

Performance of PMC as per experience since 1991 / Average figures for information only

Experience	20 years	10 - 15 years	5 years - after 2009 guideline under 79 A	2 years or less
Origin	Architectural OR engineering works	Graduated from Project & Repairs consultants	all Architects & Engineers , who had less projects & more spare time	all junior Architects & Engineers , who have gained some experience as employee with existing PMC firms
No of PMC	50 Mainly Architects	10 Mainly engineers		
no of projects handled -	100+	15 +	5+	2+
No of society projects handling	100+	100+	20+	5+
availability for society	lesser	fair	good	always available
knowledge to guide on society	good	fair	normal	below normal
knowledge to guide on	good	normal	below normal	less than below normal
readiness	fair	fair	better	everyday
showmanship / sweet talks	nil	normal - 25%	fair - 50%	good - 75%
Seriousness on project Movement &	good	good	below normal	yet to experience
Guidance on members	good	good	below normal	yet to experience
guidance on builders	good	fair	below normal	yet to experience
Capacity to get consent from members on	better	fair	below normal	yet to experience
Fees expectation	higher	standard	below normal	lowest
readiness to work at any fees	nil	nil	possible	yes
project success	80%	80%	50%	25%
Fairness - Integrity	80%	90%	70%	50%

General Conduct of society on redevelopment

Type of society	Good	Fair	Poor	Bad
out of 10,000 societies	1000	2000	5000	2000
SGBm / Meetings	monthly / quarterly	half yearly / yearly	yearly	yearly or more
Elections	Regular	selection over election	selection over election	selection / election as it suits
Circullars	Each to all members	Important to all members	At notice board.	hardly
Management	By majority	By 40% members	By 20% Members	By 10% members
Accounts	Cleared with 99%	Cleared with 90%	up to 75%	50% cleared
Expectation from service providers	better than market practice	lower than market	As low as possible	Free if possible
Collection System	Regular	regular	irregular	as per mood
payment system	as per agreed terms	as longer as possible	not without reminder	after many reminders
cleanliness	Clean	cleaning weekly	cleaning monthly	cleaning monthly
seriousness / sincerity	Does most of work in approx. time	does most work in double the time	does most work after lapse of the time	does most work after lapse of the time
Professionalism	in place	some times	rare	not to be expected
Time use	maintained	not maintained	as per personal convenience	as per urgency / personal convenience
One man ship	nil	invisible but yes	visible	fullest
Ego & ignorance	nil	Some what in place	visible	fullest
Disputes	2%	10%	25%	50%
finances	good	fair	poor	lower
Chances of success on	80%	60%	40%	20%

