

Version 1 Last Updated : **11th Dec 08:45am**

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This is a live document .

Section A : About the Meeting

1. What is the purpose of this meeting?

The meeting is convened by the Government of Karnataka to discuss and deliberate on the proposed Karnataka Apartment Ownership and Management Act (KAOMA) 2025, a long-pending demand to establish a comprehensive legal framework for apartment governance.

2. Who is invited?

All Apartment Owners, Management Committees (MCs) under the Bangalore City Corporations, Bangalore Apartments' Federation (BAF) leadership team has been invited. The meeting is open for both BAF and Non-BAF members , and all the concerned who are interested in having a comprehensive law for apartment governance.

3. Where can I find the official meeting invite?

A copy of the Government invite is available here:

<https://www.baf.org.in/docs/InvitationBAF>

4. Is prior registration required?

Yes. To help organise seating, security, and logistics, participants are requested to fill the participation survey.

Participation Link:

https://docs.google.com/forms/d/e/1FAIpQLScS_FHyTTqdpV6AAIqLvwUDM_2kIsVFrnBKbfKIEFN6DAUnw/viewform

5. Why is this meeting important?

- Close to 5 decades, further to KAOA 1972 there has been no clear law for apartments in Karnataka. KAOA was for a very different housing ecosystem. While it addresses apartment ownership to a limited extent , it is silent on enforcement, governance, dispute resolution, redevelopment, sustainability, and accountability of all stakeholders.
- KAOMA 2025 is expected to bring clarity, structure, and legal backing for apartment ownership and governance across Karnataka.
- Maharashtra , Tamilnadu and Odisha have modern laws that address and protect apartment ownership and management.

6. What is the key outcome and expectation from the meeting ?

- In February 2024, the Government had assured on the floor of the Karnataka State assembly that a comprehensive law for apartments would be introduced.
- In March 2025, the Government had assured on the floor of the Karnataka State Assembly that the draft KAOMA bill is in its finalization stage.
- Now, the Government has finally taken a significant step by involving apartment owners and key stakeholders in this discussion.
- To ensure a meaningful and broad-based outcome, it is important that the meeting remains focused on addressing this long-pending demand of comprehensive law.

Section B : On the Bill

7. Do we have a copy of the draft bill ?

The bill is currently not in the public domain. It's important to note that the form in which it is introduced and the process it follows to become a law are entirely at the discretion of the Legislature and the Government.

8. What are the contents of the bill OR I have a specific question of apartment management and want to know if it is covered ?

It is essential to establish the Act first, after which the corresponding rules can be formulated. Therefore, the primary focus should be on finalizing the key framework and introducing the modern KAOMA 2025 Act. The detailed provisions can then be addressed through the rules that follow.

9. Was BAF involved in discussion on the bill ?

BAF participated as one of the stakeholders during the departmental discussions. It is for the Government to lead the process and determine how the inputs provided by BAF will be incorporated.

Section C : Logistics

10. What are the entry and exit points ?

Gate 2 , 3 and 4

People should entry to vidhana Soudha from Gate no 4 opp to high court near Metro station on the north (all 3 gates will also will allow but Gate 4 is nearest to Banquet Hall)

11. Are there any security requirements?

Yes. As the meeting is in Vidhana Soudha, you **MUST**:

- All participants must carry valid photo ID- Eg. Aadhar, VoterID , Driving License
- Follow security protocols at the entrance
- Do not carry restricted items

12. Are there any passes for entry ?

We are working with Vidhana Soudha officials to make the process simpler. Will keep you posted.

13. Until what time breakfast will be served ?

- As this meeting is organised by the government and held in a restricted area, BAF is doing its best to provide all necessary support to the participants.
- Food coupons will be distributed via the cluster leaders at the place of venue

14. Who will guide me at the venue or any volunteers that I can rely on for guidance?

BAF is organising volunteers . They are entrusted with responsibility to assist all the participants in terms of logistics and arrangements in the venue.

15. What are the entry points for Vehicles

- Entry to vidhana soudha # **Gate no 2 & 3** for Approved vehicles
- For your vehicle to be approved, please [fill the data in the participation form](#).
- [At the time of registration if you have not given vehicle number, a new form will be shared soon. This will capture only the vehicle data. Submission of new form will help us to get approvals for vehicles.](#)
- If your vehicle is not approved , you will not be allowed to park inside Vidhana Soudha premises- you may choose to park near MS building and Information commissioner office on the Road

16. What is the recommended mode of transport ?

- Use of Public transport and vehicle pooling is strongly recommended. Not just for parking, but also makes your entry to premises simpler.
- Nearest Metro Station:
 - Dr.B.R.Ambedkar Station Vidhana Soudha
- Nearest Bus Stop Names :
 - In and around Vidhana Soudhan
- We anticipate that a reasonable number of parking slots to be available

17. What time and how long is the meeting ?

As per the invite , the meeting is expected to start at 10:00 and the planned end time is 12:00 noon.

Please ensure you are early and complete the security checks and to settle down , participants are **advised to report by 9:00 am**

18. Will seating be limited ?

The seating capacity of the banquet hall is **approximately 600 seats**. Early arrival and submission of the participation form will help us plan and accommodate attendees smoothly.