

EFFECTIVE MANAGEMENT OF UTILITY CONDOMINIUMS

Vithana Palpita Koralalage Nirosha Janak Palpita

(09/9772)



University of Moratuwa, Sri Lanka.
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Degree of Master of Science in Project Management

Department of Building Economics

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DECLARATION

I declare that this is my own work and this dissertation does not incorporate without acknowledgement any material previously submitted for a Degree or Diploma in any other University or institute of higher learning and to the best of my knowledge and belief it does not contain any material previously published or written by another person except where the acknowledgement is made in the text.

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The above candidate has carried out research for the Masters dissertation under my supervision.

.....
Dr. Nayanthara de Silva Date
Dissertation Supervisor

DEDICATION.....



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TO MY BELOVED FAMILY
FOR THEIR IMMENSE COOPERATION
FOR ACHIEVING THE GOALS IN
MY LIFE

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ABSTRACT

Effective Management of Utility Condominiums

Condominiums have become new phenomenon in Sri Lanka. Because of the recent devastation and destruction caused by Tsunami in 2004, the need for housing has become critical and urgent. Further the government program of condominiums to relocate of 55,000 squatters under these circumstances has been the best and the most practical solution Condominium apartments. The condominium property Act No. 12 of 1970 was the first legislation enacted for condominium properties in Sri Lanka. The law regarding maintenance, management and administration of common amenities is contained in the Common Amenities Board Law (Act No. 10 of 1973).

The Law, relating to condominiums is contained in the apartment of ownership Law No. 11 of 1973 as amended by Act No. 45 of 1982, Act No.4 of 1999, Act No. 27 of 2002 and Act No.39 of 2003. The recent law regarding condominium contained in Act No 39 of 2003 has given greater powers to the management corporation and its authorities as a legal body.

Through this study, it was aimed to identify the nature of the current management process of management corporations and the process established by the condominium management authority (CMA). A questionnaire survey was used with Stake holders, community members and MC's officials to assess the implementation of current condominium management process and CAB role of condominium management process, and find out the most significant factors for non implementation of the current management system of utility condominiums and develop guideline to address them.

However it was identified that there are many deficiencies in management process of utility condominiums of low income group families. This was due to several reasons related to their level of education, financial capabilities, capacity, priorities of the people, and interaction between CMA and Local Authorities. Thus the main objective of this research study was to develop an efficient management policy for utility condominiums.

The study revealed that identified all 9 deficiencies were significant in utility condominium management process.

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