



**Intended audience:** All plot /Site / House Owners of the Concorde HillCrest, who all are marked in this mail.

### **Formation of Owner's Registered Association (Concorde HillCrest)**

After almost 5 months of discussion with the Developer, finally we are in the process of forming the association as part of handover process from builder / developer and in the byelaws, it is recommended to keep / restrict to 11 members (7 Executive committee + 4 office bearers i.e. President, Secretary, treasurer, and Joint treasurer).

- The name of the Association shall be "**CONCORDE HILLCREST OWNERS ASSOCIATION**" which for the sake of brevity shall hereinafter be referred to as "The Association" and the same shall be registered with the **Registrar of Societies** under the provision of **Karnataka Societies Registration Act 1960**.

Plot / Site owners with experience in managing / running the association work are encouraged to come forward.

If you are interested to become the member of Executive Committee in Concorde HillCrest Owners Association, kindly reply with your confirmation on nominating yourselves.

### **Initial expectation from nominated members:**

- Initial approx. time required towards Association related admin tasks / work 12 to 14 hours per week.
- Nominated / elected members must prepare to participate actively for 2 years in association related tasks and its continuous improvement.
- Avoid your nominations in case if you may plan of resigning before 2 years (unless situation demand to exit in exception case), to avoid administrative overheads.
- Members must be able to make possible visit (2 visits in a month) to the CHC layout, Chikkaballapur to assist and monitor the actual work on the ground and assist the Housekeeping in-charge / Site supervisor.
- People with leadership quality and experiences in managing the tasks of owners association are encouraged to come forward and nominate yourself to the Executive Committee member.
- In case of received nominations are more than the required member in such case we will go either with mutual understanding or consensus. Priority shall be given to the current residents of the CHC Layout and then who can make his visits as expected.



High-level tasks are listed here that are expected to be driven by the identified members. Few tasks may start early based on its priority as decided by the adhoc committee, these tasks will continue even by the nominated members after Society registration and selection of the Office bearers. Although temporally it is being taken care by the ad-hoc committee and need to be expanded further to share the workload among all interested members.

	Tasks List	Dt.	Member's owning	Ad-hoc committee initial findings
1	Mandatory Civil / MS (steel frame) work initiative, planning and getting quotes from vendor to submit to Association for approval consideration based on work assessment.	15th Sep 2024	Member's name who will own it?	<p>Developer has <b>not provided any</b> Office Room, Watchman / Security cabin, Security Barricade. No common bathrooms for staff / housekeeping workers. Despite follow-up over last 4-5 months <b>no commitment yet</b> from the developer that they will consider erecting these mandatory requirements.</p> <p><b>Big expense item:</b></p>
2	Water and borewells related issue and <b>WTP</b> Evaluate the water borewells capacity, determine and take up the new borewells requirement as occupancy increases.	15th Sep 2024	Member's name who will own it?	<p>Only 3 borewells within the complete layout (Ph1), water yield from the current borewells take approx. 100+ hrs to fill the OHT (1.2 Lakh ltrs), so based on increase of occupancy we have to plan the CORPUS for (2-3) new borewells.</p> <p><b>Big expense item:</b> due to <b>under capacity</b> provided by the developer, new borewells and procurement of submersible motors in immediate future.</p> <p><b>Water treatment plant (WTP)</b> (Water softener/ chloring) is commissioned but taken out of service (stopped) considering occupancy is less. At present it is not economically viable considering construction also going with water from OHT and also during summer season we have to use this water for irrigation purpose since STP load will be Very less and its water may not be sufficient for irrigation.</p>
3	STP related tasks and all its compliance etc.	15th Sep 2024	Member's name who will own it?	<p>Presently developer has bypass the STP as occupancy is very less, so we must access its functioning, installation and compliance of all required equipment especially all electrical motor's as per capacity and AMC planning etc..</p> <p><b>STP is not operational</b>, so in case of any gap found later-on, no commitment from developer that they will fulfill the gaps in future. We are asking for a letter from developer whenever we make it operational to fulfil gaps (if any) found at the time of making it operational.</p> <p><b>Big expense item:</b> Electrical motors In case due to any under capacity provided by the developer and it is non-operational and no commitment from the developer yet on its 100% functioning, this may require big corpus in near future.</p>
4	Electrical related all tasks (load assessment)	15th Sep 2024	Member's name who will own it?	<p>Developer has factored <b>3 KVA for each plot (irrespective of the plot sizes)</b>. Only one transformer of 250 Kva is installed which 1/6 of the required capacity. Need to work on arranging installation of new transformer based on increase on occupancy, transformer maintenance /oil changing etc..) and planning of all related financials for new transformer installation / procurement and coordination with BESCOM.</p> <p><b>Big expense item:</b> due to <b>under capacity provided</b> by the developer new Transformer installation required in immediate future.</p>
5	Gardening and housekeeping (Garbage collection / dumping, storage and disposal mechanism), Identify the place for separately storing the dry and wet.	15th Sep 2024	Member's name who will own it?	<p>Developer has not given/not handed-over any gardening maintenance equipment, so we need to assess the requirement and plan the procurement accordingly or to</p>



				<p>negotiate with the housekeeping agency on contract, explore all required possibilities.</p> <p><b>Big expense item: Construction of garbage collection room and procurement of organic disposal m/c. etc..</b></p>
6	Road and streetlights, road cleaning and maintenance and CCTV installation / AMC and all related tasks.	15th Sep 2024	Member's name who will own it?	<p>Builder agreed to provide only 5 CCTV against our initial assessment of 14 CCTV. Many roads within the layout, the quality of the asphalt road is very poor, with chips coming loose in several areas and risks of <b>skidding</b> is very high on two-wheeler.</p> <p><b>Big expense item: In immediate near future and based on increase of occupancy, related patch / repair works to be done.</b></p>
7	Security related stuff and coordination with agency on improvement required and record /gate register validation etc..)	15th Sep 2024	Member's name who will own it?	<p>Boundary wall around the layout of comprising of 6ft height only and may required barbed wire fencing to the risky areas. Covering all over is not possible due to very high cost.</p> <p>also to put a process to control the villagers who all passing out thru the HillCrest layout, there few gates are kept in place of boundary-wall (due to adjacent property of the villagers), so this also need to discuss with the villager's keeping security in mind and access to their property too (cannot be restricted legally).</p> <p><b>Big expense item: Barbed wire fencing and almost 5-6 gates of very low height are kept along with boundary will, so this need to be evaluated from security means and additional height to be considered based on assessment and approval from the association.</b></p>

From: Concorde HillCrest Ad-hoc Committee