**PROVINCIAL ASSEMBLY OF THE PUNJAB**

**Bill No. 08 of 2025**

**THE DEFENCE HOUSING AUTHORITY RAWALPINDI (AMENDMENT) BILL 2025**

A

Bill

*to amend the Defence Housing Authority Rawalpindi Act 2013*.

It is necessary to amend the Defence Housing Authority Rawalpindi Act 2013 (XI of 2013) for the purposes hereinafter appearing.

Be it enacted by the Provincial Assembly of the Punjab as follows:

1. **Short title and commencement**.- (1) This Act may be cited as the Defence Housing Authority Rawalpindi (Amendment) Act 2025.

(2) It shall come into force at once.

1. **Amendment of section 1 of Act XI of 2013**.- In the Defence Housing Authority Rawalpindi Act 2013 (XI of 2013), hereinafter referred to as ‘the Act’, in section 1, in sub-section (2), for the word “District”, the word “Division”, shall be substituted.
2. **Amendment of section 2 of Act XI of 2013**.- In the Act, in section 2:
3. for clause (j), the following shall be substituted:

“(j) “project” means any project of construction, repair, renovation, maintenance, up-gradation and development of land or area undertaken or planned by the Authority to achieve a particular aim in the Specified Area;”;

* 1. in clause (k), for the word “or”, appearing for the first time, the expression “,” shall be substituted and after the word “commercial”, the words “or other mixed” shall be inserted;
	2. in clause (m), for the word “District”, the word “Division” shall be substituted; and
	3. for clause (n), the following shall be substituted:

“(n) “welfare and rehabilitation activities” mean activities done or undertaken by the Authority, for the welfare and rehabilitation of serving or retired personnel of defence forces, *inter alia*, officers, soldiers, bereaved families of *Shuhada*, war wounded or disabled personnel, or other people.”.

1. **Amendment of section 3 of Act XI of 2013**.- In the Act, in section 3:

(a) in sub-section (5), for the words “Rawalpindi District”, the words “concerned District in Rawalpindi Division” shall be substituted; and

1. after sub-section (6), the following shall be added:

 “(7) In particular and without prejudice to the generality of the provisions of this Act, the Authority shall take all such measures and exercise all such powers as may be necessary for carrying out the purposes of the Act, as well as, to carry out any other work or activity connected therewith, or ancillary thereto.”.

1. **Amendment of section 5 of Act XI of 2013**.- In the Act, in section 5, in sub-section (2), in clause (b), for the word “Vice President”, the word “Member” shall be substituted.
2. **Amendment of section 6 of Act XI of 2013**.- In the Act, in section 6, in sub-section (2):

(a) for clause (g), the following shall be substituted:

“(g) impose, vary, and recover any fee or charges for rendering of any service within any scheme in the specified area including fee for registration with the Authority, transfer fee to be imposed on transfer of a plot within the Authority, management fee, development or re-development charges or additional development charges, maintenance fee, dues and other charges through the committee formed through regulations;”;

(b) in clause (j), the word “and”, occurring at the end, shall be omitted;

(c) after clause (j), as amended above, the following shall be inserted:

"(ja) carryout welfare and rehabilitation activities in accordance with the provisions of this Act; and”; and

(d) in clause (k), after the word “facilities”, the words “including arrangement of security” shall be inserted.

1. **Amendment of section 10 of Act XI of 2013**.- In the Act, in section 10, in
sub-section (3), for the word “Vice President”, the words “most senior Member of the Executive Board” shall be substituted.
2. **Amendment of section 11 of Act XI of 2013**.- In the Act, in section 11, the existing provision shall be numbered as “(1)” and thereafter the following shall be added:

 “(2) The persons appointed or hired under sub-section (1) shall not, directly or indirectly, during employment or engagement with the Authority, and for a period not exceeding two years thereafter enter into employment, consultation, or otherwise engage in any manner whatsoever with any entity that competes or conflicts with the activities of the Authority, as may be prescribed:

Provided that nothing contained in this sub-section shall apply to any such employment, consultation or engagement, made after seeking prior approval of the Executive Board.”.

1. **Substitution of section 20 of Act XI of 2013**.- In the Act, for section 20, the following shall be substituted:

“**20. Power to frame regulations and bye-laws**.- (1) The Governing Body may, on the recommendation of Executive Board, for carrying out the purposes of this Act, frame regulations not inconsistent with the provisions of this Act or any other law, regulations or bye-laws for the time being in force in the Specified Area.

 (2) For carrying into effect the purposes of sub-section (1), the Executive Board may make bye-laws not inconsistent with the provisions of this Act and regulations made thereunder and any other law, rules, regulations and bye-laws, for the time being in force.”.

**STATEMENT OF OBJECTS AND REASONS**

DHA Rawalpindi is established through DHA Rawalpindi Act 2013 for limited specified area on District level, however, its scope is being extended throughout Rawalpindi Division not only to achieve purposes and objects of the Authority but also for the welfare and interest of the community. Some definitions were not inserted, whereas, these are required for more understanding and clarification, therefore, appropriate proposed definitions have been inserted and substituted accordingly. No clear mechanism for arrangement of security in the specified area is provided in the Act. This ambiguity creates security threats to allottees of the Authority for which proposed security mechanism is inserted. DHA Rawalpindi is providing all services and quality development in its housing schemes from time to time without any budgetary allocation from any Government rather services are being provided from its own resources for which no clear power for imposition of required changes and fee are provided in the Act. Power to make regulations and bye-laws is being substituted for smooth functioning of DHA. Under these circumstances purpose and object of the Authority cannot be carried out unless amendments in DHA Rawalpindi Act 2013 are made for the welfare and interest of community and management functions through this bill. The bill is designed to achieve the aforesaid objects.

 **MINISTER INCHARGE**

**Lahore: CH AMER HABIB**

**January 15, 2025 Secretary General**