

## Bangalore Apartments' Federation News Letter

Volume 3, Issue 2, May, 2019

Dear Apartment Resident,

Thanks to all the apartment representatives of BAF member associations who attended the 5th **BAF AGM on 8<sup>th</sup> June, 2019** to make it a huge success! **More than 400 people attended the AGM from 200+ member associations.**

[Interestingly none of our individual associations come close to such 50%+ attendance! Eg. A BAF member association of say 400 apartments - sees not more than 50-70 owners attend its AGM! So here's a challenge to all members - if any BAF member association has had a great AGM attendance (>50%), write in to [baf-gc@googlegroups.com](mailto:baf-gc@googlegroups.com) with how you managed such a great attendance!. We can share such success stories, as best practices & ensure it helps other members to UP their AGM attendance. A well attended AGM – while a challenge for proceedings!- actually helps a community to resolve many issues. And further paves the way for more participation, transparency, accountability etc. It also helps them understand issues and realise-its "We" who can change our Community/ our Neighborhood /even our City & Nation. The change need not wait to happen due to "somebody else" – but because of self! Democracy is not a Spectator Sport – so said Shri Sadhguru! While we fight for our rights and do our duty by voting or adhering to mandated compliances – we also need to engage with civil society & have within us a community conscience that helps us contribute to betterment of society. BAF member sure has these learning advantages!]

During the AGM – the inaugural speech by the **President** on BAF participation & efforts to resolve issues in a logical, patient, persistent manner, and with perseverance was apt & motivating. The **General secretary's** speech on the collective power of apartment owners in various policy issues, contribution of apartments to sustainability initiatives, safety & compliance issues, as well as being recognized as a representative body of apartment owners should make any BAF member feel proud of their contributions to the urban landscape of the city. At the same time the need to raise voice against discriminatory, unfair, illogical rules was also put forth strongly. The **treasurer** presented the audited BAF accounts for FY2018-19, and many resolutions were unanimously passed. There has been no change in membership fees. The budgets & sources of funds for next year were also unanimously resolved. The presentations made by the Secretary & Treasurer, as well as the signed audited financials have been circulated to all member associations.

A new expanded **BAF GC team** was constituted- with members increasing **from 11 to 16**, by a resolution to that effect. **The outgoing GC members were thanked for their invaluable contributions in the growth of BAF.** A new structure for BAF organization was approved with new cluster formation along with elections of Cluster Committee members for each cluster. **It was indeed heartening to see many members motivated by each others' contributions in BAF & volunteered for the cluster committees.** We at BAF are excited to see this vibrant Cluster participation & involvement & believe that the **clusters will be the real pillars of BAF.** And take B A F to the next level!

**BAF also thanks its sponsors/ partners for the AGM event– HasiruDala, My Gate, Uniservice & Hi Care.** Each of our partners, has a lot of knowledge, experience, solutions & services to offer to our members. BAF looks forward to engaging with many such partners for a mutually win-win solution for BAF as well as its members & residents.

Full details of AGM proceedings will be shared with members via videos as well as minutes of the meeting during the course of next few weeks. Meanwhile initial photos and videos link is attached in the this Newsletter.

Cheers ,Team BAF!

(Newsletter also @ :<https://baf.org.in/assets/uploads/newsletter>)



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

- Q1. As on 28<sup>th</sup> May 2018 – how many Bangaloreans signed a petition launched by the Bangalore Apartments' Federation (BAF) to conserve water through various measures
- Q2. What is the property tax rebate available to home owners when paid before 30<sup>th</sup> April of any year for that FY?
- Q3. One of the RWAs has won a coveted award to be handed in Berlin for generating biogas out of waste. Can you name this RWA?
- Q4. The BESCOM has issued notices to how many house owners who have built their houses near the high tension lines?
- Q5. By how much will your power tariff go up for FY 2019-20?

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





## **BAF IN THE NEWS.....**

### **Apartments' federation complains to BBMP about unauthorised vendors**

*May 13, 2019*

Over the past few weeks, several apartments in the city have been approached by certain vendors who are claiming to be authorised by the Bruhat Bengaluru MahanagaraPalike (BBMP) to provide waste management services.

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### **Home buyers decry 'inaction' by KRERA**

*May 19, 2019*

Nearly 500 home buyers staged a silent protest in front of the Town Hall on Saturday, demanding proper implementation and enforcement of the Karnataka Real Estate Regulatory Authority (KRERA) regulations.

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### **Bengalureans leading the way in tackling water crisis**

*May 28, 2019*

Every summer, water, or rather the lack of it, always becomes the topic of concern in Bengaluru. Recently, 670 Bengalureans signed a petition launched by the Bangalore Apartments' Federation (BAF) to conserve water through various measures, keeping in mind the current water crisis the city is currently facing.

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## **BAF IN THE NEWS.....**

### **Door-to-Door collection of garbage in a mess**

*Jun13, 2019*

Door-to-door garbage collection from small apartments and unorganised residential clusters across the city is in a mess. Reason: collectors come and go in a jiffy, while residents have no organised plan to keep the solid waste segregated and ready to be picked up.

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## **BAF AGM SNAPSHOTS..**

**Jun 8, 2019**

### **Welcome & Address by President**

<http://bit.ly/bafagmpresidentialaddress>

### **Address by Secretary**

<http://bit.ly/BAFAGMSecretaryaddress>

### **Address by the Treasurer**

<http://bit.ly/BAFAGMTreasureraddress>

### **Election of Office Bearers & Cluster Councils**

<http://bit.ly/OfficeBearerElection>

### **Pictures of the AGM**

<http://bit.ly/BAFAGMPhotos>





## REST OF THE NEWS.....

### **BBMP not to extend rebate period on property tax**

*May 01, 2019*

Despite requests, the Bruhat Bengaluru MahanagaraPalike (BBMP) has decided not to extend the 5% rebate on property tax, which was offered to owners who paid property tax in the first month of the 2019-20 financial year — from April 1 to 30 this year.

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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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### **We will prosecute defaulting builders: RERA chairman**

*May 07, 2019*

Questions have been raised over the effectiveness of the RERA Act ever since it was implemented in the state in July 2017. While it took nearly two years to have a permanent authority with the state government appointing MR Kamble, a retired IAS officer, as the Chairman of RERA Karnataka in March 2019, the full-fledged implementation of the Act and realisation of its objectives is still elusive.

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## REST OF THE NEWS.....

### **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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### **Koramangala RWA turns waste to biogas, bags global honour**

*May 10, 2019*

Garbage segregation is emerging as the primary concern of every resident welfare association with BBMP having made it compulsory to segregate waste at source and pourakarmikas refusing to lift mixed waste in several pocket of the city, many localities are witnessing proliferation of black spots.

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## **Bengaluru experiences internet blackout**

*May 10, 2019*

A fortnight ago, the Cellular Operators Association of India (COAI), the industry body that represents top telecom companies, including Bharti Airtel and Reliance Jio, went to town about how Bengaluru, the IT capital, is staring at a blackout of its digital services. The association blamed the Bruhat Bengaluru MahanagaraPalike (BBMP) for the blackout, saying the civic body resorted to indiscriminate cutting of overhead optical fibre cables (OFCs) of telecom and internet service providers.

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## **Karnataka Government dithers on proposals, leaves RERA short staffed, toothless**

*May 11, 2019*

The Real Estate Regulatory Authority-Karnataka (RERA-K) has failed to protect homebuyers rights in the since it became a reality in July 2017, but the government is to blame as it has been sitting on proposals pertaining to reforms for over a year.

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## **Bengaluru avoids crisis, but steady supply a pipedream for many**

*May 15, 2019*

The city has limped through summer, largely avoiding chronic water shortage that hit many other parts of Karnataka.

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## **Elevated corridor will hit 1,100 properties:**

### **Activists**

*May 15, 2019*

The detailed feasibility report of the proposed 22-km North-South elevated corridor, connecting Hebbal and Central Silk Board, puts on record that over 250 properties will be effected. However, an ongoing social impact assessment of the project undertaken by citizen activists has found the number is underestimated.

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## **Tanker cartel in Bellandur arm-twisting residents**

*May 16, 2019*

Water tanker operators are holding residents of apartments in Bellandur, Kasavanahalli, Whitefield and Sarjapur Road to ransom by insisting that they will be supplied water only if at least two tanker loads are order every day for a fixed period.

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## **New tariffs to shock you after LS results**

*May 17, 2019*

Bangalore Electricity Supply Company (Bescm) and Bangalore Water Supply and Sewerage Board (BWSSB) are set to give the citizens of Bengaluru a double blowright after the Lok Sabha elections.

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## **Homebuyers demand crackdown on unscrupulous realtors**

*May 19, 2019*

Hundreds of homebuyers protested in front of Town Hall on Saturday, demanding effective implementation of the Real Estate (Regulation and Development) Act, 2016, in Karnataka by cracking down on realtors who circumvent rules

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## **Shut down illegal garbage-dumping site**

*May 26, 2019*

The National Green Tribunal's state-level committee (SLC) directed Bruhat Bengaluru MahanagaraPalike (BBMP) commissioner to shut down the illegal waste dumping sites at Gunjur and Dommasandra, off Sarjapur Road.

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## **Smart control room to tackle city's garbage problem**

*May 27, 2019*

An 'integrated, centralised smart control room' that enables the Bruhat Bengaluru MahanagaraPalike (BBMP) to keep track of garbage collection and transportation vehicles is among the civic body's plans to make waste management in the city more transparent and effective.

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## **Dispose of wet waste at source by composting, says NGT panel**

*May 28, 2019*

A state-level committee constituted by the National Green Tribunal (NGT) has warned of strict action against those not segregating waste and appealed to Bengalureans to dispose of wet waste by composting it at source.

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## **BESCOM customer meets see lukewarm response**

*May 28, 2019*

Even less popular than the ward committee meetings of Bruhat Bengaluru MahanagaraPalike (BBMP) are the customer interaction meetings (CIM) of Bangalore Electricity Supply Company (BESCOM). The latter are held from 3 to 5.30pm on the third Saturday of every month at each sub-division office. However, citizens barely know about it. BESCOM website calls them as "consumer participatory" events held to "address their grievances".

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## **Know why Bengaluru went six feet under during the weekend**

*May 28, 2019*

Why did Bengaluru go six feet under during the weekend? Because city administrators sat on their hands all this while. Result: Over 100 trees fell, snapping power lines and plunging the city into darkness

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### **Electrocution toll mounts in city**

*May 30, 2019*

A four-day-long battle for life ended on Tuesday night for the 13-year-old girl who had sustained burns after coming in contact with a high-tension line at A. Narayanapura. In another incident, a 31-year-old lineman who was fixing a cable at R.T. Nagar was allegedly electrocuted on Monday.

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### **BESCOM issues notice to 14,000 houses for close proximity to high tension lines**

*May 31, 2019*

In a first such a crackdown, the BESCOM issued notices to 14,000 house owners who have built their houses near the high tension lines. The notices are issued following the increasing number of accidents involving the electric line.

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### **Bengaluru City to get new building by laws to support EV infrastructure**

*May 31, 2019*

The city may soon get a modified building bylaw that supports the creation of electric vehicle charging infrastructure and encourage the use of Electric Vehicles (EVs).

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### **Interview; Bescom MD C Shikha says there is no power crisis in Bengaluru**

*May 31, 2019*

Bescom MD C Shikha says there is no power crisis in the city and the supply company is all ready to tackle the monsoon head on.

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### **Power tariff increases by 4.8%, six slabs collapse into four**

*May 31, 2019*

Electricity bills across households may show an increase with an average power tariff hike of 4.8% across the state being announced by the KERC, here on Thursday.

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### **BBMP plans to allow overhead OFCs via CCTV pole vault**

*Jun 02, 2019*

With a private company offering to install CCTV cameras on 86 kilometres of roads in eastern Bengaluru, the BBMP is sniffing an opportunity to string the Optical Fibre Cables along the surveillance system to generate revenue.

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### **BBMP gets to work on keeping Bengaluru spic and span**

*Jun 02, 2019*

Citizens can now breathe a sigh of relief as the BBMP's solid waste management team has set up roles and responsibilities for cleaning the streets.

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### **Bescom to begin taking its electric cables underground**

*Jun 02, 2019*

There is light at the end of the tunnel that the city becomes each time it rains. The BESCOM board approved underground cabling working the city and will start from July this year at cost of Rs5,3000 crore for over three years

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## **Bengaluru agency to finally start laying power cables underground**

*Jun 02, 2019*

After several cases of electrocution, the Bengaluru Electricity Supply Company (Bescom) is finally looking into the danger of power cables hanging precariously low in the city, posing grave threat to residents. By Bescom's own admission, 15 people have already died this year after being electrocuted by suspended high tension wires.

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## **BBMP to Bescom: Why are pruned branches still on roads?**

*Jun 05, 2019*

The BBMP has ordered Bescom to ensure that after trimming of tree branches, the remains have to be deposited at the nearest BBMP Park, from where they will be collected.

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