



# MAYMAR HOUSING SERVICES (Private) LIMITED

February 2, 2013

Dear Client – Assalam-o-Alaikum,

We have been making best efforts to maintain/keep our beautiful home, Gulshan-e-Maymar, for the last many years. Your cooperation in this regard is our biggest asset. You will appreciate that during the last five years inflation remains highest in the history of our country and resultantly cost of maintenance has increased many folds. The situation in the last one year has worsened in this respect where cost of maintenance has increased substantially creating major shortfall in maintenance budget and in turn affected our overall maintenance badly. To explain the situation better to our valued customers, breakdown of some of major expenses during last five years before and at present are mentioned below:

Description	2012-13	Variance %	2007-08
Labour Rate	10,200	155%	4,000
Fuel (Diesel)	110	188%	38
Electricity per unit	19	105%	9
Water	100	127%	44

So far your company was trying to maintain Gulshan-e-Maymar by contributing the shortfall from its own resources. But the present economic situation is such that your company is not in a position to further contribute the way it used to be.

It is appreciable for all of us that so far Gulshan-e-Maymar is considered Number One among its surrounding neighbouring societies. The value of plots/houses is much higher as compared to our neighbourhood. In the interest of all of us it is essential to continue our efforts in beautification and maintenance of our home, Gulshan-e-Maymar. This can only be achieved provided we bring at par our billing realistic to our maintenance expenses. If we fail to attend this situation on urgent basis the environment of Gulshan-e-Maymar will worsen further and value of our properties will go down.

We also understand that under the present tough economic situation any increase in maintenance charges would hurt but maintaining high standard at Gulshan-e-Maymar is our top priority. There is also good news for us that negotiation with Karachi Water & Sewerage Board is almost finalized and the rate of water to occupants will be on the basis of individual billing from bulk rates. It will result in substantial saving and will **offset** impact of increased cost of maintenance. It will be applicable from 1<sup>st</sup> March 2013 on those consumers who have paid their dues.

To achieve this goal, we apprised all the stakeholders of Gulshan-e-Maymar to have their opinion. For this purpose, from time to time, we held a number of meetings with several committees of residents and property advisors etc. We are of the opinion that all of them have understand the situation and agreed that with the present rate, quality maintenance **maintenance rate upwards.**

**Your voice in maintaining the Maymar is of utmost importance. In this regard, Maymar has formed a maintenance company by the name of Maymar Maintenance (Pvt.) Limited which have already started working. In order to have your representation in the company Maymar is working on a mechanism where two members of the residents elected body will be on the Board of Directors of the maintenance company. The company plans to hold elections for elected body in the coming months.**

**In addition, Maymar is working on the security plan with the leading security system providers for Gulshan-e-Maymar. We expect to reach a final understanding within the next two months, which include security systems, approval from Malir Development Authority (MDA) and start of the boundary wall to make Gulshan-e-Maymar A GATED COMMUNITY.**

It is therefore decided to revise the maintenance charges as per following rates effective for the period 2012-2013:

Residential	Rs. 60 per square yard
Commercial	Rs.165 per square yard
Amenity	Rs. 75 per square yard

**Assuring you of our best services, we remain,**

**Yours faithfully,  
For Maymar Housing Services (Pvt.) Limited**



**Shahid Hameed  
Senior Manager Admin. & Legal**