

APPENDIX -II

QUESTIONNAIRE

(Office bearers of the Co-operative Housing Society)

(A) GENERAL :

- i) Name of the society ..
Address: ..
- ii) Type of society - Plot/Flat ..
- iii) Name of the office bearer ..
- iv) Designation ..
- v) Year of registration ..
- vi) Year of starting of construction work ..
- vii) Year of completion of construction work. ..

(B) ORGANIZATION

(I) Promotion -

Medium adopted for enrolment of members :

- 1. Advertisement ..
- 2. Persuasion ..
- 3. Reputation ..

(II) Membership :

- 1. No. of members of the society ..
- 2. No. of plots/flats for members ..
- 3. No. of plots/flats of which construction is completed.
- 4. No. of associate members ..

Purpose of Associate members.

(III) Management :

- 1. Periodicity of meetings of the managing Committee

2. General meetings of the society are ..
held during.
3. No. of Special General meetings since ..
the registration of the society.

State the purpose

2
2/1/80

- 1.
- 2.
- 3.
- 4.
- 5.

(IV) A C C O U N T S :

1. Is the audit of the co-op. housing society .. Yes/No
held regularly by the co-op. department?

If no, state the causes for delay ..

- 1.
- 2.
- 3.
- 4.
- 5.

2. Does your society face any problems regarding .. Yes/No
auditing.

If yes, causes

- 1.
- 2.
- 3.
- 4.
- 5.

3. Remarks in the audit report .. Year Grade
1979-80
1980-81
1981-82

4. Suggest measures to have regular audit ..
 - 1.
 - 2.
 - 3.
 - 4.
 - 5.
5. What is the position of profit & loss Account ..
in the Balance sheet?

1979-80	..	Profit/Loss
1980-81	..	Profit/Loss
1981-82	..	Profit/Loss

(C) F I N A N C E

(1) Funds - Sources ..

- | | |
|--|----|
| a) Entrance fee | .. |
| b) Issue of shares | .. |
| c) Raising of loans | .. |
| d) Deposits | .. |
| e) Donations and grants | .. |
| f) Contribution towards the cost
of house and lands | .. |
-

(2) Funds to be created by Housing co-operatives ..

- | | |
|------------------------------------|----|
| a) Reserve fund | .. |
| b) Sinking fund | .. |
| c) Current repairs or repairs fund | .. |
| d) Specific fund | .. |
| e) Any other fund | .. |
-

(3) Raising Loans:

- | | |
|--------------------------|----|
| a) Apex housing society. | .. |
|--------------------------|----|

- b) Banks ..
- c) Any other source ..
- (4) Have you got concessional rate/on loans? .. Yes/No
of interest
If yes, from whom or which source? ..
- (5) Was the loan obtained with delay? .. Yes/No
If yes, - causes -
- a) Delay in documents ..
- b) Mortgages ..
- c) Lengthy office procedure ..
- d) Faults in documents ..
- e) Any other ..
- (6) Is the repayment of loan made regularly? .. Yes/No
If no causes -
- a) Delay of payment by members ..
- b) Total cost is more than the estimated..
- c) Non-co.operation of dishonest members..
- d) Any others ..
- (7) No.of members who have no loan to their accounts..
- (8) No.of members who had over-dues ..
- (9) Is the name of house holder the same .. Yes/No
to his plot and the loan account?
If no , causes -
- 1.
 - 2.
 - 3.
 - 4.

*Income from
Biflexis -*

(10) What are the reliefs under the taxation?

- a) Stamp duty .. Yes/No
- b) Registration fees .. Yes/No
- c) Municipal taxes (Corporation) .. Yes/No
- d) Urban land (Ceiling & Regulations) Act .. Yes/No
- e) Transfer of property Act. .. Yes/No
- f) Rent control Act. .. Yes/No
- g) Property tax. .. Yes/No
- h) Income-tax. .. Yes/No

(11) What are the special benefits of Co-op. Housing? ..

- 1.
- 2.
- 3.
- 4.
- 5.

(D) C O N S T R U C T I O N :

(A) 1. Land:

1) Type of land :

- a) Free hold ..
- b) Lease-hold ..
- c) Agricultural ..
- d) Non-Agricultural ..

2. Nature of land:

- a) Developed ..
- b) Undeveloped ..

3. Who did the work of land development? ..
- a) Departmental ..
 - b) Contractor. ..
4. Cost of land development per sq.ft. .. Rs.
5. Cost of land per sq.ft. .. Rs.
- a) Free hold. .. Rs.
 - b) Lease hold - occupancy price .. Rs.
 - c) Rate of tax per year per ft. for lease hold. .. Rs.
6. How was the land acquired? ..
- a) Purchased from private land holder ..
 - b) From Govt. at concession rate. ..
 - c) Corporation. ..
 - d) Donated. ..
7. Cost non-agril. per sq.ft. .. Rs.
8. Cost of Agril. land per sq.ft. .. Rs.
- (B) ~~Whether~~ Building construction
- 1. Construction by -
 - a) Members.
 - b) Society through contractor. ..
 - c) Professional builders. ..
 - 2. Whether tenders were invited for the appointment of contractor? .. Yes/No.
 - 3. Have you purchased the building material.. Yes/No. from the co-op. society?
If yes - type of the society.
 - 4. Have you paid extra money to purchase building materials (Other than controlled rate)? .. Yes/No.

5. (i) Was the construction completed in time .. Yes/No
- (ii) Time taken for construction :
- Estimated.
- Actual.
- (iii) Causes for late construction.- ..
- Shortage of finance. ..
- Delay in finance. ..
- Shortage of building material. ..
- Contractor's delay ..
- permission from local authority ..
- Any other ..
- (iv) Rate of construction per sq.ft. .. Rs.
- a) Estimated. ..
- b) Actual. ..

(E) MISCELLANEOUS:

1. Nature of work undertaken by the society -
- a) Library. ..
- b) Training to members. ..
- c) Training to officials. ..
- d) School. ..
- e) Providing choukidar. ..
- f) Recreation hall. ..
- g) Lecturers. ..
- h) Any other. ..

2. Relation of the society with the members ..
3. Total plots sold by the members. ..
 - Causes for the sale.
 - 1.
 - 2.
 - 3.
4. Do you conduct election according to the bye-laws of the housing society? .. Yes/No.
5. Do you pay your office bearers? .. Yes/No
If yes - how much?
6. Do you want to suggest anything for smooth working of the society? .. Yes/No.
If yes - what?
 - 1.
 - 2.
 - 3.
 - 4.
 - 5.

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