

URBAN DEVELOPMENT AUTHORITY

A LAW TO PROVIDE FOR THE ESTABLISHMENT OF AN URBAN DEVELOPMENT AUTHORITY TO PROMOTE INTEGRATED PLANNING AND IMPLEMENTATION OF ECONOMIC, SOCIAL AND PHYSICAL DEVELOPMENT OF CERTAIN AREAS AS MAY BE DECLARED BY THE MINISTER TO BE URBAN DEVELOPMENT AREAS AND FOR MATTERS CONNECTED THEREWITH OR INCIDENTAL THERETO.

Law Nos, 41
of 1978

Act Nos,
70 of 1979
4 of 1982
44 of 1984
49 of 1987
41 of 1988
36 of 2007

Short title.

1. This Law may be cited as the Urban Development Authority Law.

PART I

ESTABLISHMENT AND CONSTITUTION OF THE URBAN DEVELOPMENT AUTHORITY

Establishment of
the Urban
Development
Authority and
appointment of
Chairman.
[4, 44 of 1984]

2. (1) With effect from such date as may be fixed by the Minister by Notification published in the Gazette, there shall be established an Authority which shall be called the Urban Development Authority of Sri Lanka, hereinafter referred to as the ' Authority '.
- (2) The Authority shall be a body corporate with perpetual succession and a common seal and may sue and be sued in its corporate name.
- (1A) There shall be a Chairman of the Authority, who. shall be appointed, by the Minister
- (1B) Wherever the expression ' Chairman of the Board' appears in

this Law or in any other law for the time being in force, in respect of the Urban Development Authority, there shall be substituted therefor the expression ' Chairman of the Authority'.

(3) The head office of the Authority shall be in Colombo.

(4) The Authority may, with the prior approval of the Minister, establish and maintain branch offices.

Declaration of areas as development areas by Order of the Minister and effect of such Order. 3.

(1) Where the Minister is of opinion that any area is suitable for development, the Minister may, by Order published in the Gazette, declare such area to be an Urban Development Area (hereinafter referred to as a ' development area ').

(2) An Order under subsection (1) declaring an area as a development area shall define that area by setting out the metes and bounds of such area.

(3) The Authority shall develop every development area for the better physical and economic utilization of such area.

Constitution of the Board of Management of the Authority. [5, 44 of 1984] 4.

(1) The management and administration of the affairs of the Authority shall be vested in a Board of Management (hereinafter referred to as ' the Board ') which shall consist of

(a) the Chairman of the Urban Development Authority appointed under section 2 (hereinafter referred to as ' the Chairman');

(b) a senior officer of the Ministry charged with the subject of Local Government nominated by the Minister in charge of that subject;

(c) a senior officer of the Ministry charged with the subject of Finance nominated by the Minister in charge of that subject;

(d) a senior officer of the Ministry charged with the subject of Lands nominated by the Minister in charge of that subject;

(e) the person holding office for the time being as Director General of the Authority, who shall be the Secretary of the Board;

(f) a senior officer of the Ministry charged with the subject of Industries nominated by the Minister in charge of that subject;

(g) a senior officer of the Ministry charged with the subject

of Transport nominated by the Minister in charge of that subject;

(h) a senior officer of the Ministry charged with the subject of Health nominated by the Minister in charge of that subject;

(i) a senior officer of the Ministry charged with the subject of Education nominated by the Minister in charge of that subject;

(j) the person holding office for the time being as Director, Town and Country Planning;

(k) the person holding office for the time being as Chairman, National Housing Development Authority;

(l) the person holding office for the time being as General Manager of the Authority, who shall be the Secretary of the Board;

(m) two other members, other than public officers, nominated by the Minister to represent the interests of local authorities; and

(n) two other members nominated by the Minister from among persons who appear to him to have a knowledge of, and experience in, urban development.

(2) A person shall be disqualified for nomination, or for continuing, as a member of the Board-

(a) if he is, or becomes, a Member of Parliament; or

(b) if he is not, or ceases to be, a citizen of Sri Lanka.

(3) The Chairman and the members nominated by the Minister under paragraphs (a), (m) and (n) of subsection (1) shall subject to the provisions of subsections (4) and (7) hold office for a term of three years but shall be eligible for re-nomination.

(4) The Minister may remove from office the Chairman or any member-

(a) if he becomes subject to any disqualification mentioned in subsection (2); or

(b) if he becomes permanently incapable of performing his duties owing to physical disability or unsoundness of mind; or

(c) if he does any act or thing which, in the opinion of the Minister, is likely to bring the Board to disrepute;

Provided, however, that no member nominated under paragraphs (b) to (Q) of subsection (1), shall be removed from office under this subsection without the concurrence of the Minister who nominated such member.

(5) In the event of the vacation of office by the Chairman or any other member of the Board, or his removal from office under the provisions of the preceding subsection, the Minister may nominate another person to hold such office during the unexpired part of the term of office of the member whom he succeeds; Provided, however, that if such vacation of office or removal from office is by, or of, a member nominated under paragraphs (b) to (O) of subsection (1), no nomination shall be made under this subsection without the concurrence of the Minister who nominated such member.

(6) If the Chairman or any member of the Board is temporarily unable to discharge the duties of his office due to ill health or absence from Sri Lanka or for any other cause, the Minister may nominate some other person to act in his place as Chairman or as member: Provided, however, that if the member so unable to discharge the duties of his office is a member nominated under paragraphs (b) (i) of subsection (1), no nomination shall be made under this subsection without the concurrence of the Minister who nominated such member.

(7) The Chairman or any member of the Board may at any time resign his office by letter to that effect addressed to the Minister.

(8) The Minister may, by Order published in the Gazette, remove any member from office without assigning the reason therefor and such removal shall not be called in question in any court; Provided, however, that no member nominated under paragraphs (b) to (i) of Board to subsection (1) shall be removed discharge establish subsection without the concurrence of the Minister who nominated such member.

(9) The Chairman or any member of the Board may be paid such remuneration out of the Fund of the Board, as may be determined by the Minister.

(10) The members nominated under paragraphs (b) to (i) of subsection (1) shall subject to the provisions of subsections (4)

and (7) hold office for a term of three years.

(11) The Chairman of the Board shall if present preside at all meetings of the Board. In the absence of the Chairman from any such meeting, the members present shall elect one of the members to preside at the meeting.

(12) The quorum for any meeting of the Board shall be three members and the Board may regulate the procedure in regard to the meetings of such Board and the transaction of business at such meetings.

(13) The Board shall, in the exercise, discharge or performance of its powers, functions or duties under this Law, be subject to such general or special directions as may, from time to time, be issued by the Minister.

(14) A member of the Board who is directly or indirectly interested in any business transacted or proposed to be transacted by the Board shall disclose the nature of such interest at the meeting of the Board where such business is discussed. The disclosure shall be recorded in the minutes of the Board, and such member shall not take part in any deliberation or decision of the Board with regard to that business, and shall withdraw from such meeting while such deliberation is in progress or such decision is being made.

(15) No act or proceeding of the Board shall be invalid by reason only of the existence of a vacancy among its members or any defect in the appointment of a member.

Power of the board 5.
to establish
committees

- (1) The Board may establish committees consisting of such number of persons for the proper exercise, discharge and performance of its powers, functions and duties
- (2) The Board may delegate to such committees such of its powers, functions and duties as may be determined by the Board.
- (3) Every committee established under subsection (1) shall determine the quorum for and the procedure to be followed at the meetings of such committee.

Seal of the
Authority.

6. (1) The seal of the Authority shall be in the custody of the Board.
- (2) The seal of the Authority may be altered in such manner as may be determined by the Board.
- (3) The seal of the Authority shall not be affixed to any instrument

or document except in the presence of two members of the Board both of whom shall sign the instrument or document in token of their presence.

- Establishment of Advisory Committees. 7.
- (1) The Minister may, by Order published in the Gazette, establish an Advisory Committee for each such development area as he may determine.
 - (2) It shall be the function of each such Advisory Committee to advise the Board on any or all of the matters the Minister considers necessary for the purpose of carrying out or giving effect to the principles and provisions of this Law.
 - (3) The Minister may appoint to each such Advisory Committee such number of members on such terms and conditions as he shall determine.
 - (4) Each such Advisory Committee shall have the power to fix and regulate its own procedure including the power to determine the number of members necessary to form a quorum at its meetings. Every member shall hold office for three years unless he earlier resigns, dies or is removed from office.
 - (5) A member may resign from office by letter to that effect addressed to the Minister.
 - (6) A member vacating his office by resignation or by the expiration of his term of office shall be eligible for reappointment.
 - (7) Where a member becomes by reason of illness or other infirmity, or absence from Sri Lanka, temporarily unable to perform the duties of his office, the Minister may appoint another person to act in his place.
 - (8) The Minister may, if he considers it expedient so to do, remove, by Order published in the Gazette, any member of an Advisory Committee.

PART II

POWERS AND FUNCTIONS

- Powers and functions of the Authority. 392-9-1986 [2, 36 of 2007]
8. The powers and functions of Authority within any development area shall be-
 - (a) to carry out integrated planning and physical development within and among such areas, subject to any directions that may be given to the Authority by the Minister from time to time;

- (b) to implement related programmes of development work, activities and services in such areas that are consistent with integrated planning in such areas, subject to any directions that may be given to the Authority by the Minister from time to time;
- (c) to enter into, perform and carry out, whether directly or by way of joint venture with any person in or outside Sri Lanka, all such contracts or agreements as may be necessary for the purpose of carrying out any development project or scheme, as may be approved by the Government;
- (cc) to formulate a Scheme for rainwater harvesting to be included in the Development Plan prepared in terms of section 8A which scheme shall be in keeping with the National Rainwater Policy and Strategies;
- (d) to undertake the execution of development projects and schemes as may be approved by the Government;
- (e) to enter into any contract with any person for the execution of development projects and schemes as may be approved by the Government;
- (f) to undertake the completion of any approved development project or scheme in default by any person failing to complete such project or scheme;
- (g) to implement development plans and capital investment plans approved by the Government;
- (h) to formulate capital improvement programmes in such areas;
- (i) to formulate and implement an urban land use policy in such areas;
- (j) to develop environmental standards and prepare schemes for environmental improvements in such areas;
- (k) to carry out building, engineering, and other operations, and undertake any work in connection with the infrastructure development of such areas;
- (l) to acquire and hold any movable or immovable property or dispose of any movable or immovable property acquired or held by it;
- (m) to formulate and execute housing schemes in such areas;
- (n) to cause the clearance of slum and shanty areas and to undertake the development of such areas;

- (o) to prepare at the request of any Government agency development projects and planning schemes on behalf of such agency and to coordinate and supervise the execution of such projects or schemes;
- (p) to approve, coordinate, regulate, control or prohibit any development scheme or project, or any development activity, of any Government agency or any other person in such areas;
- (q) to provide technical planning services for the benefit of Government agencies or other persons in such areas;
- (r) to regulate any planning projects or schemes prepared by any Government agency or other persons in such areas;
- (s) to call upon any Government agency at the direction of the Government to undertake in consultation with the Authority, any development projects or schemes and to regulate the activities of such projects or schemes;
- (t) to charge rents or fees for any building or for any services provided by the Authority;
- (u) to accept gifts, grants, donations or subsidies whether in cash or otherwise and to apply them for carrying out any of the objects of the Authority; and
- (v) to do all such acts or things as are incidental to or consequential upon the exercise, discharge and performance of its powers, functions and duties under this Law.

PART II A
PLANNING PROCEDURE

Preparation of
development plan,
& c.
[3, 4 of 1982]

- 8A.**
- (1) With a view to promoting and regulating the integrated planning and physical development of lands and buildings in a development area or part thereof, the Authority shall, having regard to the amenities and services to be provided to the community, prepare a development plan for such development area or part thereof.
 - (2) Without prejudice to the generality of the powers conferred by subsection (1), a development plan may contain provisions in respect of all or any of the matters provided in the Schedule to this Law.

Appointment of

- 8B.**
- (1) for the purpose of advising the Authority on all matters

planning
Committee.
[3, 4 of 1982]

pertaining to the preparation, implementation and enforcement of a development plan, there shall be appointed in terms of section 5, a committee (here in after) referred to as the 'Planning Committee').

(2) Rules may be made for the conduct of business by the Planning Committee.

Power of authority **8C.**
to call for
preparation of
development plan.
[3, 4 of 1982]

(1) The authority of may for the preparation of a development plan, by notice in writing, require the local authority or local authorities within whose administrative limits the development area or part thereof for which the development plan is being prepared is situate, or any person in such area

(a) to furnish such information as may be specified in the notice and which in the opinion of the Authority is considered necessary; and

(b) to make such recommendations, if any, as may be considered useful by the local authority or local authorities or person, in the preparation of the development plan within such period as may be specified in such notice.

(2) It shall be the duty of a local authority or any person who is required to furnish any information by a notice under subsection 11 to comply with such requirement within the time specified in such notice, except when the local authority or person is precluded from furnishing such information under the provisions of any law.

Preparation of draft **8D.** Upon the preparation of a draft development plan, the Authority shall

development plan.
[3, 4 of 1982]

forward a copy of such plan to the local authority or authorities within whose administrative limits the development area or part thereof for which that plan is prepared is situate, for its or their comments, and it shall be the duty of the local authority or authorities, within sixty days of the receipt of such draft plan, to communicate its or their comments thereon, if any, to the Authority.

Draft development **8E.**
plan to be
examined by
Planning
Committee and
submitted to the

(1) Upon the expiry of the period of sixty days referred to in section 8D, the draft development plan, together with the comments, if any, received thereon under that section, shall be examined by the Planning Committee, and the Planning Committee shall, as soon as practicable after such examination, submit such development plan together with its

Authority.
[3, 4 of 1982]

recommendations thereon, to the Authority.

(2) Upon the submission of the draft development plan to the Authority under subsection (1), the Authority shall transmit such development plan together with its recommendations thereon, to the Minister for approval or modification thereof.

Approval of
development plan.
[3, 4 of 1982]

8F. Upon the transmission of the draft development plan to the Minister under subsection (2) of section 8E, the Minister may, after consideration of the recommendations made by the Authority with respect to the plan, approve the development plan, subject to such alterations or modifications, if any, as the Minister may consider necessary.

Notice of approval
of development
plan & co.
[3, 4 of 1982]

8G. Where any draft development plan has been approved by the Minister, it shall be the duty of the Authority as soon as may be after such approval

(a) to cause a notice to be published in the Gazette and in a daily newspaper in the Sinhala, Tamil and English languages circulating in the development area or part thereof to which the development plan relates, to the effect that the development plan has been approved by the Minister and that it shall come into operation on the date of the publication of the notice in the Gazette; and

(b) to cause copies of the development plan, together with the written statement, plans, maps and annex urea thereto, to be available for inspection by the public at the head office of the Authority in Colombo, and at such offices of the Authority, and at the office or offices of the local authority or local authorities, situated in or near the development area or part thereof to which the development plan relates,

Amendment, & c.
of development
plan.
[3, 4 of 1982]

8H. (1) The Authority may, at any time after a development plan has come into operation in a development area or part thereof, with the approval of the Minister, amend, replace, revise or modify the development plan in so far as it relates to any particular part or parts of the development area or part thereof, where such amendment, replacement, revision or modification is necessary or expedient having regard to the amenities and services set out in the development plan-

(2) The provisions of sections 8c, 8D, 8E, 8F and 8a, shall,

mutatis mutandis, apply in respect of the amendment, replacement, revision or modification of any development plan under subsection (1).

Permits to carry out^{8J.}
or engage in
development
activities in
development areas.
[392-9-1986]
[3, 4 of 1982]

- (1) Notwithstanding the provisions of any other law, no Government agency or any other person shall carry out or engage in any development activity in any development area or part thereof, except under the authority, and in accordance with the terms and conditions, of a permit issued in that behalf by the Authority.
- (2) An application, for a permit to carry on or engage in any development activity within a development area or part there shall be made to the Authority in such form shall contain such particulars and be accompanied by such fees as may be prescribed by regulations made under this Law.
- (3) A permit under subsection (1) shall be granted by the Authority under that subsection subject to such terms and conditions as the Authority may consider necessary, if the Authority is satisfied that
 - (a) in any case where the development plan has been submitted to the Minister for approval or the development plan has been approved by the Minister, the development activity proposed to be carried out or engaged in will not be inconsistent with or in contravention of any proposal or provision in such development plan; and
 - (b) in any case where no development plan has been prepared, the purpose for which such permit is required to carry out or engage in such development activity conforms to the future development of such area.
- (4) The Authority may take into consideration the recommendations of the Planning Committee, in granting or refusing to issue a permit under this section.
- (5) Any person who is aggrieved by the refusal of the Authority to grant a permit under this section may, subject to regulations made under this Law, appeal to the Minister against such refusal and the decision of the Minister upon any such appeal shall be final.
- (6) A permit issued under this section shall be valid for a period of one year:

Provided, however, that the Authority may on application extend the validity of a permit for a further period or periods not exceeding two years if the Authority is satisfied that the development activity referred to in the permit has been commenced but not been completed due to unforeseen circumstances:

Provided further that the expiry of a permit shall not preclude any subsequent application being made for a fresh permit for such purpose.

Development activity to be in conformity with permit, & c.
[6, 44 of 1984]
[3, 4 of 1982]

- 8K.**
- (1) No development activity shall be carried out or engaged in, in contravention of, or in variance with, the permit issued in that behalf.
 - (2) Upon the completion of any development activity by any person under the authority of a permit issued in that behalf, it shall be the duty of such person to apply for and obtain a certificate from the Authority; to the effect that the development activity carried out or engaged in, has been done so in conformity with the permit issued therefor.
 - (3) Upon the receipt of a certificate of conformity under subsection (2), no land or building shall be used for any purpose other than for the purpose specified in the permit issued in that behalf.
 - (4) Any person who occupies or allows to be occupied any building, in contravention of the provisions of subsection (2), shall be guilty of an offence and shall on conviction after summary trial before a Magistrate be liable to a fine not exceeding one thousand rupees, and where the offence is a continuing offence to an additional fine of one hundred rupees for each day during which such contravention continues.

Remission of rates. **8L.**
[2, 41 of 1988]
[2, 49 of 1987]

- (1) Where any building, being a building comprised in a property development project approved under section 22 (B) of the Inland Revenue Act; No. 28 of 1979, is constructed in a development area under, and in accordance, with a permit issued under section 8J, then, notwithstanding anything in the Municipal Councils Ordinance and the Urban Councils Ordinance
 - (a) a remission of eighty per centum of the rates assessed

on such building, under any such Ordinance shall be allowed by the Municipal Council or the Urban Council, as the case may be, for a period of five years calculated from the date of first assessment, of such building ; and

(b) a remission of fifty per centum of such rates shall be allowed by the Municipal Council or the Urban Council, as the case may be, for a further period of five years calculated from the expiration of the period referred to in paragraph (a).

(2) Where any building being affected property within the meaning of the Rehabilitation of Persons, Properties and Industries Act, No. 29 of 1987, is redeveloped in, any development area under, and in accordance with, a permit issued under section 8J, then, notwithstanding anything in the Municipal Councils Ordinance and the Urban Councils Ordinance, a remission of fifty per centum of the rates assessed on such redeveloped building under any such Ordinance shall be allowed by the Municipal Council or the Urban Council, as the case may be, for a period of five years calculated from the date of the certificate issued under section 8K in respect of such redevelopment.

PART III FINANCE

Fund of the
Authority,
[2, 70 of 1979]

9. (1) The Authority shall have its own Fund. There shall be credited to the Fund of the Authority-
- (a) all such sums of money as may be voted, from time to time, by Parliament for the use of the Authority;
 - (b) all such sums of money as may be received by the Authority in the exercise, discharge and performance of its powers, functions and duties; and
 - (c) all such sums of money as may be received by the Authority by way of loans, donations, gifts, or grants from any sources whatsoever, whether in or outside Sri Lanka.
- (2) There shall be paid out of the Fund of the Authority all such sums of money required to defray any expenditure incurred by the Authority in the exercise, discharge and performance of its powers, functions and duties.
- (3) The initial capital of the Authority shall be one hundred

million rupees. The amount of the initial capital shall be paid out of the Consolidated Fund in such instalments as the Minister in charge of the subject of Finance may in consultation with the Minister determine and such sums shall be credited to the Fund established under subsection (1).

- Application of the provisions of the Public corporations (Financial Control) Act. **10.**
- (1) The provisions of the Public Corporations (Financial Control) Act shall, mutatis mutandis, apply to the financial control of the Authority.
 - (2) The financial year of the Authority shall be the calendar year.
- Borrowing powers of Board [3, 70 of 1979] **11.**
- (1) The Board may, with the Borrowing consent of the Minister, or in accordance with the terms of any general authority given by him, borrow temporarily, by way of overdraft or otherwise, such sums as the Board may require for meeting the obligations of the Authority or discharging its duties under this Law: Provided that the aggregate of the amounts outstanding in respect of any temporary loans raised by the Board under this subsection shall not at any time exceed such sum as may be determined by the Minister in consultation with the Minister in charge of the subject of Finance.
 - (2) The Board may, with the consent of the Minister given with the concurrence of the Minister in charge of the subject of Finance, borrow money, for the provision of the working capital or the investment capital of the Authority, otherwise than by way of temporary loan under subsection (1) by the issue of debentures. The debentures so created and issued are in this Law referred to as ('Urban Development Authority Debentures').
 - (3) Urban Development Authority Debentures shall be issued, transferred, dealt with, redeemed and cancelled in accordance with such terms as may be determined by the Board with the approval of the Minister given with the concurrence of the Minister in charge of the subject of Finance.
- Government guarantee. **12.**
- (1) The Minister in charge of the subject of Finance shall guarantee the repayment of the principal of, and the payment of the interest on, any sum due on debentures issued under this Law.
 - (2) Any sum required for the fulfilment of a guarantee provided

under subsection (I) may, with the prior approval of Parliament, be paid out of the Consolidated Fund.

(3) Any sum paid out of the Consolidated Fund in fulfilment of a guarantee provided under subsection (1) shall be repaid, together with interest thereon, at such rate as the Minister in charge of the subject of Finance may determine with the concurrence of the Minister, by the Authority in such manner and over such period as the Minister in charge of the subject of Finance may with such concurrence determine.

(4) Immediately after a guarantee is given under subsection (!) the Minister in charge of the subject of Finance shall lay a statement of the guarantee before Parliament.

(5) Where any sum is paid out of the Consolidated Fund in fulfilment of a guarantee provided under subsection (1), the Minister in charge of the subject of Finance shall forthwith lay before Parliament a statement that such sum has been paid.

PART IV STAFF

General Manager of the Authority.
[7, 44 of 1984]

13.

- (1) There shall be a Director General of the Authority appointed by the Minister for a period of three years.
- (2) The Director General shall be entitled to be present and to speak at meetings of the Board, but shall not be entitled to vote at such meetings.
- (3) The Director General shall, subject to the general direction and control of the Chairman, be charged with the direction of the business of the Authority, the organization and execution of the powers, functions and duties of the Authority and the administrative control of the employees of the Authority.
- (4) The Director General may, with the approval of the Board, delegate in writing to any other employee of the Authority such of his powers, functions or duties as he may, from time to time, consider necessary, and any employee to whom any such powers, functions or duties are so delegated shall exercise them subject to the general or special directions of the General Manager.

Appointment of officers, servants

14.

- (1) The Authority may appoint such officers, servants and agents as it considers necessary for the efficient exercise, discharge and

and agents.

performance of its powers, functions and duties.

(2) The officers, servants and agents shall be remunerated in such manner and at such rates, and shall be subject to such conditions of service, as may be determined by rules made by the Authority.

(3) At the request of the Authority any officer in the public service may, with the consent of that officer and the Secretary to the Ministry charged with the subject of Public Administration, be temporarily appointed to the staff of the Authority for such period as may be determined by the Authority with like consent, or be permanently appointed to such staff.

(4) Where any officer in the public service is temporarily appointed to the staff of the Authority, the provisions of subsection (2) of section 13 of the Transport Board Law shall, *mutatis mutandis*, apply to and in relation to him.

(5) Where any officer in the public service is permanently appointed to the staff of the Authority, the provisions of subsection (3) of section 13 of the Transport Board Law shall, *mutatis mutandis*, apply to and in relation to him.

(6) Where the Authority employs any person who has entered into a contract with the Government by which he has agreed to serve the Government for a specified period, any period of service with the Authority by that person shall be regarded as service to the Government for the purpose of discharging the obligations of such contract.

(7) At the request of the Authority any member of the Local Government Service or any other officer or servant of any local authority may with the consent of such member, officer or servant and the Local Government Service Advisory Board or that local authority, as the case may be, be temporarily appointed to the staff of the Authority for such period as may be determined by the Authority with like consent or be permanently appointed to such staff on such terms and conditions including those relating to pension or provident fund rights as may be agreed upon by the Authority and the Local Government Service Advisory Board or that local authority.

(8) Where any person is temporarily appointed to the staff of the Authority in pursuance of the provisions of subsection (7), such person shall be subject to the same disciplinary control as any

other member of such staff.

PART V

ACQUISITION OF IMMOVABLE PROPERTY AND SALE OF LANDS BELONGING TO THE AUTHORITY

- Authority over lands which are situated within the jurisdiction of any local authority.
- 15.** (1) Where the Minister certifies that any land or interest in land vested in a local authority is required by the Authority for any purpose of the Authority, the Minister may by Order published in the Gazette vest such land or interest in such land in the Authority with effect from such date as shall be specified in the Order, subject to such conditions, if any, as may be so specified.
- (2) An Order made under subsection (1) shall confer on the Authority absolute title to any land or interest in land and to any buildings and other structures on such land as specified in the Order, with effect from the date specified therein and free of all encumbrances, and no compensation shall be payable by the Authority in respect of such land or interest in such land or buildings or other structures therein.
- Compulsory acquisition of land under the Land Acquisition Act for the Authority.
[4, 4 of 1982]
- 16.** (1) Where any land or any interest in land in any area declared as a development area under subsection (1) of section 3 is required by the Authority for any of its purposes, that land or interest therein may be acquired under the Land Acquisition Act by the Government for the Authority and the provisions of that Act shall, save as otherwise provided in subsection (2) of this section, apply for the purposes of the acquisition of that land or the interest therein. Such land or interest therein shall for the purposes of the Land Acquisition Act be deemed to be required for a public purpose.
- (2) In the case of any such acquisition where the public notice of the intention to acquire that land or interest therein is published as required by the Land Acquisition Act at any time within a period of five years commencing from the date of publication in the Gazette of the Order under subsection (1) of section 3 declaring an area as a development area, notwithstanding anything to the contrary in the Land Acquisition Act, the market value of the land or the interest therein for the purpose of determining the amount of compensation to be paid in respect of that land or the interest therein shall be deemed to be the market

value which that land or the interest therein would have had on the date of publication in the Gazette of the Order under subsection (1) of section 3 declaring such area as a development area under this Law, increased by fifty per centum of the difference between that market value and

(a) in the case of any land or interest therein, in respect of which no Order under the proviso to section 38 of the Land Acquisition Act has been made, the market value of the land or interest therein on the date of publication in the Gazette of the notice under section 7 of that Act; or

(b) in the case of any land or interest therein, in respect of which an Order under the proviso to section 38 of the Land Acquisition Act has been made, the market value of the land or interest therein on the date of publication of such Order.

Slate property both 17.
movable and
immovable to be
available to the
Authority.

(1) Where any immovable property of the State is required for the purpose of the business of the Authority such purpose shall be deemed to be a purpose for which a special grant or lease of such property may be made under section 6 of the State Lands Ordinance and accordingly the provisions of that Ordinance shall apply to a special grant or lease of such property to the Authority.

(2) Where any movable property of a Government department or any public corporation is required for the purpose of the Authority the Minister may by Order published in the Gazette transfer to and vest in the Authority the possession and use of such movable property.

(3) No Order affecting any movable property of any Government department or public corporation shall be made by the Minister under subsection (2) without the consent of the Minister in charge of that department or public corporation.

Alienation of land 18.
or interest in land
held by Authority.

(1) The Authority may, with the approval of the Minister, alienate, by way of sale, lease, rent or rent purchase for the purpose of urban development, any land or interest in land held by the Authority, subject to such terms and conditions including the use or uses for which the land or interest in land is alienated as may be determined by the Minister, and in particular, but without prejudice to the generality of the foregoing provisions of

this section, a condition to the effect that the alienation effected by the instrument of alienation may be cancelled or determined in the event of a failure to comply with any other condition specified in such instrument, or in the event of any money due to the Authority under such instrument remaining unpaid for any such period as may be specified therein.

(2) Nothing in the State Lands Ordinance shall affect or be deemed or construed to affect the alienation of any State land held by the Authority for the purpose of any urban development.

No action to lie in respect of the cancellation or determination of an instrument of alienation.

19. Notwithstanding the provisions of any other law to the contrary, no action shall lie against the Authority or any officer or servant of such Authority in respect of the cancellation or determination of an instrument of alienation under the provisions of section 18.

PART VA
RECOVERY OF POSSESSION OF HOUSES., FLATS AND
ANY OTHER
BUILDINGS CONSTRUCTED IN PURSUANCE OF A JOINT
VENTURE
AGREEMENT WITH THE AUTHORITY FOR THE PURPOSE
OF CARRYING OUT
A DEVELOPMENT PROJECT OR SCHEME APPROVED BY
THE GOVERNMENT

Houses, flats or other buildings to which this Part applies.
[3, 41 of 1988]

19A. This Part shall apply to every house, or unit of a registered condominium property (within the meaning of the Apartment Ownership Law, No. 11 of 1973) or other building or portion thereof (herein-after in this Part referred to as ' buildings '), constructed

(a) in pursuance of a joint venture agreement, referred to in section 8(e), for the purpose of carrying out a development project or scheme approved by the Government;

(b) and made available for occupation at any time on or after the coming into operation of this Law to any person, whether such occupation is for business or residential purposes, and whether on payment of rent or otherwise.

Interpretations of **19B.** Where a building constructed in pursuance of a joint venture

the expressions " landlord" and " occupier ".
[3, 41 of 1988]

agreement is made available for occupation as aforesaid to any person, then with reference to that building, the expression 'landlord' in this Part means the Chief Executive of the Joint venture company, and the expression 'Occupation'.

Obligation building **19C.**
to which applies.
[3, 41 of 1988]

- (1) The occupier of any building to which this Part applies, and his dependants and every other person occupying such building shall not be entitled to occupy such building (or portion thereof) after the date of the lawful termination of the occupation by the occupier of such building; and accordingly the occupier shall on that date vacate the building, deliver possession thereof to his landlord, and depart from the land or premises in which such building is situated together with his dependants and every other person occupying such land or premises.
- (2) Where any building to which this Part applies is made available by the landlord for occupation to any person in the employment of that landlord that person's occupation of such building shall be deemed, for the purposes of this Part, to be lawfully terminated on the date of the termination of the employment of that person.
- (3) Where in any case referred to in subsection (2) the employment of the occupier is terminated without notice the reference in that subsection to the date of the termination of his employment shall be deemed to be a reference to the date fourteen days after the actual date of termination.

Application to
Court of
possession and
service of order
nisi.
[3, 41 of 1988]

19D.

- (1) In any case where the occupier of any building to which this Part applies fails to comply with the provisions of subsection- (1) of section 19c, it shall be lawful for the landlord to file, in the Magistrate's Court of the division in which the building is situated an application praying for the recovery of possession of the building, and for the ejection from the land or premises on which the building is situated of the occupier, his dependants and every other person occupying such land or premises or any portion thereof; and every such application shall be supported by an affidavit setting forth the time and manner of the termination of the occupation of the occupier.
- (2) On receipt of an application under subsection (1), the court

shall cause, to be served on the occupier a copy of the application and affidavit and an order nisi requiring him

(a) to appear on a date specified in such order, being a date not later than one calendar month after the date of service of the order; and

(b) to show cause why he should not deliver possession of the building as required by section 19c and depart from the land or premises on which it is situated together with his dependants and every other person occupying such land or premises or any portion thereof.

(3) An order nisi under subsection (2) shall be deemed to have been served on the occupier if it is delivered to him by the Fiscal or by any person authorized by the Fiscal, or where it cannot be so delivered, if it is pasted by the Fiscal, or person authorised as aforesaid, on some conspicuous part of the building to which the order relates.

Adjournment of
hearing.
[3, 41 of 1988]

19E.

(1) If any occupier upon whom an order nisi is served under this Part appears before the court on the date specified in the order and, by affidavit or by statement on oath or affirmation raises any defence, which in the opinion of the court necessitates an adjournment of the hearing, the court shall immediately settle and record the issue or issues raised and shall, have regard to the circumstances of the case, appoint as early a date as possible for the hearing of evidence; and in such case the Registrar of the court shall thereupon issue a summons to every such witness as may be required by the parties commanding his attendance at the time and place specified in the summons.

(2) Where any date is appointed under subsection (1) for the hearing of any case, the hearing shall not again be adjourned for any later date-

(a) unless all the parties to the case consent to such adjournment; or

(b) unless the court is satisfied, upon evidence furnished on oath or affirmation or - by affidavit that such adjournment is necessary by reason of the absence, otherwise than by collusion, of the occupier or of a witness who knows and is able to prove facts material to the case.

(3) On the date appointed under sub-section (1) for the hearing of the case or on such other date, if any, to which such hearing may be adjourned under subsection (2), the court shall hear and determine the issues raised and give judgment thereon, notwithstanding anything to the contrary in any written law other than the Constitution.

Issue and
execution of writ
for delivery of
possession.
[3, 41 of 1988]

19F.

(1) If any occupier upon whom an order nisi has been served under this Part, does not appear on the date specified in such order or on such other date, if any, to which the hearing may be adjourned under this Part or, having appeared fails to show good and valid cause why he should not deliver possession as required by section 19c of the building specified in the order and depart from the land or premises on which it is situated together with his dependants and every other person occupying such land or premises or any portion thereof ; or where the Court has given judgement under section 19E (3) against the occupier the order nisi shall be made absolute, and the court shall forthwith issue, and if need be reissue, a writ of possession to the Fiscal requiring and authorising him before a date specified in the writ not earlier than two calendar months and not later than two calendar months from the date of the issue of such writ, to deliver possession of the building to the landlord or to any other person appointed in writing by the landlord for the purpose and to eject from the land or premises no which the building is situated the occupier, his dependants and every other person occupying such land or premises or , any portion thereof :

Provided, however, that where the court is satisfied that it is expedient for any reasonable cause as hereinafter denned that the issue of the writ should be postponed, the court may direct that such writ shall not be issued unless the occupier fails to deliver possession of the building and to depart from such land or premises together with his dependants and every other person occupying such land or premises or any portion thereof before a date specified in that behalf by the court.

(2) In the preceding provision, ' reasonable cause ' means

- (a) the illness of the occupier or any of his dependants ; or
- (b) the failure of the landlord in any case referred to in

subsection (2) of section 19c to pay any wages lawfully due to the occupier or to grant him any benefits or privileges to which he is entitled under any other written law to receive from the landlord in his capacity as an employer; or

(c) the failure of the landlord in that capacity to issue to the occupier any discharge certificate or identification certificate which should properly be given to him; or

(d) the failure of the landlord in any case where the building is made available for occupation on terms enabling the occupier to become the owner after making a certain number of specified payments, to repay to the occupier any sum for the repayment of such provision is made in the event of the termination of his occupation in the agreement entered into between the landlord and the occupier.

Appeal.
[3, 41 of 1988]

19G. (1) Any person who is dissatisfied with an order under section 19E (3) OF 19P (1) by a Magistrate's Court may before the expiry of a period of fourteen days from the date of such order, appeal to the Court of Appeal against such order.

(2) Sections 321, 322 (1), 322 (2), 324, 325, 326, 328 (c), 329 and 330 of the Code of Criminal Procedure Act, No. 15 of 1979 shall, mutatis mutandis, apply to the presenting.

Provisions of this Act to apply exclusively in all sections for ejectment from buildings to which this Part applies.
[3, 41 of 1988]

19H.

No action for the recovery of possession of any building to which this Part applies or for the ejectment of the occupier from the land or premises in which the building is situated, shall be taken except under the provisions of this Part.

Stamp duties.
[3, 41 of 1988]

19I. For the purpose of the application of the provisions of the Stamp Duty Act, No. 43 of 1982, in respect of proceedings under this Part and of the provisions of the Civil Procedure Code in respect of costs and charges, proceedings under this Part shall be deemed to be a money case of the value of fifty rupees, and an application under section. 19D shall be deemed to be a Civil proceeding for the recovery of a debt of that value.

**PART VI
GENERAL**

- | | | |
|--|------------|--|
| Directions of the Minister. | 20. | <p>(1) The Minister may, from time to time, give the Authority general or special directions as to the exercise of the powers and the performance of the duties of the Authority and such directions shall be carried out by the Authority.</p> <p>(2) The Minister may, from time to time, direct in writing the Authority to furnish him such information with respect to the property, business and activities of the Authority, as he may require and the Authority shall carry out every such direction.</p> |
| Regulations, | 21. | <p>(1) The Minister may make regulations for the purpose of carrying out or giving effect to the principles and provisions of this Law.</p> <p>(2) Every regulation made by the Minister shall be published in the Gazette and shall come into operation on the date of such publication or on such later date as may be specified in the regulation.</p> <p>(3) Every regulation shall as soon as convenient after publication in the Gazette be brought before Parliament for approval. Any regulation which is not so approved shall be deemed to be rescinded as from the date of its disapproval but without prejudice to anything previously done thereunder.</p> <p>(4) Notification of the date on which any regulation made by the Minister is so deemed to be rescinded shall be published in the Gazette.</p> |
| Power to enter any land or premises. | 22. | <p>It shall be lawful for the Chairman of the Authority or any officer generally or specially authorized by him in writing, at any reasonable time, to enter upon any land or premises and then do such acts as may be reasonably necessary for the purpose of carrying out or giving effect to any work of the Authority, or of making of any survey, examination or investigation, preliminary or incidental to the exercise of any power, or the discharge of any function of the Authority.</p> |
| Applicability of Town and Country Planning Ordinance and | 23. | <p>(1) Where any area has been declared to be a development area the Minister may, by Order published in the Gazette, declare that any planning scheme or project in a development area under the provisions of the Town and Country Planning Ordinance or</p> |

other enactments in development.
[5, 4 of 1982]

under any other enactment which is in conflict with any development plan or development project under the provisions of this Law shall cease to operate in that area.

- (2) So long as an Order made by the Minister under the provisions of subsection (1) is in force, the Authority shall be responsible for the physical planning of such area in accordance with the provisions of this Law.
- (3) Notwithstanding the provisions of subsection (1) at the request of the Authority the Minister may, from time to time, by Order published in the Gazette, declare that, with effect from such date as shall be specified in the Order, the Authority shall cease to be the authority responsible for the physical planning in such area and the provisions of the Town and Country Planning Ordinance or any other enactment shall be applicable.
- (4) Subject to the provisions of subsection (5), no person other than the Authority shall exercise, perform and discharge any powers, duties and functions relating to planning and development within any area declared to be a development area under section 3.
- (5) The Authority may delegate to any officer of a local authority, in consultation with that local authority, any of its powers, duties and functions relating to planning within any area declared to be a development area under section 3, and such officer shall exercise, perform or discharge any such power, duty or function so delegated, under the direction, supervision and control of the Authority.

Members, officers and servants of the Authority deemed to be public servants

24. All members, officers and servants of the Authority shall be deemed to be public servants within the meaning and for the purpose of the Penal Code.

The Authority deemed to be a scheduled institution within the meaning of the Bribery Act.

25. The Authority shall be deemed to be a scheduled institution within the meaning of the Bribery Act, and the provisions of that Act shall be construed accordingly.

<p>Protection from prosecution for action taken under this Law or on the direction of the Authority</p>	<p>26.</p>	<p>(1) No suit or prosecution shall lie-</p> <p style="padding-left: 40px;">(a) against the Authority for any act which in good faith is done purported to be done by the Authority under this Law; or</p> <p style="padding-left: 40px;">(b) against any member, officer, servant or agent of the Authority for any act which in good faith is done or purported to be done by him under this Law or on the direction of the Authority.</p> <p>(2) Any expense incurred by the Authority in any suit or prosecution brought by or against the Authority before any court shall be paid out of the Fund of the Authority, and any costs paid to, or recovered by, the Authority in any such suit or prosecution shall be credited to the Fund of the Authority.</p> <p>(3) Any expense incurred by any such person as is referred to in paragraph (h) of subsection (1) in any suit or prosecution brought against him before any court in respect of any act which is done or is purported to be done by him under this Law or on the direction of the Authority shall, if the court holds that such act was done in good faith, be paid out of the Fund of the Authority, unless such expense is recovered by him in such suit or prosecution.</p>
<p>Delegation of power & c by the Authority. [6, 4 of 1982]</p>	<p>26A.</p>	<p>The Authority may delegate to the Chairman or any officer of the Authority any of its powers, functions and duties under this Law. Fines when recovered to be credited to the Fund of the Authority.</p>
<p>Fines when recovered to be credited to the Fund of the Authority [6, 4 of 1982]</p>	<p>26B.</p>	<p>All fines imposed for any offence under this Law or any regulation or rule made there under shall when recovered be credited to the Fund of the Authority.</p>
<p>Power of Authority to make rules</p>	<p>27.</p>	<p>(1) The Authority may make rules in respect of all or any of the matters for which rules are authorized or required by this Law to be made.</p> <p>(2) No rule made by the Authority under this Law shall have effect until it has been approved by the Minister.</p>
<p>Offences and</p>	<p>28.</p>	<p>(1) Every person who contravenes or fails to comply with any</p>

penalties.
[7, 4 of 1982]

provision of this Law or any regulation, rule, order, direction or requirement made or given thereunder shall be guilty of an offence under this Law, and shall, on conviction after summary trial before a Magistrate, be liable to a fine not exceeding fifty thousand rupees or to imprisonment of either description for a term not exceeding two years or to both such fine and imprisonment.

(2) Every person who is guilty of an offence under this Law, shall, in addition to the fine prescribed under this section, be liable to a fine of one thousand rupees for each day on which the offence is continued, after conviction.

Procedure to be followed in respect of certain development activities commenced & c. contrary to terms and conditions of permit.
[8, 44 of 1984]
[8, 4 of 1982]

28A.

(1) Where in a development area, any development activity is commenced, continued, resumed or completed without permit or contrary to any term or condition set out in a permit issued in respect of such development activity, the Authority may, in addition to any other remedy available to the Authority under this Law, by written notice require the person who is executing or has executed such development activity, or has caused it to be executed, on or before such day as shall be specified in such notice, not being less than seven days from the date thereof

(a) to cease such development activity forthwith; or

(b) to restore the land on which such development activity is being executed or has been executed, to its original condition; or

(c) to secure compliance with the permit under the authority of which that development activity is carried out or engaged in, or with any term or condition of such permit, and for the purposes of compliance with the requirements aforesaid

(i) to discontinue the use of any or building; or

(ii) to demolish or alter any building or work.

(2) It shall be the duty of the person on whom a notice is issued under subsection (1) to comply with any requirement specified in such notice within the time specified in such notice or within, such extended time as may be granted by the Authority on application made in that behalf.

(3)

(a) Where any person has failed to comply with any requirement contained in any written notice issued under subsection (1) within the time specified in the notice or within such extended time as may have been granted by the Authority, the Authority may, by way of petition and affidavit, apply to the Magistrate to make an Order authorizing the Authority to-

(a) to discontinue the use of any land or building;

(b) to demolish or alter any building or work;

(c) to do all such other acts as such person was required to do by such notice, as the case may be,

and the Magistrate shall after serving notice on the person who had failed to comply with the requirements of the Authority under subsection (1), if he is satisfied to the same effect, make order accordingly.

(b) If such person undertakes to discontinue the use of the land or building or to demolish or alter the building or work, or to do such other acts as are referred to in paragraph (a) of subsection 3 of section 28A, the Magistrate may, if he thinks fit, postpone the operation of the Order for such time not exceeding two months as he thinks sufficient for the purpose of giving such person an opportunity of complying with such requirement.

(4) Where a mandatory order has been made under subsection (3), it shall be the duty of the police authorities to render all necessary assistance to the Authority in carrying out the order.

(5) The Authority shall be entitled to recover any reasonable expenses incurred by the Authority in demolishing or altering any building or work in pursuance of an order made by the Magistrate under subsection (3).

(6) The preceding provisions of this section shall not affect any liability incurred by such person by reason of his failure to comply with such notice.

Vesting of lands
certain cases.
[8, 4 of 1982]

28B.

(1) In any case, where a person

(a) has been convicted under section 28 for having contravened any provision of section 8J (1); and

(b) where a notice has been issued under subsection (1) of section 28A and any requirement in such notice has not

been complied with, the Minister may, on an application being made therefor by the Authority, and upon being satisfied that the land or building, in the present state, could be utilized for any purpose by the Authority, by Order published in the Gazette vest such land in the Authority, with effect from such date as shall be specified in the Order.

(2) Where any land has been vested in the Authority under subsection (1), and

(a) no permit had been obtained under section 8J for the execution of any development activity upon such land, no person shall be entitled to any compensation in respect of any such development activity;

(b) where a permit has been obtained under section 8J for any development activity upon such land, no person shall be entitled to any compensation for such development activity except to the extent of the work carried out in accordance with the terms and conditions set out in the permit.

offences by bodies of persons & c.
[8, 4 of 1982]

28C. Where an offence under this Law is committed

(a) by a body of persons, then,

(i) if that body is a body corporate (other than a public corporation or local authority), every person who at the time of the commission of the offence was a director or secretary or other similar officer of that body, or

(ii) if that body is a public corporation, its Chairman, or where there is no Chairman, the chief executive officer thereof, or

(iii) if that body is a local authority, the District Secretary, in the case of a Development Council, or the Mayor or Chairman, as the case may be, in the case of a Municipal Council or Urban Council; or

(iv) if that body is not a body corporate, every person who at the time of the commission of the offence was a member or partner of that body, or is its chief executive officer; or

(b) by a Government Department, the officer of that

department responsible for the execution, or the causing of the execution, of the development activity in respect of which the offence was committed, shall be liable for the commission of that offence unless he proves that the offence was committed without his consent or connivance, and that he exercised all due diligence to prevent the commission of that offence as he ought to have exercised, having regard to the nature of his functions and all other circumstances.

" Applications for an order to be disposed of within a given period. [9, 4 of 1984]

28D. Every application for, an order made under paragraph (a) of subsection (3) of section 28A, shall be finally disposed of within a period of sixty days from the date of such application, and where the Magistrate makes an Order in pursuance of any application authorizing the Authority

(a) to discontinue the use of any land or building; or

(b) to demolish or alter any building or work; or Urban Development Authority (Special Provisions) 5 Act, No. 44 of 1984

(c) to do such other acts as are referred to in paragraph (a) of subsection (3) of section 28A,

the Magistrate shall make all such Orders as are necessary to effect compliance with such Order within a period of ninety days from the date of the making of such application.

Interpretation. [9, 4 of 1982]

29. In this Law, unless the context otherwise requires-

'local authority'

means any Development Council, Municipal council, Urban Council, Town Council or Village Council and includes any Authority created and established by or under any law to exercise, perform and discharge powers, duties and functions corresponding to or similar to the powers, duties and functions exercised, performed and discharged by any such Council; and

'development activity'

means the parceling or sub-division of any land, the erection or re-erection of structures and the construction of works thereon, the carrying out of building, engineering and other operations on, over or under such land and any change in the use for which the land or any structure thereof is

used, other than the use of any land for purposes of agriculture, horticulture and the use of any land within the cartilage of a dwelling house for any purpose incidental to the enjoyment of a dwelling house, not involving any building operation that would require the submission of a new building plan;

'Government agency'

means a government department, local authority or a public corporation;

'physical planning'

includes the physical and economic development of land.

'public corporation'

means any corporation, board or other body which was or is established by or under any written law other than the Companies Ordinance, with funds or capital wholly or partly provided by the Government by way of grant, loan or otherwise.

SCHEDULE [10,4 of 1982] [3,36 of 2007]

Matters for which Provision may be made in the Development Plan

1. The manner in which the land and buildings in the development area shall be used.
2. The allotment, reservation or zoning of land for different purposes.
3. The provision for regulating the uses of land and buildings in different zones such as residential, commercial, industrial and imposition of conditions and restrictions in regard to the floor area ratio, density, location, and height, number of storey and size of building and sutures, the size of plots, yards and open spaces, set backs from street, building lines and the use and maintenance of buildings, structures and appurtenant land.
4. The requirements for buildings in respect of -
 - (a) stability of different parts of buildings foundations and super-structure;
 - (b) area and height, levels of floors,

standards of accommodation for rooms, location and standards for staircases and exits;

(c) lighting and ventilation;

(d) fire protection;

[3,36 of 2007] (e) drainage of site and roof including measures necessary for rainwater harvesting;

(f) specifications for materials of construction and code of practice;

(g) standards and materials for plumbing and waste disposal, electrical wiring and installation such as pumps and lifts;

(h) regulations regarding clear distances of buildings from electrical, telephone? and telegraph and microwave and other lines.

(i) regulations in respect of unsafe buildings and prescribing standards of fitness for buildings and other matters incidental to the ensuring of stability, safety and amenity of buildings.

5. The control of architectural features, elevation and frontage of buildings and regulations for attaining urban design objectives.

6. The provision for preserving and promoting landscaping including preservation and planting of woodlands, trees and preservation of views and prospects, places of historical, architectural interest and scenic beauty.

7. The control of pollution, environmental quality and advertisement.

8. The provision for car parking facilities, parking, loading and service bays for all types of vehicles.

9. The provisions for matters concerning and incidental to- (a) traffic and transport facilities including special facilities for pedestrians and cyclists; (b) water supply, sewerage and drain ago

and waste disposal facilities; (c) power supply; (d) telecommunication.

10. The provision for laying out of land for building purposes including minimum standards for access ways and roads, reservation of parks, play grounds and open spaces for other amenities and the imposition of conditions requiring the amount of land to construct or improve roads, and provide amenities or to contribute to the cost of such construction or improvement.

11. Provisions for reclamation of land.

12. The laying out and relaying out of land either vacant or already built upon, as building sites.

13. The construction, diversion, extension, alteration, improvement or closure of lanes, streets, roads and communications.

14. The construction, alteration, removal or demolition of buildings, bridges and other structures.

16. The redistribution, of boundaries and the reconstitution of plots belonging to owners of property. 16. The demarcation of areas for special treatment and their detailed planning, development and redevelopment.

17. The stages by which the development plan shall be carried out.

18. The levy of fees and service charges in respect of different categories of developments. ' 11. The amendments made in the principal enactment by section 4 and paragraphs (6) and (c) off section 5 of this Act shall be deemed to have taken effect on October 1,1978. 12. 'Where prior to the date of commencement of this Act, any officer of a local authority has on behalf of the Urban Development Authority, done any act in the exercise, performance or discharge of any power, duty or function relating to planning within any area declared to by a development area under section 3

of the principal enactment, such act shall not be deemed to have been or to be invalid by reason only of the fact that such officer was not legally empowered to exercise, perform or discharge such power, duty or function.