

STATEMENT OF OBJECTS AND REASONS.

The purpose of enacting the Tamil Nadu Apartment Ownership Act, 1994 (Tamil Nadu Act VII of 1995) was to effectively manage apartment community and to acknowledge the rights and duties of apartment owners. The said Act envisages formation of association of apartment owners or society to undertake maintenance and management of common areas and facilities in the property. In due course of administration of the provisions of the said Act since 1997, it has been observed that there are several practical difficulties in complying with the requirements laid down in the provisions of the said Act as the real estate sector has undergone drastic transformation.

2. In view of the dynamic developments in the housing industry, expansion and growth of the real estate sector in the State, and in the interests of effective delineation of rights and responsibilities of apartment owners and in order to provide for effective management and maintenance of apartment community, the State Government have made a considered decision to enact a new legislation by repealing the Tamil Nadu Apartment Ownership Act, 1994 (Tamil Nadu Act VII of 1995).

3. The Bill seeks to give effect to the above decision

S. MUTHUSAMY,
*Minister for Housing and Urban
Development.*

MEMORANDUM REGARDING DELEGATED LEGISLATION.

Clauses 1(3), 4(1), 5(2), 10(1), 11, 13, 18(4), 21, 25(1), 28, 29, and 30 of the Bill authorises the Government to make rules or issue notifications or orders or directions, as the case may be, for the purposes specified therein.

2. The powers delegated are normal and not of an exceptional character.

S. MUTHUSAMY,
*Minister for Housing and Urban
Development.*

K. SRINIVASAN,
Secretary.

Secretariat,
Chennai-600 009,
7th May 2022.