



LEGISLATIVE ASSEMBLY OF THE STATE OF
GOA

**The Goa Housing Board (Amendment)
Bill, 2026**

(Bill No. 61 of 2026)

(To be introduced in the Legislative Assembly of the State of Goa)

GOA LEGISLATURE SECRETARIAT
ASSEMBLY HALL, PORVORIM
AUGUST, 2026

**The Goa Housing Board (Amendment)
Bill, 2026**

(Bill No. 61 of 2026)

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BILL

further to amend the Goa Housing Board Act, 1968 (Goa Act 12 of 1968).

5 BE it enacted by the Legislative Assembly of Goa in the Seventy-seventh year of the Republic of India as follows:—

1. Short title and commencement.—(1) This Act may be called the Goa Housing Board (Amendment) Act, 2026.

(2) It shall come into force at once.

10 **2. Insertion of new section 28A.**— After section 28 of the Goa Housing Board Act, 1968 (Goa Act 12 of 1968), the following section shall be inserted, namely:—

15 **“28A. Power of the Board to undertake Housing Scheme/Project by way of Joint Venture.**— (1) Subject to the provisions of this Act and with due approval obtained by the Board from the Government in this behalf, the Board may execute any Housing Scheme/Project by entering into such Joint Venture Agreement and or Development Agreement with such qualified and eligible person as prescribed.

20 (2) For the purpose of undertaking/implementation of any such Housing Scheme/Project, the Board may execute the Scheme/Project on revenue sharing basis in accordance with the provisions of the Rules as prescribed.”.

STATEMENT OF OBJECTS AND REASONS

It is seen that the adoption of a Joint Venture (JV) model, in lieu of undertaking construction independently offers several practical, financial and administrative advantages. In the prevailing real estate and regulatory framework, such models are increasingly preferred by public authorities for efficient project implementation.

The Bill seeks to insert new section 28A in the Goa Housing Board Act, 1968 (Goa Act 12 of 1968) so as to undertake Housing Scheme/Project by way of Joint Venture.

This Bill seeks to achieve the above object.

FINANCIAL MEMORANDUM

No financial implications are involved in this Bill.

MEMORANDUM REGARDING DELEGATED LEGISLATION

Clause 2 of the Bill empowers the Government to frame rules to provide the form of Joint Venture Agreement and criteria of qualified and eligible person. It also empowers the Government to frame rules for executing the Scheme/Project on revenue sharing basis.

These delegations are of normal character.

Secretariat,
Porvorim-Goa
31st August, 2026.

Dr. Pramod Sawant
Minister for Housing

Assembly Hall,
Porvorim-Goa
31st August, 2026.

Namrata Ulman
Secretary to the Legislative
Assembly of Goa.

ANNEXURE

Extract of Section 28 of The Goa Housing Board Act, 1968

28. Power of the Board to undertake housing, improvement or building schemes and incur expenditure.— (1) Subject to the provisions of this Act, the Board may, from time to time, incur expenditure and undertake works for the framing and execution of such housing, improvement or building schemes as it may consider necessary.

(2) The Government may, on such terms and conditions and it may think fit to impose, transfer to the Board the execution of any housing, improvement or building scheme not provided for by this Act, and the Board shall thereupon undertake the execution of such scheme as if it had been provided for in this Act.

(3) The Board may, on such terms and conditions as may be agreed upon and with the previous approval of the Government, take over for execution any housing, improvement or building scheme on behalf of a local authority or a co-operative society and the Board shall execute such scheme as if it had been provided for in this Act.

