintaining a good reputation in the industry?

Mr. Patel: Reputation is built over time and can be lost quickly if not guarded carefully. Builders should focus on timely delivery, transparent dealings, and adherence to legal and safety standards. Listening to clients, resolving disputes amicably, and staying updated with new construction techniques and materials also go a long way in maintaining goodwill.

A strong reputation not only brings repeat clients but also builds credibility with regulators and partners.



STRATEGIES TO REDUCE CONSTRUCTION COSTS IN A CHALLENGING ECONOMIC CLIMATE

By: Ahmed Owais Thanvi

The construction industry is currently facing formidable challenges from escalating material costs and persistent labor shortages to global supply chain disruptions and inflationary pressures. In this climate, controlling project costs is not merely a strategic objective; it is a business imperative. Developers, contractors, and project managers must adopt a multi-faceted approach to cost reduction that balances efficiency, quality, and long-term sustainability.

Below is a detailed exploration of professional strategies to reduce construction costs without compromising the integrity or timeline of a project.

Strengthen Project Planning and Design Optimization

- Conduct robust pre-construction planning with all stakeholders to resolve conflicts early.
- Apply value engineering to find cost-effective materials, systems, and methods.
- Standardize design elements across projects to cut design fees and boost efficiency.
- Avoid early-stage coordination issues that often cause budget overruns and delays.

Leverage Construction Technology and Automation

- Use BIM to detect design conflicts early and improve trade coordination.
- Implement construction management software for real-time tracking of schedules, budgets, & progress.
- Employ drones, robotics, and AI for site inspections, material tracking, and productivity analysis.
- Boost collaboration and reduce waste through tech-driven work flows.



Optimize Procurement and Material Management

- Buy in bulk to lower unit costs and minimize delivery fees.
- Source materials locally to cut transportation costs and shorten lead times.
- Lock in prices through fixed-rate contracts to guard against market volatility.
- Manage materials efficiently to avoid wastage and unnecessary costs.

Enhance Labor Efficiency and Workforce Utilization

- Hire experienced subcontractors for faster, error-free execution.
- Invest in training and cross-skilling to increase team versatility.
- Monitor labor productivity in real time to detect inefficiencies.
- Optimize scheduling to reduce downtime and boost performance.

Use Cost-Efficient & Sustainable Materials

- Integrate alternatives like engineered wood, recycled aggregates, and precast components.
- Embrace prefabrication and modular construction to save on-site labor and time.
- Choose materials with low maintenance and long-term durability.
- Balance upfront costs with lifecycle value for better ROI.

Control Scope Creep & Minimize Change Orders

- Finalize all project documents, drawings, permits, specs before starting.
- Keep communication open to manage stakeholder expectations.
- Implement strict protocols for handling change requests.
- Assess every change against cost, schedule, and contract impacts before approval.

Improve On-Site Logistics & Operational Efficiency

- Organize materials near usage points to reduce handling and damage.
- Apply just-in-time delivery to cut storage costs and theft risks.
- Maintain all equipment to prevent delays and breakdowns.
- Keep the site organized to boost overall productivity.

Ensure Early Legal & Regulatory Compliance

- Involve legal/compliance experts early to tackle zoning, safety, and environmental rules.
- Schedule regular audits and inspections to stay compliant.
- Get all permits and approvals ahead of time.
- Prevent costly delays or fines due to non-compliance.

Adopt Green Building & Sustainability Measures

- Install energy-efficient HVAC, lighting, and insulation to reduce future operating costs.
- Use renewable systems like solar and rainwater harvesting to earn incentives and cut bills.
- Manage construction waste to lower disposal costs.
- Recycle materials where possible for environmental and financial benefits.

Monitor Costs & Performance Continuously

- Set KPIs for productivity, material use, and budget variance.
- Conduct regular budget reviews to catch issues early.
- Use real-time dashboards for cost and progress tracking.
- Enhance transparency and enable faster, data-driven decisions.

Conclusion:

In today's volatile construction environment, reducing costs requires more than simple budget cuts—it demands strategic planning, technological integration, and disciplined execution. By adopting the methods outlined above, construction professionals can safeguard project margins, enhance operational efficiency, and build resilience against future disruptions.

Proactive cost management is not just a competitive advantage; it is a necessity for long-term sustainability and success in the industry.



iNTERNATIONAL • N e w s •

Color-Changing Paint Innovation by Joe Doucet



Designer Joe Doucet has developed a groundbreaking color-changing paint that responds to environmental factors like temperature and light. The paint, which shifts hues dynamically, could revolutionize interior design and architecture. Doucet aims to combine sustainability with aesthetics, reducing the need for repainting. The innovation highlights the potential for adaptive materials in future design. (CNN)

Construction of world's tallest abandoned skyscraper to resume after a decade



Construction has resumed on China's 'Goldin Finance 117,' a 597-meter skyscraper in Tianjin, after years of delays.

Once completed, it will be among the world's tallest buildings, symbolizing China's ambitious urban development despite economic challenges. (CNN)

TAQA, UAEU Complete 9,000kWp Solar Project

TAQA Energy Services and UAEU finished a 9,000kWp solar PV project, installing 14,400 panels. It generates 18.7mn kWh yearly, covering 30% of campus needs and cutting CO2 emissions by 8,000t annually, supporting UAE's 2030 sustainability goals. (ME CONSTRUCTION NEWS)



Grimshaw and UK team complete LA metro station at city's largest airport

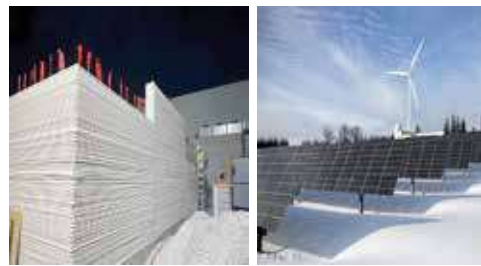


Grimshaw's LAX/Metro Transit Center connects LA's airport to metro lines and buses, designed with Arup and Gruen Associates. The hub aims to cut car traffic before the 2026 World Cup and 2028 Olympics (building.co.uk)

Skanska Boosts Innovation with Virginia Tech Collaboration and Launches Advanced Tech Unit



Skanska USA, partnering with Virginia Tech on a sustainable bridge project, has also launched Skanska Advanced Technology (SAT) for high-tech sectors, led by Katie Coulson. The moves highlight Skanska's dual focus on resilient infrastructure and cutting-edge tech solutions, blending academic research with industry expertise to drive future-ready construction. (Skanska)

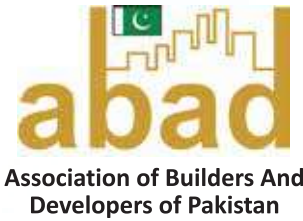


Nanotech firm says it can turn desert sand into building material



Thailand's Doctor T has developed DRT-Sand, a nanotech-coated material that converts desert and ocean sand into sustainable construction inputs. The water-resistant, dust-proof sand can replace scarce river sand in cement, roads, and water infrastructure. Pilot projects in MENA begin late 2025, with a wider rollout from 2026. The firm seeks partners to scale globally by 2027/2028. (Construction Briefing)

ABAD WELCOMES NEW MEMBERS



S. #	Name of Company	Joining Date	Type	Mem No.
1	A.E & H Builders	28 April 2025	FM	2980
2	92 Al Qaswa Builders & Developers	28 April 2025	FM	2981
3	Canns Developers	28 April 2025	FM	2982
4	Aimal Developers (Pvt) Ltd.	28 April 2025	AM	2983
5	The Iconic Builders & Developers	28 April 2025	FM	2984
6	Uni Builders & Developers	28 April 2025	FM	2985
7	Sikandar Homes (SMC-Pvt) Ltd.	28 April 2025	FM	2986
8	Techno Builders & Developers	28 April 2025	FM	2987
9	AAB Builders & Developers	28 April 2025	FM	2988
10	Auto Universal Builders	28 April 2025	FM	2989
11	Middle East Builders & Developers	28 April 2025	FM	2990
12	Qadir Builders & Developers	28 April 2025	FM	2991
13	YAS Enterprises	28 April 2025	FM	2992
14	Izhar Monnoo Developers (Pvt) Ltd.	28 April 2025	FM	2993
15	Takson Properties (Pvt) Ltd.	28 April 2025	FM	2994
16	FTC Burhani Arcade	28 April 2025	FM	2995

MEDIA COVERAGE



ABAD Chairman M. Hassan Bakshi emphasized the construction sector's importance in a **Dawn News** interview, hoping the 2025-26 budget brings tax relief for developers.



Senior Vice Chairman Mr. Afzal Hameed, in an exclusive talk with Samaa News, stresses the need to phase out IMF dependency for public welfare. He urges a structured exit strategy while calling for government support in housing—a key promise across all political manifestos.



Vice Chairman Tariq Aziz, speaking to **NN**, affirmed the business community's support for Pakistan Army amid Pak-India tensions.



Mr. Owais Thanvi, Chairman (SR), shares positive insights on **News One** Pakistan's economy and real estate sector are improving. With declining interest rates and tax reductions, investments are returning to Pakistan—and further tax cuts are expected to boost growth!

MEDIA COVERAGE



Patron-in-Chief Mr. Mohsin Sheikhani, during his appearance on **PTV News**, emphasized key measures to strengthen Pakistan's economy—long-term policies, housing schemes, and fostering international relations.



Chairman ABAD, Mr. M. Hassan Bakshi, speaks on **ARY News** about the need for tax relief in the upcoming budget, advocating for long-term policies, economic stability, and ease of doing business. A call for sustainable growth.



ABAD Senior Vice Chairman Afzal Hameed praised SBICA's action against illegal construction on **News One** but urged expanding enforcement to all districts.



In an interview with **C21 News**, Mr. Owais Thanvi, Chairman Southern Region, highlighted the construction industry's 3-year crisis due to heavy taxation on builders and developers. With minimal investment in the sector during this period, he remains hopeful for tax relief in the upcoming budget.

PRESS | COVERAGE



ABAD hails 'abolishment' of FED on property deals

By our correspondent

KARACHI: Chairperson of the Association of Builders and Developers (ABAD) Muhammad Hassan Baloch has welcomed the government's decision to abolish Federal Excise Duty (FED) on the buying and selling of properties, describing it as a positive and encouraging step for the construction industry.

He said the move would not only support the local construction sector but also pave the way for foreign investment.

According to details, the government has decided to eliminate FED on property transactions, which had become a significant obstacle for investors. Many local and international investors had shifted their focus to Dubai and other Gulf countries due to the heavy taxation in Pakistan. Welcoming the government's decision, Baloch - who is also a member of the Prime Minister's Task Force on Housing - praised the initiative.

He said that the move would generate new employment opportunities, noting that the construction sector is the second largest provider of jobs in Pakistan after agriculture. He urged the government to go beyond the abolishment of FED and consider easing taxes under Section 230C and 230K of the Income Tax Ordinance, 2001.

These taxes, he argued, pose difficulties for both property buyers and sellers. Reducing them would help further stabilize the real estate market.

Baloch also advised the government to review taxes imposed under Section 7-E to further facilitate investors. He explained the central role of the construction industry in national economic development. "If we want Pakistan to be among the world's emerging economies, we must develop a long-term tax policy that supports the construction sector," he said.

He added that to attract foreign investment, the government must provide incentives to local industries and enable them to compete internationally. Concluding his remarks, Baloch said that confirmed steps to ease tax burdens would significantly enhance confidence in Pakistan's real estate and construction sectors.

The Financial Daily 11-April-2025

ABAD urges Sindh govt to revise SBICA decision amending the building rules

Staff Reporter

KARACHI: Afzal Hameed, Senior Vice Chairman of the Association of Builders and Developers (ABAD), has said that the amendment to the Karachi Building and Town Planning Regulation 2002 will have a negative impact on the infrastructure of Karachi city.

In a statement he said that SBICA's decision to allow commercial activities in residential areas is a very serious decision, which will significantly increase unplanned construction, traffic congestion, environmental pollution and other urban problems in the city. Problems like water, sewage, electricity and parking are already faced by a big city like Karachi, and this decision was not only made without consultation but also without any consideration of its far-reaching effects.

ABAD has demanded that the DG Sindh Building Control Authority (SBCA) immediately review this amendment decision and restore the law to its previous state so that balance, order and the status of residential areas in the city can be preserved.

Former Senior Vice Chairman ABAD, Ibrahim Ishaq said that Karachi Building Control Authority (KBICA), established in 1979, had a consultative committee that was responsible for drafting and amending laws related to building control and land use. However, this time, the SBCA Director General made the changes without any consultation with the committee or stakeholders, thus raising concerns about corruption and misuse of power.

The Supreme Court had, in 2019, issued an order halting the conversion of 900 residential plots into commercial ones, a ruling that

was ignored by several authorities, including the SBICA and various cantonment boards. These plots, initially designated for residential use, were illegally converted into commercial spaces, causing significant inconvenience to residents.

Many politicians and bureaucrats have profited from these land-use changes, leading to corruption and bribery on a massive scale. In response to this, opposition leaders in the Karachi Metropolitan Corporation (KMC) have called for action against the responsible officials, particularly Ishaq Khori, to prevent further misuse of power and to safeguard the city's future.

As a result of these land-use changes, Karachi's residents feel increasingly alienated from their city. As one saying goes, "Karachi's future is leaving with a grand procession," reflecting the growing sentiment that these actions are leading the city toward irreversible destruction.

Aslam Khan, Chairman Karachi Grand Alliance also raised his voice and urged SBICA to withdraw building amendments for the betterment of the city. Delegation led by Aslam Khan met with ABAD Chairman Hassan Baloch, Aslam Khan said that construction in residential areas will affect the privacy of citizens.

A new and controversial land-use change game has begun in Karachi, initiated under the influence of a powerful woman, with the Sindh Building Control Authority (SBICA) enforcing it as law. This new regulation allows residential plots in Karachi to be converted into commercial properties, aiming to rapidly generate financial gains across the city.

BUSINESS RECORDER Karachi, Monday 14 April 2025, 15 Shawwal 1446

Discrimination in land assessment procedures

ABAD lodges complaint with NEPRA against KE

MUHAMMAD ALI

KARACHI: Association of Builders and Developers of Pakistan (ABAD) has formally lodged a complaint to the National Electric Power Regulatory Authority (NEPRA) against K-Electric over disparity in applying the diversity factor for load assessment.

In its formal complaint, ABAD accused K-Electric of implementing discriminatory practices in its load assessment procedures, creating an uneven playing field for smaller development projects.

According to ABAD's formal complaint, K-Electric applies a diversity factor when assessing projects' load and designing distribution schemes, but only for projects with a total assessed load exceeding 100kW.

However, projects falling below this arbitrary threshold are excluded from this consideration, despite identical load usage patterns among residents. ABAD said, suggesting that smaller projects may have been bearing disproportionate costs due to these discriminatory practices.

"This approach is completely unjustified," ABAD stated in its complaint, highlighting that there appears to be "no technical or practical basis" for such selective application.

ABAD argued that this disparity had placed "unnecessary burden" on developers and residents of smaller projects, effectively penalizing them without justification.

Therefore, ABAD has called for urgent intervention from NEPRA, requesting the regulatory body to direct K-Electric to implement a uniform policy that applies the diversity factor equitably across all projects regardless of size. The developers' group also emphasized the need for a level playing field and fairness in load assessment practices.

However, K-Electric spokesperson claimed that they follow NEPRA's Customer Service Manual, which appropriately prescribes the uniform criteria for the load factor, load assessment, and the connection charge towards new connections. Moreover, stating that K-Electric's application of diversity factors aligns with NEPRA's prescribed criteria for all project distribution companies nationwide.



ABAD chairman vows full support for crackdown against portion mafia

Commissioner launches action on illegal constructions and portion mafia

By our correspondent

KARACHI: Karachi West District Commissioner (DC) has launched a high-level meeting on Monday at his office to discuss a coordinated strategy against illegal constructions and the growing influence of the portion mafia in the city.

The meeting was attended by representatives from the Association of Builders and Developers (ABAD), Karachi Water and Sewerage Corporation (KWS), South Southern Gas Company (SSGC), Sindh Building Control Authority (SBICA), Karachi Development Authority (KDA), po-

lice, Additional Commissioner (Public Order and Security), and Deputy Commissioner. Senior South District Judge Khosro Ali also participated via video link.

Nagvi, who had been back from his departments and ministerial duties to take decisive action, particularly in the Central and East districts, where illegal construction activity and the portion mafia are rampant. "These illegal constructions not only pose a serious threat to the city's infrastructure but also severely damage the city's image and reputation," said Nagvi. "This issue demands immediate

and coordinated action." He also announced a high-level meeting to be held for June 1 to monitor progress in the districts. He said that the government would take necessary steps to ensure that the portion mafia is completely eradicated from the city.

This commissioner stressed the need for inter-departmental coordination and urgency in addressing the issue. He is also scheduled to visit District Control today to review ongoing development projects and provide a detailed report.

BUSINESS RECORDER Karachi, Wednesday 9 April 2025, 10 Mawarid 1446

ABAD for withdrawal of amendments to KBTPR-2002

REPORTER

KARACHI: Association of Builders and Developers of Pakistan (ABAD) has called for the immediate withdrawal of amendments to the Karachi Building and Town Planning Regulation 2002, which it says will have a negative impact on the infrastructure of Karachi city.

ABAD said that the amendments to the Karachi Building and Town Planning Regulation 2002 will have a negative impact on the infrastructure of Karachi city. It said that the amendments will lead to unplanned construction, traffic congestion, environmental pollution and other urban problems in the city.

ABAD has demanded that the DG Sindh Building Control Authority (SBCA) immediately review this amendment decision and restore the law to its previous state so that balance, order and the status of residential areas in the city can be preserved.

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BUSINESS RECORDER Karachi, Tuesday 13 May 2025, 15 Ziqad 1446

ABAD congratulates Army over historic victory against India

REPORTER

KARACHI: Association of Builders and Developers of Pakistan (ABAD) has congratulated the Indian Army for its historic victory against India in the recent conflict.

ABAD said that the Indian Army's victory was a significant achievement for the Indian nation and a testament to the bravery and skill of its soldiers.

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Business Recorder, Karachi
Tuesday, June 10, 2025

RECORDER REPORT
KARACHI: United Business Group (UBG) leaders have emphasized that enhanced SME lending would not only boost domestic economic activity but also strengthen Pakistan's export base, as SMEs contribute around 25% of the country's total exports. They laud SBP's reforms to boost SME financing.

The reforms, combined

with the recent decline in interest rates, are expected to pave the way for inclusive economic growth and large-scale employment generation.

President Zubair Tufail and Central leaders Zafar Bakhtiari, Momin Ali Malik, Hanif Gohar, Syed Mazhar Ali Nasir, Malik Khuda Baksh and Gulzar Firaz, have welcomed the State Bank of Pakistan's latest initiative to revise pri-

dential regulations for SME financing, terming it a timely and transformative step towards unlocking the true potential of Pakistan's small and medium enterprises.

UBG leaders praised the State Bank's comprehensive reform package aimed at removing structural lending barriers and fostering inclusive, responsible, and sustainable access to finance for SMEs — a sector that contributes nearly 40% to

the national GDP and employs around 80% of the non-agricultural workforce.

Senior leaders of UBG said, "We strongly commend the State Bank for responding to a long-standing demand of the business community. This reform not only encourages credit flow to underserved SMEs, but also aligns financial policy with ground realities and economic needs."

UBG noted that despite

SMEs being the backbone of Pakistan's economy, their access to bank credit remained dismally low at just 6%. The group expressed optimism that the revised framework which emphasizes principles based regulation, fintech partnerships, and technology driven solutions will significantly improve credit disbursement and ease financial constraints faced by millions of SMEs across the country. ■

- Disappointed industry players term decision shocking
- Say curbs on non-filers will further slow real estate activities

By Richard H. Anderson

LAHERIE. The government has finally announced that relief for the coal miners must be achieved by reducing various business income tax provisions.

It has budget speech, Finance Minister Mohammad Aswargani, on Tuesday announced a reduction in wealth-tax for various property purchasers' slabs from 4 per cent to 2.5 to 5.5 per cent and 3 to 5 per cent.

The coalition also announced the abolition of the Federal Excise Duty (FED) on property transactions. Similarly, the stamp duty on property transactions in Maharashtra has also been reduced to 1pc from 5pc.

According to budget documents, the tax relief has been divided into three categories: property tax-exempt worth up to \$400, up to \$400 and over \$400. On the other hand, the tax has been increased by

authors from 4pc to 8.4pc on property walking up to 100,000, 4pc on transactions from 100 to 100,000 and 1.5pc on deals worth over \$100m. The tax credit for buyers up to 20 million and apartments up to 1,000 sq ft has also been announced. There is also a proposal to the budget that non-Elms will not be able to buy property

Proponents argue that enacting the law called an anti-judgment measure to apply the real estate sector, stating that the government should have thoroughly

The people, particularly non-filers, have also expressed disappointment, assuming that the government would slash the electricity charges under which only firms will be able to recover from July 1.

"The call for real reform is very strong. On one hand, the budget problems indicate a need for reform. But at the same time, the taxes on property sellers have been increased. I am really surprised here, in this way, the government can give a boost to the real estate market that already had indirectly links with money industries," said Ashraf Hossain, a former chairman of the Bangladesh Bar Council.

"Which kind of relief does the government have given? And how they will justify us called for the relief. The government must recognize that the purpose that of property cannot be compromised in the attempt to a better or worse. Therefore, the relief should have been the best, as in this way, there would be no considered the consequences for the removal of the real estate sector."

According to him, the neo-conservatives related to the abolition of FEU are commercialist perspectives, profit and money is also vulgar. "In his longer speech, the neo-conservative was concluding that the FEU starts from communist and socialist."

Extraordinary General Meeting (EGM)
Amendments to Memorandum & Articles of
Association of ABAD

Dear Members,
As per the directives of the Federation of Pakistan Chambers of Commerce and Industry (FCCI) and the Directorate General of Trade Organizations (DGTO), ABAD has scheduled a meeting to discuss the General Instructions for Amendment of Memorandum and Articles of Association (MRA) of Trade Organizations. The amendments proposed include those required to bring the Articles of Association of ABAD in consonance with the 'Basic Template' issued through FCI No. 82501/2216 issued by the Ministry of Commerce, Government of Pakistan. The proposed amendments tabled at previous AGMs are still pending.

in view of the above an Extraordinary General Meeting (EOGM) has been scheduled as follows:

Date: Saturday, June 28, 2025
Time: 2:00 PM Venue: ARAD House

The agenda for the meeting has already been shared with you, followed by several reminders through email. We trust that you will make it a priority to attend the meeting at the designated date, time, and venue.

Your presence and valuable input are highly appreciated.
Best regards,

abad Ehteshamullah Mallick
Secretary General-ABAD

ASSOCIATION OF BUILDERS AND DEVELOPERS OF PAKISTAN
 ABAD House, ET-7/D, Block-16 Gulistan-e-Jauhar, Karachi.
 UAN: 111-11-ABAD (2222). Fax: 34613648
 Website: www.abad.com.pk Email: info@abad.com.pk

However, it is unclear whether the theory would be considered suitable for ecological sites and basins. Therefore, the government must explain it well," he says, adding that the government must explain its commitment related to the *Academy*.

Talking to him, and trying, a mother and daughter, one of the rare film having a like status for being respectably so very damaging to the society. He was the cynic and about business the family related to some extent with the income tax system.

سینئر پرویز رشید کا بیان مگر اہل کن ہے۔ مولانا اسعد قسطنطینی

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**GALVAN
WIRE**



Najam Hardware

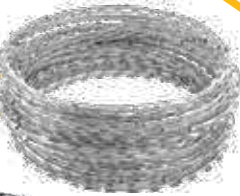
House of Quality Products

Trusted Brand Over 60 Years

**BARBED
WIRE**



**RAZOR
WIRE**



**BLACK
BINDING
WIRE**



**CONCRETE
NAIL**



HIGH STANDARD

Premium Quality

Adhesive

Safety Net

Welding

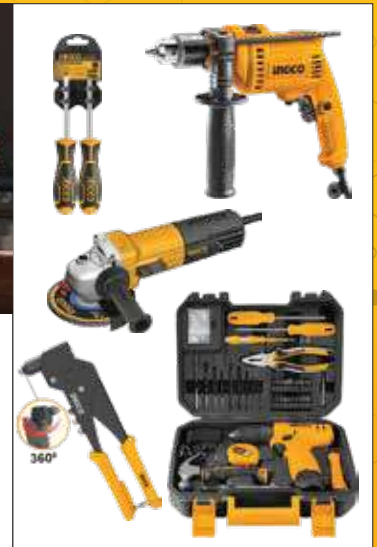
Power Tool



Glue



Jute Rope



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