



**PARLIAMENT OF THE DEMOCRATIC  
SOCIALIST REPUBLIC OF  
SRI LANKA**

---

**APARTMENT OWNERSHIP (SPECIAL PROVISIONS)  
(AMENDMENT) ACT, No. 27 OF 2002**

---

[Certified on 04th December, 2002]

*Printed on the Order of Government*

---

Published as a Supplement to Part II of the **Gazette of the Democratic Socialist  
Republic of Sri Lanka** of December 05, 2002

---

PRINTED AT THE DEPARTMENT OF GOVERNMENT PRINTING, SRI LANKA

TO BE PURCHASED AT THE GOVERNMENT PUBLICATIONS BUREAU, COLOMBO 01.

Price : Rs. 4.25

Postage : Rs. 4.50

*Apartment Ownership (Special Provisions)  
(Amendment) Act, No. 27 of 2002*

[Certified on 04th December, 2002]

L.D.—O. 23/2002.

AN ACT TO AMEND THE APARTMENT OWNERSHIP (SPECIAL  
PROVISIONS) ACT, NO. 4 OF 1999

BE it enacted by the Parliament of the Democratic Socialist  
Republic of Sri Lanka as follows :—

1. This Act may be cited as the Apartment Ownership (Special Provisions) (Amendment) Act, No. 27 of 2002. Short title.
  
2. Section 3 of the Apartment Ownership (Special Provisions) Act, No. 4 of 1999 (hereinafter referred to as the “principal enactment”) is hereby repealed and the following new section substituted therefor :— Replacement of section 3 of Act No. 4 of 1999.
  
- “Extension of Part I of the principal enactment. 3. The provisions of Part I of the principal enactment shall be in operation till December 31, 2003.”. Retrospective effect.
  
3. The amendment made to the principal enactment by section 2 of this Act, shall be deemed for all purposes to have come into operation on March 10, 2001. Retrospective effect.
  
4. (1) A condominium plan relating to any condominium property owned by the Commissioner of National Housing or the National Housing Development Authority, required to be registered by a Registrar in terms of section 6 of the Apartment Ownership Law, No. 11 of 1973, which is so registered during the period commencing on or after March 10, 2001 and ending on the day prior to the date of commencement of this Act, shall be deemed to have been validly registered in accordance with the requirements of the aforesaid section. Validation.

(2) A certificate as is described in subsection (2) of section 2 of the principal enactment, issued under the hand of the Commissioner of National Housing or the General Manager of the National Housing Development Authority during the

2 *Apartment Ownership (Special Provisions)  
(Amendment) Act, No. 27 of 2002*

period commencing on or after March 10, 2001 and ending on the day prior to the date of commencement of this Act, shall be deemed to have been validly issued in accordance with the requirements of the aforesaid section.

Sinhala text to prevail in case of inconsistency.

5. In the event of any inconsistency between the Sinhala and Tamil texts of this Act, the Sinhala text shall prevail.

---

Annual subscription of English Bills and Acts of the Parliament Rs. 885 (Local), Rs. 1.180 (Foreign), payable to the SUPERINTENDENT, GOVERNMENT PUBLICATIONS BUREAU, No. 32, TRANSWORKS HOUSE, LOTUS ROAD, COLOMBO 01 before 15th December each year in respect of the year following.