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शनिवार, नोव्हेंबर ११, १९७८/कार्तिक २०, शके १९००

The following Bill is published under the Second proviso to rule 115(1) of the Maharashtra Legislative Assembly Rules:—

L. A. BILL No. XLV OF 1978.

A BILL

to extend the duration of the Bombay Rents, Hotel and Lodging House Rates Control Act, 1947.

Bom. WHEREAS it is expedient to extend the duration of the Bombay Rents, Hotel and
LVII Lodging House Rates Control Act, 1947 ; It is hereby enacted in the Twenty-ninth
of Year of the Republic of India as follows :—
1947.

1. This Act may be called the Bombay Rents, Hotel and Lodging House Rates Short title.
Control (Extension of Duration) Act, 1978.

Bom. 2. In section 3 of the Bombay Rents, Hotel and Lodging House Rates Control Act, 1947, in sub-section (2), for the figures " 1979 " the figures " 1981 " shall be
of substituted. Amendment
of section 3
of Bom.
LVII of
1947.

STATEMENT OF OBJECTS AND REASONS.

There are at present three different rent control laws in force in the State of Maharashtra, viz., the Bombay Rents, Hotel and Lodging House Rates Control Act, 1947, in Western Maharashtra, the C. P. and Berar Letting of Houses and Rent Control Order, 1949, in Vidarbha and the Hyderabad Houses (Rent, Eviction and Lease) Control Act, 1954 in Marathwada. The enactments in force in Vidarbha and Marathwada areas are permanent, while the Bombay enactment is temporary and its duration is extended from time to time. The duration of that Act has been last extended upto and inclusive of 31st March 1979 by Maharashtra Act No. LXVII of 1977.

2. In February, 1975, Government appointed Rent Acts Enquiry Committee under the chairmanship of late Shri V. K. Tembe, for considering the question of replacement of existing three Rent Acts by uniform law for the whole State and to consider suitable amendments therein. The Committee presented its Report to Government on the 25th March 1976. It was laid on the table of both the Houses of Legislature during the Nagpur session on 2nd December 1976. Some of the recommendations of the Committee are of a controversial nature and require careful consideration. The State Law Commission has also thereafter submitted its report to Government on this subject and the amendments suggested by the Commission and some other amendments are also under consideration of Government. It will take some more time to finalise Government decisions on all these recommendations and to undertake legislation to consolidate and amend the Rent Acts. It is, therefore, necessary to extend the life of the Bombay Act for a further period of two years, i.e., upto 31st March 1981, which can be curtailed by any subsequent legislation, if found necessary.

BHAUSAHEB S. SURVE,

Minister for Housing.

Dated the 11th day of November 1978.

FINANCIAL MEMORANDUM.

The Bombay Rents, Hotel and Lodging House Rates Control Act, 1947 is in force upto and inclusive of 31st March 1979. Clause 2 of the Bill seeks to extend the life of the Act by two years upto and inclusive of 31st March 1981. The expenditure being incurred on the administrative functions such as appointment of Controller of Hotels and Lodging Houses, etc., performed under the Act during all these years, will continue to be incurred for the years in future during which the Act will remain in force. The expenditure per annum is about Rs. 9,000 as detailed below:—

(a) Pay of Establishment	} Rs. 9,000.
(b) Dearness allowance	
(c) Contingencies	

