

## ABSTRACT

Since then enter into enforce Apartment Ownership Law in 1973 in Sri Lanka, it seriously affected for owners, developers and also other condominium related persons without updating law comparatively development of this condominium sector. Apartment Ownership Law No.11 of 1973 need to embark with immense development of both size and type of the condominium sector. The invariable growth and change of the technical sector, the issues concerns in today not only legal but also technical, environmental and social impact...etc. Therefore sound peace of legal covered by all aspects will help to enhance decent and beautiful living condition in condominium. As well as, the developers will join hands together with entrusting for a lovely apartment for their future generations.

This dissertation discusses the evolution of condominium concept and law. Moreover it discusses unique features of the condominium concept differ from our property law and as a result of our legal system embarked a new legislation of Apartment ownership Law. Mainly, this dissertation analyze unsolved legal issues which are affecting to the rights of unit owners, developers and also Management Corporations without having a clear legal definitions for condominium, without clear legal requirement for registration of deeds and cumbersome registration procedure, issues on provisional condominium property, potential risk and fire insurance, lack of funds for complete the project and poorly maintain buildings, nevertheless proper rules or by-laws for management, maintenance and administration of the condominium property, issues on common elements, changing the purpose of the condominium without permission and parking issues, unauthorized constructions and defects on condominium property

Moreover, the study will buttress recommendations to enhance the effectiveness of the Apartment Ownership Law by comparing it with the advancement and complexity of law of condominium development in Singapore which is one of the worlds' most densely populated cities.

Since this research is a qualitative legal research this literature review mostly based on secondary data review. In order to gather all the required data, the researcher had referred to the Acts, Ordinances, Books, Journals, Government Gazettes and electronic recourses etc.

Hence, some legal issues relating to condominiums remain and unsolved as condominiums nowadays has been constructed with renewed complexities of condominium structures, management and development. In light of these issues, the purpose of this research is analyzing emerging need amending the Apartment Ownership Law in Sri Lanka ensuring people rights.

Key Words: Condominium Property, Apartment Ownership Law, Unit Owner, developer, Management Corporations