

maintenance of tenanted buildings and a continuous increase in the number of aging tenanted buildings becoming dilapidated and prone to sudden collapse. It was also emphasized that Rent Control has resulted in flagrant distortion and inequity in the burden on account of property taxes on old tenanted buildings mainly situated in the island city of Mumbai which are subject to Rent Control at present and the new buildings coming up in the suburbs and peripheral areas of the city. To illustrate, a tenant of a two-room rented unit of approximately 200 sq.ft. situated, say, in Girgaon area, pays by way of property taxes and repair cess a paltry amount of less than Rs.1000 per year. A recently built 200 sq.ft. tenement in Charkop area in the distant suburbs of Kandivli pays merely by way of property taxes approx. Rs.4300/- every year and, in addition, water charges as per the water meter. Rent Control has

thus resulted in the creation of a privileged class of vested interests. The younger generation born in Mumbai are, in the absence of availability of rental housing, thus driven to take shelter on

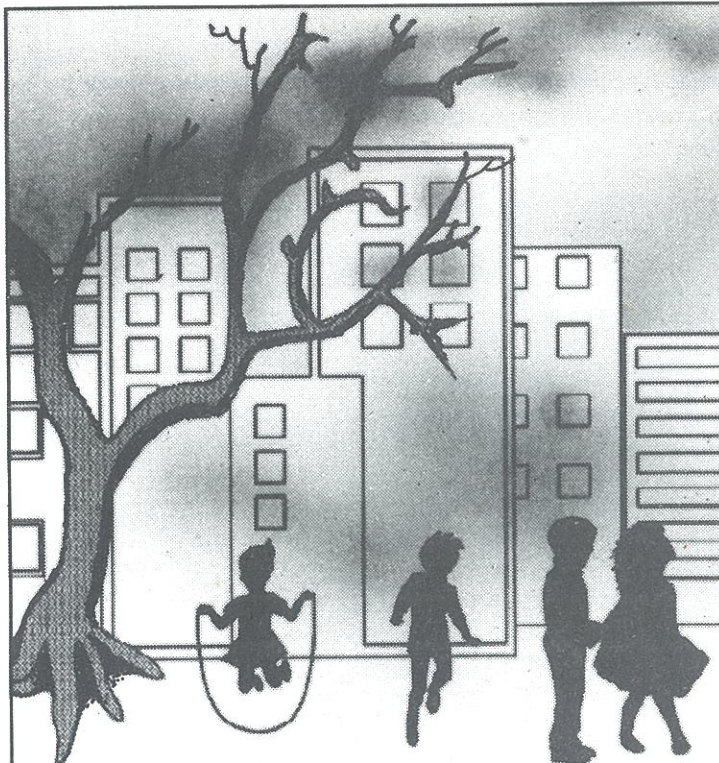
footpaths, streets and in slums. Reform of the Rent Control law alone can provide a ray of hope to the younger generation of being able to secure rental shelter, sooner than later.

Landmark Judgement On Bombay Rent Act

In a judgement delivered last month, the Supreme Court has ruled as follows:

- * No further extension to Bombay Rent Act beyond March 31, 1998.
- * Standard Rent provisions described as 'unreasonable'. State Government told to amend Act by March 31, 1998.
- * Provisions relating to protection against eviction of tenants remain unchanged.

- * State Government told to frame a just and fair law, keeping in view the interests of all concerned, and in particular resolution of Housing Ministers of 1992 and National Model Law of Central Government 1992.
- * Standard rent refixation based on a reasonable return on investment and periodic revision keeping in view the erosion in real value of rents.



THIS MAY BE THE WORLD YOUR CHILDREN WILL INHERIT

To change it, all you need is the will. The will to plant more trees.
To save the existing ones.
To nurture NATURE.
Let's do it. Starting today.



If we don't save the environment, who will?