





Presentation

to

**Karachi City  
NAZIM**

by

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Chairman/MD**

**H.B.F.C.**

**Low Cost Housing Solutions**

**July 28, 2006 at Karachi, Pakistan.**



# Contents

- 1. Surjani Town**
- 2. Lyari Express Way**
- 3. Taiser Town**

# Low Cost Housing Scheme



**Project Name:**

**Surjani Town**

**Units financed:**

**Above 10,000 Units**

**Location:**

**Karachi, PAKISTAN**

**Financed by:**

**House Building Finance Corporation**



## Basic Facts

- Nature of scheme: Low cost housing scheme for lower income group
- Period of financing: 1987-88
- Total number of units financed: Approx: 10,000
- Loan provided (per unit): Rs. 33000 - Rs.35000
- Total amount disbursed: Approx: Rs. 350 Million



## EXISTING POSITION

- Number of operative Accounts: 5221
- Outstanding loan amount: Rs. 456 Million
- Default Amount: Rs. 336 Million



## KEY ISSUES - SURJANI TOWN

- **Lack of infrastructure and basic amenities**
- **Inhabitants belong to lower income group**
- **Houses not completed by the builders**
- **Possession not given by the builders in case of complete houses**
- **General impression that HBFC financing being World Bank Loan, will be waived off by the government.**
- **Large number of unauthorized sale of housing units on GPA**



## SURJANI TOWN (A/cs. 366 & 766) NATURE OF OCCUPATION

Category	Nature	Number of cases		Total
		766	366	
I	Owners (Occupiers)	1200	47	1247
II	Rented by owners	230	446	676
III	On GPA/Sale Agreement	350	1445	1795
IV	Others:	548	955	1503
	(a) Incomplete Houses (Unoccupied)			
	(b) Only structure (Unoccupied)			
<b>TOTAL:</b>		<b>2328</b>	<b>2893</b>	<b>5221</b>





## HBFC PROJECTS IN SURJANI TOWN

<b>S. No.</b>	<b>Name of Projects</b>	<b>Occupation status</b>
1	Anarkali Banglows	Totally unoccupied
2	KDA Flats	Partially Occupied
3	Gulzar-e- Muhammadi	Totally unoccupied
4	Gosha-e-Afiat	Totally unoccupied
5	Imam Ghazali Town Phase - II	Totally unoccupied
6	Yousufabad	Partially Occupied
7	Universal Cottages	Partially Occupied
8	Nobel Town	Totally unoccupied
9	Gulistan-e-Ahmed	Totally unoccupied
10	Zaheerabad	Totally unoccupied



SURJANI TOWN



SURJANI TOWN





**SURJANI TOWN – A/cs 366 & 766**  
**STATUS OF LOAN OUTSTANDING AND IN DEFAULT**  
**As on June 2006**

Amount in Million Rupees

<b>Scheme</b>	<b>No. of operating Accounts</b>	<b>Amount in default</b>	<b>Amount outstanding</b>
366	2893	192.5	250.7
766	2328	142.5	205.0
<b>Total</b>	<b>5221</b>	<b>335</b>	<b>455.7</b>



## An Overview

Rehabilitation  
of the Affectees of  
**LYARI EXPRESS WAY**

# ROUTE PLAN

## LYARI EXPRESSWAY

LENGTH (548 + 1485 + 3115)



START POINT

END POINT

Super Highway bridge

INTERCHANGE

Circular Railway

INTERCHANGE

ORANGI TOWN

ALIGARH CITY

Manghopir Road

RCD HIGHWAY

NAZIMABAD

Lasbatta bridge

Sheikh Hafeez bridge

University Road

GULSHAN-E-IQBAL

SITE AREA

Sher Shah Road

INTERCHANGE

Manghopir Bridge

Sher Shah Bridge

Shati Ghat Bridge

Teen Hall Bridge

QUAID-E-AZAM MAZAR

BAHADURABAD

Mewa Shah Bridge

Maripur Bridge

INTERCHANGE

LEE MARKET

Maripur Road



# LYARI EXPRESS WAY

- Survey was done to know the basic needs of the peoples.
- There are about 13,846 affectees of Lyari Express Way. Through rehabilitation project 80 sq-yds plots have been allotted.
- In 03 different places namely:
  - Hawksbay
  - Baldia Town
  - Taiser Town



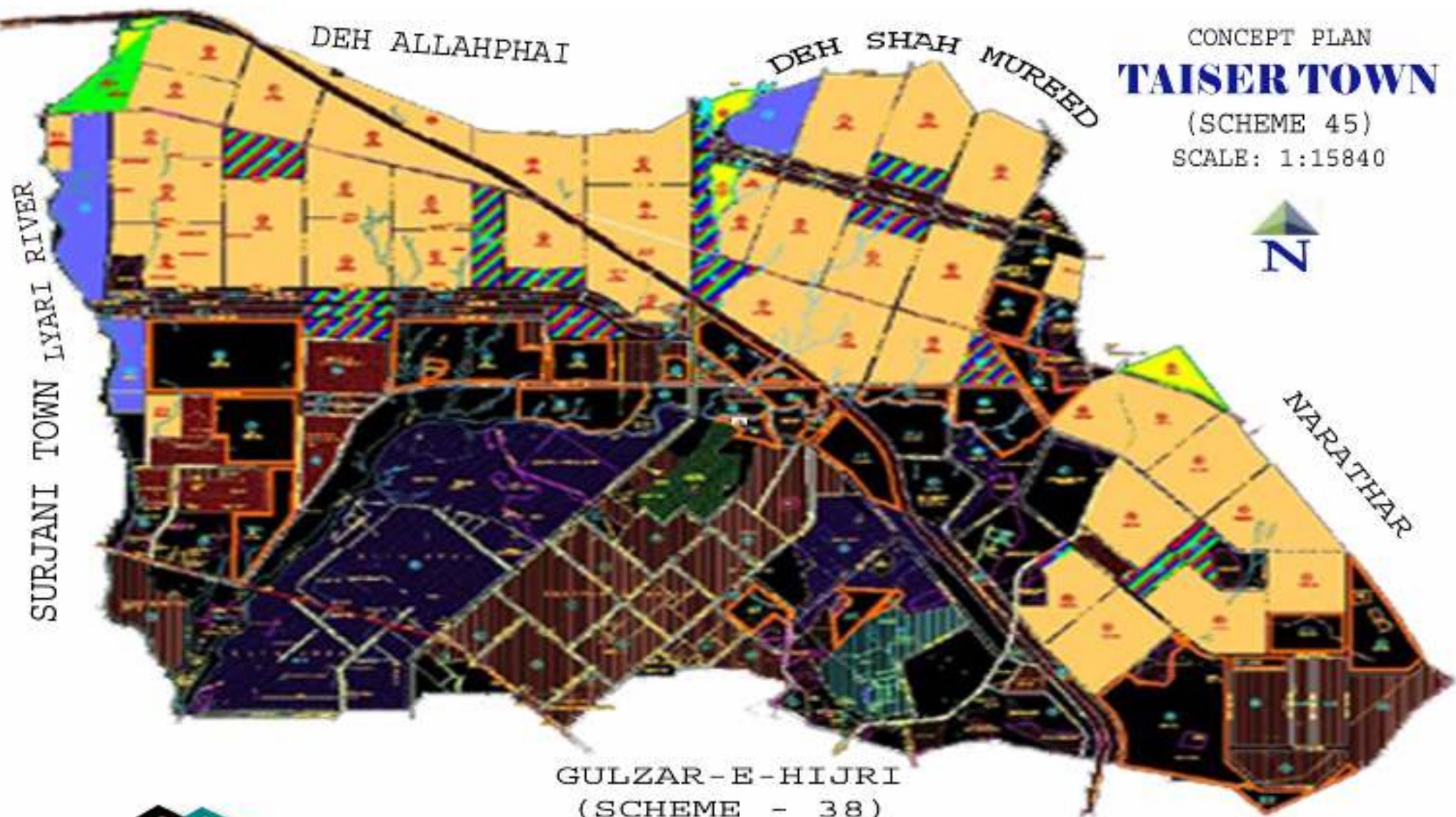


# LYARI EXPRESS WAY

- The plot allotted to these peoples free of cost along with Rs. 50,000/- each for rehabilitation. Present market of these plots ranges from Rs. 200,000/- to Rs. 300,000/-.
- These plots are not transferable upto 05 years and the registered title deed of plots will be handed over after 05 years.
- HBFC is keen to provide financing ranges from Rs.100,000/- to Rs.150,000/- per unit for building their houses with the cooperation of City District Government Karachi, if CDGK provide registered deed with permission to mortgage.



**An Overview  
of  
TAISER TOWN  
SCHEME – 45**



CONCEPT PLAN  
**TAISER TOWN**  
 (SCHEME 45)  
 SCALE: 1:15840



**Project in Progress : TAISER TOWN**

No. of Plots	42,000
Size of Plots	80 & 120 Sq.Yards
Cost	US\$ 6,666 to 7,500 per Unit.



# Salient Features

- Taiser Town Scheme 45 is a low cost housing project of Government of Sindh being executed by CDGK – Malir Development Authority.
- CDGK has launched two schemes namely “New Malir Housing Scheme -1” and “Taiser Town Scheme 45”
- There are 42000 plots in above schemes of 80 and 120 Sq. Yds. categories



# Salient Features

Cont...

- Currently work on both schemes is going on at a very rapid pace.
- MDA has engaged M/s Paragon City and M/s Maxim Marketing for construction of low cost houses at Taiser Town on the allotted plots.
- It is estimated that 10,000 houses shall be constructed in first phase by M/s Paragon City.
- M/s Paragon City and Maxim Marketing initially will start construction of 150 low cost model houses according to three approved designs by the Government of Sindh.



# Role of HBFC

- M/s Paragon City and M/s Maxim Marketing approached HBFC to provide housing finance to the interested allottees of the above scheme.
- Memorandum of Understanding has been signed between HBFC and above developers and consultants.
- HBFC will provide housing finance facility to the allottees of the above scheme on the basis of age and repayment of the interested allottees.



# Role of HBFC

- These companies will complete all necessary documentation and infrastructure before process of HBFC financing.
- For quicker processing of request for housing finance HBFC will facilitate the clients through “One Window Operations” at the site.

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# Thank you

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