

Bangalore Apartments' Federation News Letter

Volume 1, Issue 3, July 31, 2017

Dear Apartment Resident,

We are happy to release the third issue of BAF Newsletter! In line with directions emphasized in BAF meet on 17th June 2017, BAF members have initiated spreading the word on BAF activities to their friends and family in non member apartments. BAF wishes to thank all members for their support. Let's keep up this proliferation, and continue referencing our work to as many apartment associations. If each member Association can actively enjoy at least one new association, we would double in size and multiply in votes we represent! Sounds simple enough! For providing references and follow ups do write to us on info@bafonline.org.in

June / July are the months of transition for many Associations as they hold their AGM during this time. BAF would like to congratulate all the associations & their MCs for successfully concluding another challenging year. Whatsapp reflected this change with a flurry of exits (of old members) & entries of new members. Well you may not be an office bearer or may have retired from the committee, but all are welcome to be on whatsapp and champion any cause or spread our message to your community or outside.

From dhobi rates to optimum staff required for complex upkeep to transformers & lifts upgradation - these were some interesting topics this month. The Whatsapp chat group membership has reached the app limit and BAF is exploring suitable forum to sustain this. Meanwhile an FB group has been created for sharing meaningful information for members - <https://www.facebook.com/groups/bangaloreapartmentsfederation/>

July started with notification of RERA in Karnataka making it mandatory for all the builders and brokers to register with the regulator. Home buyers may now check on whether their projects/ agents are registered and ensure some transparency in tracking and authenticity , though it is still very early days of RERA.

GST has kicked in, & as we await final details for our note from experts - for those owning alternate properties, rental income from residential property has been exempt from GST for earning less than Rs 20 lakh p.a.

July also started with a Press Release on special voter enrollment drive, targeted for age group of 18 to 21 years. BAF also initiated its program **AARAMB – Arise! Awake! Residents of Apartments in Mahanagara of Bengaluru.** A note on both AARAMB and enrolment process will be shared soon with an objective that each association initiates this drive in their apartment.

BAF members attended various events and provided support to CIVIC-Protest on non-transparency in ward committee formation, Bengaluru Wake-Up -Protest on proposed Zoning Regulations and the recent Seminar on RERA for Karnataka. On STP issue, the third batch of petitioners are getting ready to file a suit. BAF has also initiated BWSSB STP penalty refund (2016) by making an appeal to commissioner's office. BAF has also submitted an appeal to the GST Council to exempt STP installation & maintenance services from GST as before. BAF registration was also renewed during the month.

Until the next edition it is bye from us! With Warm Regards,

Team BAF



Voter enrolment drive from today

July 01, 2017

A special drive for enrolling young voters from the 28 Assembly Constituencies of the Bruhat Bengaluru Mahanagara Palike (BBMP) will be undertaken from July 1 to 31. The main purpose of the drive is to enroll those in the age group of 18-21, a release from the BBMP stated.

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Experts see grey spots in GST on Under-Construction flats

July 06, 2017

Indirect tax experts and real estate developers seem to have issues with the deduction of one-third of the value of a flat under construction for calculating the GST liability

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Cess waiver on cards for apartments that process wet waste

July 10, 2017

The city civic corporation is mulling the waiver of solid waste management (SWM) cess for bulk generators who process their own wet waste. For those who do not, a hike could be in the offing.

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Karnataka notifies RERA

July 11, 2017

The Karnataka government has notified the Real Estate Regulatory(Regulation and

Development) Act on Monday making it mandatory for all the builders to register with the regulator.

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Rental income beyond Rs 20 lakh to attract GST

July 11, 2017

Rental income from residential property has been exempt from GST but any earning over Rs 20 lakh annually from renting or leasing for commercial purposes would attract the levy.

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Relief to students: Centre says no GST on hostel fees

July 14, 2017

Services extended by educational institutions to students and staff are fully exempt from GST, the government said on Thursday. "There are some reports that GST@18% will be levied on annual subscription/fees charged for lodging in hostels. This is not true," the finance ministry stated.

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Global firm to draft city's water policy

July 17, 2017

Amid projections that water shortage and "heat islands" will force people to abandon Bengaluru after 2025, the World Resources Institute (WRI) has taken up a study to



arrive at an integrated water management plan to save the city.

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RERA set to rein in real estate agents

July 17, 2017

When realty prices hit the roof in Bengaluru and other major cities in the past two decades, small time brokers and agents had a free run as they became indispensable in the sector. But now with property brokerage coming under the ambit of the Karnataka Real Estate (Regulation and Development) Act (RERA), tough times are ahead for them.

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Lake fest on August 5 to make citizens part of Bellandur Lake's revival

July 19, 2017

Having hogged headlines for the wrong reasons in the past, Bellandur Lake is all set to witness its first-ever lake festival in the first week of August.

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BBMP lost Rs 200 crore due to lapses by government officials

July 21, 2017

The Chairman of BBMP Standing Committee for Taxation and Finance, Gunashekar, alleged that BBMP exchequer had incurred a loss of Rs 200 crore in the

past 3 years due to lapses by lower-rung officials, who failed to collect property tax.

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Project registration under RERA may take off today

July 25, 2017

It's been a fortnight since the Karnataka government implemented the Real Estate Regulatory Authority (RERA) acting the state but not a single project or real estate agent has registered so far. It's not because builders or agents don't want to register but because the state government has been grappling with the launch of a dedicated website to facilitate registration as required under the central Act.

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Even cleaning the streets attracts GST

July 26, 2017

According to the Goods and Service Taxes regime, it is, and the service attracts a tax of 18%.

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As RERA registration deadline nears, industry cries foul

July 28, 2017

The delay in the notification of the Real Estate (Regulation and Development) Act (RERA) resulted in the state has resulted in a registration frenzy among builders.

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**BANGALORE
APARTMENTS'
FEDERATION**

337 RWAs red-flag zoning regulations

July 29, 2017

As many as 1,000 objection letters were filed by 337 resident welfare associations (RWAs) on Friday against the draft zoning regulations, urging the government not to notify the new rules.

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