



Bangalore Apartments' Federation News Letter

Volume 3, Issue 1, April, 2019

Dear Apartment Resident,

The largest festival of democracy or the Lok Sabha Election "tyohar" is over so far as BAF members are concerned! On April 18th and 23rd the whole of Karnataka voted to choose their MPs to represent in Lok Sabha. Do visit our link @<https://www.facebook.com/groups/bangaloreapartmentsfederation/?ref=bookmarks> -for inspiring pictures of apartment voting! Newspaper reports peg urban voting at a very poor 54-55% as compared to the rural votes. However, given anomalies in the enrolment & deletion process – that may not necessarily be true. The category of voter-base becomes the basis for government spending & to provision more services to that sector/ category. To have any say in government policy, spending and provisioning of services – apartment residents need to vote in large numbers. We are collating data on how our members voted. Do participate in this survey that will help us all BAF members to have a say in policy making & ensure civic services - https://docs.google.com/forms/d/1utVojjXuxQaQ2sf8M740QgeKN_2kg2rlx9eOjupd61E/edit#responses.

It's once again time for the BAF AGM. It will be held on **Saturday 8th June 2019** from 10am to 1pm. We urge each and every BAF Member Associations (400+ Members currently) to **ensure their apartment is represented at the AGM.** There are important takeaways from the AGM on issues resolved by BAF, and those which we are in pursuit with Gok& civic agencies. Also, members will get to know about likely issues that members may face in future, be it from compliance, harassment or sustainability points of view. Awareness of this will help members to address them satisfactorily as well as result in cost savings for their communities.

Do confirm your registrations at: <https://docs.google.com/forms/d/15ETE2EnwD0LXAuSivglIXcHFRnsCyIMjTEzhskAM9MY/edit>

BAF has taken efforts to bring to its members all news during the month affecting apartments. The BAF Newsletters are a rich source of information that apartment residents and especially the watchdogs, i.e. the Managing Committees, cannot afford to miss. Mistakes are costly and can result in non-compliance, penalties, and some suo moto actions as well – due to lack of awareness of issues. SO BAF URGES ALL MEMBERS TO READ THE NEWSLETTERS AND BE AWARE OF VARIOUS ISSUES/ REGULATIONS/ NEWS that affect apartments. The link to current & all previous issues is available here - <https://baf.org.in/newsletters>

BAF has capsuled all updates & happenings during the month for all members and their communities:

1. **Fire Safety Assessments** continue to be conducted for various apartments. If your apartment needs to participate, please connect with your cluster/zonal/BAF leadership team to fix up schedules. This is a review of our existing fire safety system and seeking advice from experts on improvements if any needed.
2. **Water Management workshops** were conducted for benefit of members. BAF members shared their best practices on their initiatives of half bucket challenge, use of flow control devices and smart meters. In addition, experts educated members about the BWSSB compliance mandate of RWH systems for apartments as well as new ideas on **Ground water recharging**. A white paper on the same is also released on our website. On the lighter side – we do hope the hailstorm of 17th April managed to recharge all RWH & borewell sources!
3. **Dedicated WhatsApp groups of Rooftop Solar and Water** were abuzz with useful chatter, updates & vendor information!
4. BAF also released the **Lift Licensing Renewal Guidelines** during the month. **2020** will raise lot of compliance issues on this issue for our members
5. During the month, further notices on charging **commercial tariff on water for clubhouse & swimming pool** were slapped on apartments, as also on certain **GST non-compliance related matters**. BAF is reviewing the same for suitable response to the civic agencies/ departments.

BAF members can look up the following link :<https://baf.org.in/knowledge-base> for useful information on various topics of interest and relevance. We further look forward to augment the focus group teams and create new teams for specific issues. Reach out to your cluster leader /BAF Zonal GC to be part of such focus teams.

AT BAF WE ALL WORK AND PLAY TOO! DO SOLVE THE QUIZ IN OUR NEW FUN@BAF SECTION& WIN EXCITING PRIZES TOO!

Cheers,

Team BAF!

(Newsletters are available@<https://baf.org.in/newsletters>)





FUN@BAF

QUIZ BASED ON BAF NEWS & OTHER NEWS IN THE FOLLOWING SECTIONS

Q1. How many % of urban migrants are reportedly not enrolled/ registered in electoral rolls?

Q2. How many assembly seats does Bangalore have?

Q3. How many residential complexes have reportedly adopted roof top solar?

Q4. What is the reported % voter turnout for Karnataka for Loksabha 2019 polls?

Q5. How many CCTV cameras will Bellandur lake get?

Answers to all the above questions can be found in the News Section of this Newsletter!





BAF IN THE NEWS.....

Ready to fight fire? Flats assess safety measures

Mar 07, 2019

Is the delight you feel about having a balcony with a panoramic view often marred by thoughts of fire hazards in your high-rise complex? Well, residents of 70 apartment complexes in the city have put the worry past them, after conducting fire risk assessments in the premises.

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Tariff: Apartment residents allege harassment by BWSSB

Mar 26, 2019

Many residents of apartment complexes in the city have objected to the alleged discriminatory charges for water connections and other services being levied by the BWSSB.

[Read Full Story](#)

Residents group, experts and well-diggers discuss solutions to deal with water crisis

Mar 28, 2019

Come summer and Bangaloreans can be seen obsessively discussing water, or rather the lack of it. While water tankers bring momentary relief, residents can't help pondering over the long-term implications of water shortage.

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BAF IN THE NEWS.....

Dampened by higher tariff, flats in Bengaluru go for tankers

Apr 01, 2019

Several apartment associations are opting to hire private tankers to meet their water needs instead of getting Cauvery water supply connections from the government agency. Pointing out that it's cheaper to engage tankers, the flat owners say it's unfair that the Bangalore Water Supply and Sewerage Board (BWSSB) levies higher tariff on high-rise buildings as compared to independent houses.

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Every drop counts: Bengaluru residents adopt smart meters to conserve water

Apr 17, 2019

With the onset of summer, citizens have installed smart water meters to keep track of water consumption in their apartments. This not only helps them manage their usage but also keep a watch on excess consumption at any particular time. About 6,000 to 8,000 homes under the Bangalore Apartment Federation have installed meters since September 2018, which has reduced their water consumption by 30 per cent.

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REST OF THE NEWS.....

Meet the residents of this apartment complex who relocated 17 beehives without harming the insects

Mar 08, 2019

The first blooms of spring makes one's heart sings. But for the residents of Natasha Golf View (NGV) apartments, it also brings the annoying buzz of bees and the dangers of a sting. Unfazed by the beehives that are found on the façade of the apartment, the residents of NGV have done something unbelievable. They've successfully relocated bee hives from their apartments.

[Read Full Story](#)

Residents pay a bomb to get rid of monkeys

Mar 27, 2019

The loss of green cover, the mushrooming of apartment complexes and the growing piles of garbage have compounded the monkey menace in the city, especially on the outskirts. The loss of green cover, the mushrooming of apartment complexes and the growing piles of garbage have compounded the monkey menace in the city, especially on the outskirts

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Karnataka High Court asks BBMP to submit occupancy certificates details since January 2018

Apr 03, 2019

The high court on Tuesday directed the BBMP commissioner N Manjunatha Prasad to furnish details on occupancy certificate (OCs) by Monday.

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REST OF THE NEWS.....

499 property owners issued notices for releasing sewage into drains

Apr 04, 2019

Close on the heels of deciding not to supply water to houses which haven't implemented rainwater harvesting (RWH), the BWSSB has served notices to 499 property owners for letting sewage directly into drains.

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Water shortage haunts pockets of Bengaluru Urban district

Apr 08, 2019

With temperature on the rise, around 120 villages and several areas of Bengaluru Urban district are facing acute water shortage and the condition is likely to worst over the next two months.

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A whopping 91% of urban migrants in India are not registered as voters: Study

Apr 10, 2019

With the general elections around the corner in India, political parties are more aggressively campaigning in rural as well as urban India to fetch votes. While India's voter turnout improved in the last election, moving houses in urban areas is a significant barrier in people exercising their right.

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What a waste: Bangalore University students will learn to tackle trash

Apr 10, 2019

Activists approve, believe training in waste industry will generate employment after establishing the Water Institute this year, Bangalore University now plans to introduce a post graduate course on SWM in the Department of Environmental Science

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Empanelling of vendors to collect waste from bulk generators put on hold

Apr 10, 2019

The Bruhat Bengaluru MahanagaraPalike (BBMP) has temporarily stopped the renewal process for empanelling vendors, who are authorised to pick up waste from bulk generators across the city, in view of the model code of conduct that is in force for the Lok Sabha elections.

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Smart meters save the last drop in flats this summer

Apr 11, 2019

There is a growing interest in smart water meters among apartment communities in the city as water becomes the most sought after commodity this summer.

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Bengaluru Apartment dwellers drawn to sun like months to a flame

Apr 12, 2019

192 residential complexes plugged into solar energy. So now, they're not blowing fuse during power cuts and saving big too.

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Buying a house or taking one on rent? Here's what you must remember

Apr 16, 2019

Make sure you visit the bank and hand over documents personally instead of depending on agents. A civil engineer loses Rs. 5.84 lakh after 'associate' of a popular private sector bank encash 'blank cheques' that he gave them with the application for a Rs. 1.5 crore home loan.

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Lok Sabha election 2019: A close look at Bengaluru city's four constituencies

Apr 16, 2019

Bengaluru city is a key battleground for all the parties as there are 28 Assembly seats spread across three urban Lok Sabha constituencies, and has the ability to influence the neighbouring districts of Kolar, Tumkur, Chikkaballapur, Hassan, Mandya and Mysuru.

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Will Bengaluru's turnout go up?

Apr 17, 2019

As another election dawns upon the city, questions arise on whether citizens will come out to vote on Thursday. While election officials squarely blame the city's habit of taking a holiday rather than turning up at the voting booth, activists point out to a 'bloated' electoral list where a good turnout is automatically downplayed due to 'non-existent' votes.

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Lok Sabha polls in Karnataka: Many names missing from voter list

Apr 17, 2019

Hundreds of Bengalureans eligible to vote alleged that their names are missing from the voters' list, with complaints mostly from VV Puram, Electronics City, Arakere and Basavangudi. Karthik C (name changed) said his name was missing from the list though he had voted in the assembly elections last year.

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Electrocution of boy another reminder of Bescom apathy

Apr 17, 2019

Residents of Jeevan Bima Nagar, where 13-year-old Bharat was electrocuted on a mango tree, say this was an accident just waiting to happen. The branches hung perilously close to the live wire that caused the death of the boy: Bescom hadn't pruned the tree for over a year.

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Whitefielders reuse reject water to wash cars, water plants and clean corridors; save 500 litres every day

Apr 18, 2019

Residents of this apartment complex reuse the reject water to wash cars, water plants and clean corridors they are now saving 500 litres every day

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Urban Bangalore gives cold shoulder to Lok Sabha Election

Apr 20, 2019

Almost half of Bangalore's urban voters didn't vote during the second phase of Lok Sabha elections on Thursday, as voter turnout in

India's tech hub continued to remain stagnant and the lowest in Karnataka.

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Blackout in Bengaluru after sudden

Apr 20, 2019

The monsoon showers of April 18th brought some respite in cooling the city, but the joy was short lived. Close on the heels of the rains, came power outages. Bangalore Electricity Supply Company Limited

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Water crisis; Shallow wells to help harvest rainwater

Apr 22, 2019

Almost battle-hardened after facing acute water scarcity this summer, Bellandur residents are now on a collective mission to recharge the depleted groundwater table. Residents of apartments and individual homes are digging shallow wells in their premises for groundwater rejuvenation.

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Another month to go before Bellandurlake gets all 50 CCTV cameras

Apr 23, 2019

The recent frothing of Bellandur Lake has again triggered debate on the efforts of Bruhat Bengaluru Mahanagara Palike (BBMP), Bangalore Water Supply and Sewerage Board (BWSSB) and Bangalore Development Authority (BDA) for the upkeep of water bodies in the city. Citizens are now raising questions about the delay in implementation of the project by BBMP to install surveillance cameras around Bellandurlake.

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1,950 SWD encroachments, BBMP clears only 454

Apr 24, 2019

While the state government tries to tackle precautionary measures to avoid monsoon related problems in the city, it has stated that as many as 1,950 storm water drain(SWD) encroachments have been identified by the BBMP

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At 69% Karnataka records all-time high voter turnout

Apr 25, 2019

Karnataka has posted an all-time polling high of 68.6% in the 2019 Lok Sabha elections, surpassing its previous best of 67.6%, recorded in the 1999 Lok Sabha Elections.

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Why don't parks use treated water, BBMP?

Apr 25, 2019

Rainwater harvesting plants for individual homes, mandatory STPs and compost plants in apartment complexes - BBMP excels at telling people what to do. Rarely does it follow its own advice, though.

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Burglars have a flat choice; Apartments in Bellandur

Apr 26, 2019

So far, there was this belief that apartment complexes are safer from burglaries and thefts. But with several such cases being reported, this belief is getting shaken. Burglars are now targeting posh apartment complexes in the city and barging into houses in the midnight.

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In Mahadevapura, hope streams on RWH success

Apr 26, 2019

While about 80,000 properties in the city are yet to install rainwater harvesting (RWH) system, some apartments in Whitefield have demonstrated the usefulness of RWH: they collected lakhs of litres of water from just two days of rainfall.

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ACB smells Rs 80 crore irregularities in sewage treatment plant project, seeks nod for probe

Apr 26, 2019

Suspecting irregularities and misuse of funds in the execution of the STP in Kengri, Anti-Corruption Bureau (ACB) sleuths have written to the urban development department seeking permission to begin investigation.

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BBMP on the warpath with telecom, ISPs

Apr 27, 2019

The Bruhat Bengaluru MahanagaraPalike (BBMP) has begun removing overhanging optic-fibre cables (OFCs) from many parts of the city after receiving complaints from citizens. This, however, has got telecom and internet service providers (ISPs) up in arms.

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Towards water security; How to dig a recharge well

Apr 27, 2019

This summer, apartment communities in Bellandur have struggled with water scarcity as their borewells dried up & private tankers cut down supply. In a recent workshop organised by the RWA network Bellandur Development Forum, the communities here decided to take initiative themselves to improve groundwater levels in the area. Several communities have started digging recharge wells in their own premises, at their own cost.

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Bengaluru traffic police begin pothole fill-up task

Apr 28, 2019

Work begins on Old Airport Rd, 100-foot Rd, Indiranagar, SV Road. After studying and listing out 360 potholes in the city that need to be filled up immediately, before onset of monsoon, the BTP has started filling them up, without waiting for BBMP to get adequate funds to start the job.

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Book BBMP, Bescom for negligence: Residents

Apr 30, 2019

Some residents of Mahalakshmi Layout, along with a few BJP workers, filed a complaint with Nandini Layout police, stating the BBMP commissioner and Bescom managing director should be booked for the recent mishap in which an eight-year old boy was injured by a live wire.

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Committee at odds with BBMP's vision of garbage collection

May 02, 2019

With less than a fortnight for the much-delayed garbage tenders from being opened & finalised, the 15-member committee formed to look into the tendering process has recommended that a single contractor be vested with the responsibility to collect both wet and dry waste.

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With close to 8,000 complaint calls pouring in, BESCO expands helpline capacity from 30 to 45

May 02, 2019

Currently, BESCO has 30 helplines and as part of their monsoon preparation, the agency is expanding their 1912 helpline capacity to address all complaint calls. On a daily basis, Bangalore Electricity Supply Company (BESCO) receives anywhere between 8,000 and 9,000 complaints through various channels – helpline, online, SMS, WhatsApp, Twitter, Facebook and e-mail.

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As complaints mount against some developers, home

May 03, 2019

According to the K-RERA list, the highest number of complaints against a single project is 253 while 240 is the highest number of complaints against one promoter. A single project faces over 250 complaints while a real estate company faces close to 250 cases. These are just two of many instances of buyer grievances coming to light since the enforcement of the RERA Act in the State.

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Karnataka Pollution Control Board takes a tough stand on 'compostable' carry bags

May 06, 2019

Waste management activists are rooting for the Karnataka State Pollution Control Board (KSPCB), which has taken a tough stand against the so-called compostable bags. The board recently wrote to the Central Pollution Control Board (CPCB) urging it to not accord any certificate to the manufacturers of these bags in Karnataka, where they are banned.

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Home buyers to protest 'ineffective' implementation of RERA Act

May 06, 2019

The Forum for People's Collective Effort – Karnataka has announced a protest in the city on May 18 against ineffective implementation of the Real Estate (Regulation and Development) Act, 2016 in the State.

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Land dispute leads to tussle at Kanakapura

May 07, 2019

A fight broke out between the residents of an apartment complex and employees of the builder group that had constructed the apartments on Monday morning on Kanakapura Road

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Dry waste collection takes a hit as BBMP fails to clear bills

May 08, 2019

When the civic body entrusted door-to-door collection of dry trash to waste-pickers in 2017, the goal was to empower this unorganised sector while ensuring that citizens adhered to separating household garbage into wet and dry streams. At the time, several waste-pickers took loans and invested in vehicles. Two years down the line, however, they have discontinued door-to-door collection claiming that the BBMP has failed to pay their bills — in some cases for over a year — pushing them into a debt trap.

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