

Working Group # 2

PROPOSED PROJECT EVALUATION GUIDELINES FOR RDA CUSTOMERS

Proposed Strategy – Shift from Builder Evaluation to Project Screening to Facilitate Real Estate Investment for RDA Customers

Objective of Developing Project Based Screening

Cash Based Investment - RDA

- Pre-screen off plan/ready projects for self finance purchase

Financing in Ready Property - RDA

- Lien and non lien Financing

Financing Off Plan - RDA

- Lien and non lien Financing

Way Forward

Project Evaluation by Project Management Firms

- Appoint notable project managers for evaluating project suitability for investment or not.
- Criteria/Guideline

PBA/SBP/RDA Banks Approval for Enlistment

- Will approve projects based on the recommendation of Project Manager

Portal Development & Upload of Screened Projects

- **A unified portal** will be developed, containing list of all pre-screened project for RDA customers which will be linked to each **RDA bank's respective RDA portal**.

Summary Criteria

Escrow Arrangement:
The RDA banks may also have escrow account arrangements for the projects screened by them.

LEGAL CLEARANCE

Prereq

BANK CREDIT LINES
WITH GOOD CREDIT
HISTORY

15%

FINANCIAL STRENGTH
OF SPONSORS

20%

FINANCIALS OF THE
PROJECT




15%

MARKET
STANDING

50%

No project should be allowed to open sales without legal clearance which should include all relevant approvals.

Market Standing Criteria

Market Standing		50%
Number of years experience, Number of projects completed & No of projects delivered on time		10%
Market Feedback(Sponsors& developer)		5%
Technical Expertise : Team		5%
Management Team		5%
Contractors, Associates, Architects)		15%
Quality of workmanship		10%

In case of new developers/contractor entering the market we should have waivers for requirements within this point. Where developer possessing Clear land title & possession along with all relevant approvals having been obtained from the relevant authorities, a good experience rating should be given to the developer.



بنك دبي الإسلامي
Dubai Islamic Bank



بینک دولت پاکستان
State Bank of Pakistan

Thank you!