

CHAPTER XVIII
CONDOMINIUM PROPERTY SURVEYS
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**CHAPTER XVIII
CONDOMINIUM PROPERTY SURVEYS**

Condominium Property and matters connected

18.1. Condominium Properties are those where multiple ownership arises due to the construction of storied building with several independent parcels for separate occupation. Condominium Property Surveys are carried out for registering the legal interests in Condominium property under the provisions of the Apartment Ownership Law No. 11 of 1973 and its some para as amended by the Apartment Ownership (Amendment) Act. No. 45 of 1982. Again it's some as amended by the Apartment Ownership (Amendment) Act. No. 39 of 2003. In additionally various amendment have done for above Act but they are not direct involve for survey activity.

18.2. Property can be categories as follows under condominium Law.

Condominium Property -

Any building erected on alienated land held as one land parcel & capable of being subdivided into parcels fit for human habitation is referred to as "Condominium Property"

Provisional Condominium Property -

Any building proposed to be erected on alienated land held as one land parcel & capable of being subdivided into parcels is referred to as "Provisional Condominium Property"

Semi Condominium Property -

Any building partly erected on alienated land held as one land parcel, on which there are more than one completed condominium parcel fit for human habitation is referred to as "Semi Condominium Property"

The condominium Plan shall comprise of a survey plan or plans which shall be prepared and drawn by under the authority of the Surveyor General or by or a registered licensed surveyor.

18.3. This law envisages the following among other aspects.

- a) A survey plan to be prepared for each property to be registered as a Condominium Property.
- b) Ownership of individual units by separate owners.
- c) Possibility of allocation of separate sections to such individual units as accessory units (Ex: - balcony etc.).
- d) Ownership of common elements such as common areas and common facilities in the Condominium Property to be held in common by all the owners of the individual units.
- e) All the individual Owners to form into a legal body called a management corporation for the proper management of the Condominium Property. Such management corporation to function in terms of the Rules set out in the First

Schedule and the owners of the individual units to be bound by the Rules in the Second Schedule to act No. 24 of 2003.

- f) Possibility of allocation by the management corporation of parts of common elements for the exclusive use of particular owners of units.
- g) Registration of Condominium Property in a separate Register called a “Register of Condominium Property” (such registration is possible even at the stage when a storied building to be divided into separate units for separate occupation is proposed)

Parts of Condominium Plan

18.4. The following are the components that should be included in a Condominium Plan.

- a) Ground Plan - This is a normal survey plan showing the boundaries of the land, positions of the buildings there in and other details normally shown on a survey plan.
- b) Vertical section of each sub-divided building.
- c) A separate plan for each floor indicating the units into which the buildings are sub-divided, any accessory units and common elements that can be shown on plan.
- d) Tenement List for (a) above
- e) Tenement List for the condominium unit.
- f) Tenement List for the accessory unit
- g) Tenement List for the common Elements

18.5. Condominium Plans should be prepared on A3 size drawing Sheets for the issue of Preliminary Plans, Extracts of B.S., and Supplements to FVP, etc. Senior Superintendent of Surveys will certify two printed copies; one marked the 'Original' and the other the 'Duplicate' for issue to the client organization.

Ground Plan

18.6. This is the normal survey plan should be prepared according to the specification. The plan should be headed Condominium Plan and may be drawn to any convenient scale. The plan should be lot as a normal survey plan.

18.7. The following special requirements should be noted.

- a) Prior registration reference pertaining to the property should be verified from the relevant Land Registry and the Volume and Folio numbers should be indicated by a note on the plan. (Official free searches will be allowed for the Survey Department staff for this purpose on application to the Registrar of lands).
- b) The Government Surveyor/Registered Licensed Surveyor should insert a special certificate on the plan according to the apartment ownership act and its amendment act “all buildings and all parcels shown in the Condominium Plan in relation to the

external surface boundaries of the Condominium Property are within the Condominium Property and are in compliance with building plans (if any) and subdivision plans issued by the authority for the time being responsible for the approval of such plans”

- c) The bounds should be described in the remarks column of the Tenement List as shown in the specimen.

Vertical Section Plan

- 18.8. A vertical section should be drawn for each building even though several buildings may conform to the same section. Some of the measurements required for this may be obtained by angle and distance measurements and others by distance measurements alone. All such measurements should be recorded in field books. Height of floors and thickness of floors and ceilings should be shown on plan. A fairly large scale such as 1:100 or 1:200 will be needed to show the floors and ceilings of each story.

Condominium Unit

- 18.9. Each floor of the sub-divided buildings should be shown separately and the individual Unit shown therein. Measurements pertaining to each such parcel should be clearly recorded in the field books and linear measurements shown on plan. Sufficient linear measurements should be taken to completely delineate the individual units.

The number assigned to a unit should consist of the following components for purposes of clarity.

- a) Lot number of the survey plan to indicate the location of the building
- b) Alphabetical letter distinguishing the particular building, the buildings being identified as A, B, C,..... etc.
- c) Reference to the floor in which the unit is located, here floor significant as “F”

Basement	- FB
Ground Floor	- F0
Mezzanine	- FM
First Floor	- F1
Second Floor	- F2

- d) Reference to the individual unit as U1, U2,etc. numbered for each floor.

According to this 1A-F0-U1 numbered for unit one of Ground Floor in Building A of Lot 1

1A-F0-U2 for second unit etc. in the manner of all the condominium unit should be numbered.

- 18.10. If a particular unit consists of parts in different floors, the following procedure should be adopted.

- a) The part of parcel in each floor will be shown in the plan of the particular floor with a reference to the section showing the floor in which the balance part of the parcel is shown.
- b) The parcel number will consist of the numbers that would have been assigned to each component part, had each one of those been a separate parcel. Thus, parcel No.2A/FOF1/U1 will refer to a parcel consisting of two parts in the ground and first floors of building A in lot 2.

18.11. Specimen Tenement List indicates how the details pertaining to the individual parcels should be shown in the Tenement List. The following special requirements should be noted:

- a) The headings of the normal Tenement List pages should be amended to conform to those given in the specimen.
- b) Share value calculate under following equation refers to the undivided shares in the Common Elements, which the owners of individual parcels are entitled to.

$$SV = \frac{U+A}{\Sigma(U+A)} * 100 = \frac{\text{Total Squre meters of the unit and accessory units of relevant}}{\Sigma \text{Total squre meters of all the units and accessory units}} * 100$$

SV – Share Value
 U – Extent of condominium units shown in square meters
 A – Extent of accessory unit which relevant shown in square meters

- c) Any accessory parcels should be referred to in the remarks column.
- d) Bounds of condominium property should be indicated in the remarks column, taking into account the following
 - i. Bounds should be given for North, South, East, West, Zenith and Nadir.
 - ii. The bounding line on each of these directions will be the center of the wall, floor or ceiling as the case may be.

Accessory Unit

18.12. Individual units may or may not have Accessory units made appurtenant to them. The plan and Tenement list should be prepared according to the specimen.

18.13. The number assigned to an accessory unit should indicate the unit to which such accessory unit is made appurtenant. Example 1A/FO/U1/A1 refers to an accessory unit A1 appurtenant to unit No. 1A/FO/U1. The accessory units will be able to number as A1, A2, A3..... etc. continuously.

18.14. There will be no column in the Tenement List page to indicate an undivided share value in the common elements as that aspect has already been dealt with in writing the Tenement List for the units.

- 18.15. Bounds should be indicated in the remarks column. Any accessory unit situated outside a subdivided building may not have bounds on the Zenith and Nadir.

Common Elements

- 18.16. Common Elements are those that are owned in common by the owners of all the units in a Condominium Plan.
- 18.17. While some of these can be shown conveniently on plan, it may not be convenient to show others
- 18.18. These should be numbered as shown in the specimen. Example ICE 1 refers to Common Element 1 in lot 1
- 18.19. The details pertaining to common elements should be shown as indicated in specimen Tenement List
- 18.20. The following special features relevant to common element should be noted.
- a) Common Element No. 1CE 1 includes some that are shown on plan such as roads and car parks and some that are not shown on plan but referred to only in the Tenement List, e.g. Foundations, columns, external beams. etc. All these should be mentioned in the description column of the Tenement List.
 - b) The Common Elements are owned in common by the owners of all the parcels. This fact should be mentioned in the Tenement List as shown in the specimen.
 - c) It is not necessary to indicate the floor area, undivided share value or bounds for Common Elements.

Proposed Buildings

- 18.21. The Condominium Plan is being prepared to show existing buildings and proposed buildings and extensions, the proposed positions should be indicated on plan by broken lines and the existing positions by firm lines. A reference should be given in the reference column to indicate that the broken lines represent proposed buildings/proposed extensions. The aggregate share value should be indicated in the Tenement List taking into account the total floor area of all the parcels together with the extensions/ new parcels. In other respects the plan and tenement lists should conform to the requirements mentioned above.
- 18.22. If the plan being prepared refers to a new building or an extension to a building in an already registered Condominium property, plans should be prepared taking in to account the Condominium Plan, which is already registered. The new plan and tenement list will be required only for indicating the new buildings/extensions to existing buildings.

- 18.23. The following procedure should be adopted for purposes of referencing, when the plan being prepared refers to a new building or an extension to a building in an already registered Condominium property.
- (a) Make the following entry on Section 1 below the number of the plan:
“ For the amendment of Condominium Plan No. dated
.....”
 - (b) Outer boundary of the part of new survey plan should be amended and hatch by pencil in previous Condominium Plan /s.
 - (c) The features of the ground Plan of the previous Condominium Plan /s should be transferred and shown in dotted lines to form the Ground Plan of the present Condominium Plan.

New buildings completed should be shown in continuous lines and proposed building should be shown in broken lines. The dotted lines, broken lines and continuous lines should be detailed in the reference column of the plan.

- 18.24. The land will continue to retain the lot number assigned in the previous condominium plan. Such lot number will be indicated on plans in position along with the relevant Plan number.
- 18.25. Any new/ proposed buildings and new/ proposed parcels will be numbered following the guide lines indicated above taking care to avoid repetition of letters assigned to individual buildings. Abutting parcels/ lots will retain the former numbers and should be shown accordingly with relevant plan reference.
- 18.26. Tenement Lists will be prepared to indicate details of the new/proposed parcels buildings.

Re-division and amalgamation of parcels

- 18.27. In instances where plans have to be prepared for the re-division or amalgamation of parcels that are already registered under this law, fresh plans should be prepared for the sections affected by such re-division or amalgamation.
- 18.28. Numbering of the plan and new parcels should follow the same guide lines indicated above.
- 18.29. The following requirements should be complied with for purposes of referencing:
- (a) Make an entry at the top of Section 1 of Plan as ‘Condominium Plan of re-division/amalgamation.’ Make an entry in the same section of the plan below the number of the plan as:
“(For the amendment of Condominium Plan No dated)”

- (b) Abutting parcels and /or lots may be described on plan giving reference to parcels, etc. appearing on the previous Condominium Plan.
 - (c) In the remarks column of the Tenement List indicate reference to the parcels affected by the re-division or amalgamation. “Part of unitof Condominium Plan No”
- 18.30. Total area of condominium property should not be changed due to re-division or amalgamation.
- 18.31. If these re-divisions and/or amalgamations of parcels do not involve amendments to the ground plan shown in the original Condominium Plan, or any common elements shown thereon, it is not necessary to prepare a fresh ground plan. In such instances, the following note on Section 1 of the new plan will suffice;
- ‘Ground Plan: Same as the ground plan shown on Condominium Plan No. of.....’

Parts of Common Elements for the exclusive use of a particular parcel

- 18.32. Amendments to a registered Condominium Plan may also be needed for the purpose of delineating any part of the common elements on which the management corporation has decided to grant exclusive use to a particular owner of a parcel in terms of the By-laws shown in the Second Schedule. In such instances, too, the procedure mentioned above may be followed in preparing a plan to indicate the part of the common element thus affected.

Condominium Property Surveys inside Cadastral Surveys

- 18.33. Condominium Property Surveys inside Title Registration areas are carried out for registering the legal interests in Condominium Properties under the Apartment Ownership and Registration of Title Act. More details in this regard can be found in **DSR 21.3.2.6**.

[Annexure 1](#)**Extracts from the Apartment Ownership Law, No. 11 of 1973, as amended by the Apartment ownership (Amendment) Act. No. 39 of 2003.****Act. No. 11 of 1973- section 2**

1. This Law shall apply to property comprising land with a building or buildings of more than one story and having more than one independent unit of residential or non-residential accommodation, hereinafter referred to as "Condominium Property".

Act. No. 39 of 2003 – section 5(1)

5. (1) The Condominium Plan shall comprise of a survey plan or plans which shall be prepared and drawn by a licensed surveyor or by or under the authority of the Surveyor-General and shall -
 - (a) delineate the external surface boundaries and boundary marks of the Condominium Property and the position of each subdivided building thereon fixed in relation to the surface boundaries;
 - (b) specify the division, volume and folio in which the Condominium Property is registered and the surveyed area thereof;
 - (c) include a vertical section of each subdivided building showing
 - (i). the floors and ceilings of each story; and
 - (ii). the height of each story
 - (d) include a description, as well as the vertical section and dimensions, of each building or parts thereof proposed to be erected within the Condominium Property as a separate tenement or as an extension of any completed subdivided building, in accordance with building plans and subdivision plans approved by the authority for the time being responsible for the approval of such plans;
 - (e) delineate, subject to the provisions of subsections (2) and (3), each condominium parcel and define the boundaries thereof by reference to floors and walls showing the horizontal dimensions, without it being necessary to show any bearing;
 - (f) identify the parcels into which each building is divided and distinguish such parcels by assessment numbers, numbers or other symbols;
 - (g) distinguish each story by an index letter in relation to the survey lot number of the Condominium Property and specify the parcels in each story in relation to the number of the story;.
 - (h) show the approximate floor area of each parcel;
 - (i) delineate the external boundaries and show the horizontal dimensions without it being necessary to show any bearing of each building or parts thereof proposed to be erected within the Condominium Property as a separate element or an extension of any completed subdivided building or buildings in accordance with

building plans (if any) and subdivided plans approved by the authority for the time being responsible for the approval of such plans;

- (j) define the common elements of the Condominium Property;
- (k) bear an endorsement by the person preparing it to the effect that the building shown in the Condominium Plan is within the external horizontal boundaries of the Condominium property;
- (l) to it a certificate from a registered architect or a registered professional civil or structural engineer to the effect that the condominium parcels shown therein are the same as those existing on the Condominium Property;
- (m) enter the share value of each condominium parcel in the plan in compliance with the provisions of section 20A;
- (n) bear an endorsement with a certificate of a licensed surveyor that all buildings and all Condominium parcels shown in the Condominium Plan in relation to the external surface boundaries of the Condominium Property are within the Condominium Property and are in compliance with the building plan, and the subdivision plans issued by the authority for the time being responsible for the approval of such plans;
- (o) show the share values in whole numbers of each condominium parcel and number equal to the aggregate share value entitlement of all the condominium parcels;
- (p) have endorsed upon it the address at which documents may be served on the management corporation in accordance with section 20N;
- (q) Contain such other particulars as may be prescribed.

Act. No. 39 of 2003 – section 2

- (2) Where an accessory parcel consists of a building and is bounded by external walls, floors and ceilings, the dimensions and boundaries of such accessory parcel shall be shown in the Condominium Plan in accordance with the requirements of subsection (1).

Act. No. 39 of 2003 – section 3

- (3) Where an accessory parcel does not consist of a building-
 - (a) The external boundaries of the accessory parcel shall be ascertained from the building plans and subdivision plans approved by the authority for the time being responsible for the approval of such plans and the accessory parcel shall be unlimited in its vertical dimension except to the extent of any projection above, or encroachment below ground level by another part of the condominium property ; and
 - (b) The Condominium Plan shall show a diagram of the accessory parcel with similar dimensions as those shown on the approved plans referred to in

paragraph (a).

Act. No. 39 of 2003 – section 4

- (4) Unless otherwise stipulated in the Condominium Plan , the common boundary on any condominium parcel with another condominium parcel or with the common elements shall be the center of the floor, wall or ceiling as the case may be."

Act. No. 39 of 2003 – section 5(A)

- (5A) The Provisional Condominium Plan shall be prepared and drawn by a licensed surveyor or by or under the authority of the Surveyor General and shall:-
- (a) delineate the external surface boundaries and boundary marks of the proposed Condominium Property and the position of each subdivided building proposed to be recited thereon fixed in relation to the surface boundaries;
 - (b) specify the division, volume and folio in which the land parcel is registered and the surveyed area thereof;
 - (c) include a vertical section of each subdivided building showing
 - (i). the floors and ceilings of each story; and
 - (ii). the height of each story
 - (d) include a description, as well as the vertical section and dimensions, of each building or parts thereof proposed to be erected within the land parcel in accordance with building plan approved by the authority for the time being responsible for the approval of such plans;
 - (e) delineate, subject to the provisions of subsections (2) and (3) of section 5, each proposed condominium parcel and define the boundaries thereof by reference to floors and walls showing the horizontal dimensions, without it being necessary to show any bearing;
 - (f) identify the proposed condominium parcels into which each proposed building is to be divided and distinguish such parcels by assessment numbers, numbers or other symbols;
 - (g) distinguish each proposed story by an index letter in relation to the land parcel number of the cadastral map and specify the proposed condominium parcels in each story in relation to the number of the story;.
 - (h) Specify the approximate floor area of each proposed parcel;
 - (i) delineate the external boundaries and show the horizontal dimensions without it being necessary to show any bearing of each building proposed to be erected within the land parcel in accordance with building plan approved by the authority for the time being responsible for the approval of such plans;

- (j) define the provisional common elements of the provisional Condominium Property;
- (k) show the provisional share values in whole numbers of each proposed condominium parcel and a number equal to the aggregate provisional share value entitlement of all the proposed condominium parcels;
- (l) bear an endorsement by the person preparing such plan to the effect that the building proposed to be erected show in the Provisional Condominium Plan is in accordance with the building plan approved by the authority for the in the time being responsible for the approval of such plan.

Act. No. 39 of 2003 – section 5B

- (5B) The Semi Condominium Plan shall be prepared and drawn by a licensed surveyor or by or under the authority of the Surveyor-General and shall-
- (a) delineate the external surface boundaries and boundary marks, of the Semi Condominium Property and the position of each partly completed subdivided building thereon fixed in relation to the surface boundaries and the position of the balance portion of the building yet to be completed in accordance with the building plan approved by the authority for the time being thereon in relation to the surface boundaries ;
 - (b) specify the division, volume and folio in which the land parcel is registered and the surveyed area thereof;
 - (c) include a vertical section of each partly completed subdivided building showing
 - (i). the floors and ceilings of each story; and
 - (ii). the height of each story
 - (d) include a description, as well as the vertical section and dimensions, of partly completed building erected, and vertical section and dimensions of balance portion of the building yet to be completed within the land parcel in accordance with building plan approved by the authority for the time being responsible for the approval of such plans;
 - (e) delineate, subject to the provisions of subsections (2) and (3) of section 5, each condominium parcels of the partly completed building, and define the boundaries thereof by reference to floors and walls showing the horizontal dimensions, without it being necessary to show any bearing;
 - (f) identify the condominium parcels of the partly completed building, into which each building is to be divided and distinguish such parcels by assessment numbers, numbers or other symbols;
 - (g) distinguish each story by an index letter in relation to the land parcel number of the cadastral map and specify the condominium parcels of the partly completed building in each story in relation to the number of such story;.

- (h) Specify the approximate floor area of each parcel;
- (i) delineate the external boundaries and show the horizontal dimensions without it being necessary to show any bearing of each partly completed building erected within the land parcel in accordance with building plan approved by the authority for the time being responsible for the approval of such plans;
- (j) define the common elements of the semi Condominium Property;
- (k) show the share values in whole numbers of each condominium parcel of the partly completed building and each provisional condominium parcel of the balance portion of the building yet to be completed and a number equal to the aggregate share value entitlement of all such provisional condominium parcels;
- (l) bear an endorsement by the person preparing such plan to the effect that the partly completed building erected show in the semi Condominium Plan is in accordance with the building plan approved by the authority for the in the time being responsible for the approval of such plan.

Act. No. 39 of 2003 – section 6(1)

- 6(1) Upon receipt of any application for the registration of a Condominium Plan, "Provisional Condominium or a Semi Condominium Plan" or any application under section 8 for the registration of a "Plan of amendment or any application under section 8B for the registration of a Plan of amendment or any application under section 12 for the registration of a Plan of re-division or a Plan of amalgamation or any application under section 8A for registration of a Plan of addition the Registrar shall refer such application together with the Condominium Plan, or the Provisional Condominium Plan, or the Semi Condominium Plan, or the Plan of amendment, or the Plan of re-division or the Plan of amalgamation or the Plan of additions, as the case may be. and the cadastral map to the Superintendent of Survey for certification

Act. No. 39 of 2003 – section 6(2)

- (2) Where the Superintendent of Survey is satisfied, that the Condominium Plan or Provisional Condominium Plan, or Semi Condominium Plan, or the Plan of amendment or the Plan of re-division or the Plan of amalgamation or the Plan of additions, as the case may be. Conforms to the provision of the Registration of Title Act, No. 21 of 1998. He shall certify such plan on behalf of the Survey-General -
- (a) file the original of the Condominium Plan or the Provisional Condominium Plan, or the Semi Condominium Plan or the Plan of amendment or the Plan of re-division, or the Plan of amalgamation or the Plan of additions, as the case may be after making suitable references and after making necessary amendments or alterations, or subdivisions or amalgamation or incorporations, on the cadastral map used for registration of title ; and
 - (b) Forward the duplicate of such plan and the application to appropriate Registrar along with the cadastral map after making necessary references or amendments, or subdivisions or amalgamation as the case may be.

Act. No. 39 of 2003 – section 6(3)

- (3) Upon receipt of a cadastral map duly certified from the Superintendent of Surveys, the Registrar shall, if he is satisfied that such application conforms to the provisions of the of the Registration of Title Act, No. 21 of 1998, and-
- (a) where the application is for the registration of a Condominium Plan"
- (i) File the duplicate of the Condominium Plan in the condominium parcel file;
 - (ii) Open a new title file register in respect of each condominium parcel shown in the Condominium Plan and make suitable cross references to such register and, in the register in which the land parcel has been registered and in the register
 - (iii) Record in the property section, in the register pertaining to the land parcel, that the land comprised therein consists only of common property;
 - (iv) Record in the encumbrances section in the register in respect of each condominium parcels shown in the condominium plan, on the existence of mortgages and the amount secured against each such condominium parcel, and particulars of every encumbrances, such as leases, agreements for sale, lispendance seizure order or decree &c affecting the condominium parcel if any;
 - (v) Inform the applicant that such condominium plan has been registered (hereinafter referred to as “registered Condominium Plan”) and notify him, of the reference, with a notification to the Condominium Management Authority;
 - (vi) Issue a certificate of “condominium title”, in respect of the individual condominium parcel on receipt of the prescribed fee.
- (b) Where the application is for the registration of a Provisional Condominium Plan"
- (i) File the duplicate of the Provisional Condominium plan in the provisional condominium parcels file;
 - (ii) Open a new provisional title file register in the register in respect of each provisional condominium parcel shown in the provisional condominium plan and make suitable cross references to such register in the register in the register in which the land parcel has been registered :
 - (iii) Record in the property section in the register pertaining to the land parcel that the land comprised therein consists only of provisional common property
 - (iv) record in the encumbrances section in the register in respect of each provisional condominium parcels on the existence of mortgages and the amount secured against each such condominium parcels and particulars of every encumbrances such as leases agreements for sale lispendance seizure

order, or decree & C.. Effecting the condominium parcel, if any

- (v) Inform the applicant that such provisional condominium plan has been registered (hereinafter referred to as “registered provisional condominium plan”) and notify him of the reference numbers of the relevant registers with a notification to the condominium management Authority
- (vi) Issue a certificate of Provisional Condominium title , in respect of individual provisional condominium parcels on receipt of the prescribed fees,

(C) Where the application is for the registration of the Semi condominium Plan

- (i) File the duplicate of the Semi Condominium Plan in the semi condominium parcel file
- (ii) Open a new title file register in the register in respect of each condominium parcel shown in the Semi Condominium Plan and make suitable cross references to such register and in the register in which the land parcel has been registered and in the register on which provisional Condominium plan has been registered if there are previously registered if there are previously registered provisional Condominium plan
- (iii) Record in the property section in the register pertaining to the land parcel that the land comprised therein consists only of common property
- (iv) Record in the encumbrances section in the register in respect of each condominium parcels shown in the semi condominium plan on the existence of mortgages and the amount secured against each such condominium parcel, and particulars of every encumbrances such as leases, agreements for sale, lispdens seizure order or decree &c. Affecting the condominium parcel, if any
- (v) Issue a certificate of Semi Condominium Title, in respect of the individual condominium parcels, on receipt of the prescribed fees.
- (vi) Issue a certificate of Semi Condominium Title, in respect of the individual condominium parcels on receipt of the prescribed fees.

(c) Where the application is for , the registration of any plan of amendment of the registered condominium plan or of the registered Semi Condominium Plan or any Plan of re – division or any Plan of amalgamation of the registered Condominium Plan or of the registered Semi condominium Plan

- (i) file the duplicate of the plan of amendment , or plan of re division or plan of amalgamation in the relevant condominium parcel file
- (ii) make necessary references in the condominium title register in respect of each condominium parcels shown in the registered Condominium plan or

- in the registered Semi Condominium Plan , and make necessary cross references to original registered Condominium plan or original registered Semi condominium Plan
- (iii) Inform the applicant that such amendment or re division or amalgamation of the registered Condominium plan or of the registered Semi Condominium Plan has been registered and notify him of the reference numbers of the relevant register with a notification to the Condominium Management Authority
 - (iv) Issue a fresh ‘ ‘ certificate of Condominium Title ‘ ‘ in respect of individual condominium parcels, on receipt of the prescribed fee.
- (d) Where the application is for the registration of any plan of amendment of the registered provisional Condominium Plan
- (i) file the duplicate of the plan of amendment of the registered Provisional Condominium Plan in the relevant provisional condominium parcel file
 - (ii) make necessary reference in the provisional condominium title register in respect of each provisional condominium parcels shown in the registered Provisional Condominium plan and make necessary cross references to original registered Provisional condominium Plan
 - (iii) record in the encumbrances section in the register in respect of each amended provisional condominium parcels on the existence of mortgages and the amount secured against each such condominium parcels , and particulars of every agreements for sale , lispensens seizure order or decree & c. affecting the condominium parcel , if any
 - (iv) Inform the applicant that such amendment of the registered provisional condominium plan has been registered and notify him of the reference numbers of the relevant register with a notification to the condominium Management Authority
 - (v) issue a fresh ‘ ‘ certificate of condominium Title ‘ ‘ in respect of individual condominium parcels, on receipt of the prescribed fee
- (e) Where the application is for the registration of any plan of additions of the registered semi Condominium Plan
- (i) file the duplicate of the plan of additions , of the registered Semi Condominium Plan in the relevant condominium parcel file
 - (ii) make necessary references in the condominium title register in respect of each condominium parcels assed subsequently shown in the plan of additions of the registered Semi Condominium Plan , and make necessary cross references in the register in which the land parcel has been registered and in the register on which Semi condominium Plan or Provisional Condominium Plan has been registered

- (iii) record in the encumbrances section in the register in respect of each condominium parcels added subsequently shown in the plan of additions of the registered Semi Condominium Plan , on the existence of mortgages and the amount secured against each such Condominium parcel and particulars of every encumbrances, Such as leases , agreements for sale, lispensens Seizure order or decree & c. affecting such condominium parcel, if any
- (i) inform the applicant wit copy to the condominium Management Authority that such Condominium parcels has been registered in the registered semi condominium plan
- (v) issue of ‘ ’ certificate of condominium Title ‘ ’ in respect of such condominium parcels on receipt of the prescribed fee

Act. No. 39 of 2003 – section 6(4)

- (4) Sections 34, 35 and 37 of the Registration of Title Act, No. 21 of 1998, shall, mutatis mutandis, apply to the inspection of the title register and the cadastral map, issue of certified copies of documents and extracts of cadastral maps and obtaining of certificate of ownership or interest of the condominium parcel or parcels.

Act. No. 39 of 2003 – section 6(5)

- (5) Where the Registrar refuses to register the Condominium Plan or the Provisional Condominium Plan or the Semi Condominium Plan or the Plan of amendment, or the plan of redivision or the Plan of amalgamation or the Plan of additions as the case may be, he shall make an order of refusal and record his reasons for such order in the prescribed register and shall endorse the words "Registration of condominium title refused" or "Registration of provisional condominium title refused" or "Registration of semi condominium title refused" , as the case may be, on the instruments and on the application made by the person who presented the application for such registration and shall, without payment or unnecessary delay issue to the applicant a copy of the reasons so recorded.
- (6) An appeal shall lie from every order made by the Registrar refusing to register the Condominium Plan or the Provisional Condominium Plan, or the Semi Condominium Plan, or the Plan of amendment, or the Plan of re-division or the Plan of amalgamation or the Plan of additions and the provisions in section 38 of the Registration of Documents Ordinance shall, mutatis mutandis apply in relation to such appeal.

කැප්ටන් ජිනියම් අංකය 520214
 කලාප අංකය 02
 පත්‍ර අංකය 12



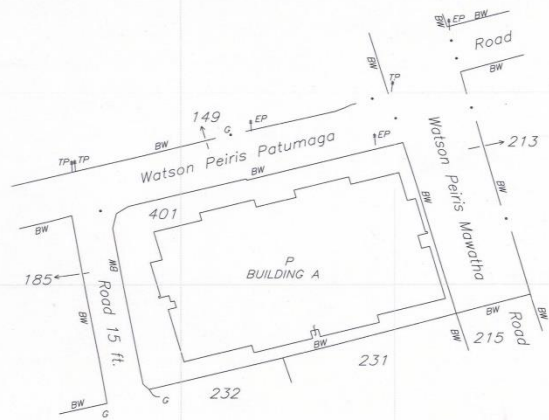
ශ්‍රී ලංකා මිනින්දෝරු දෙපාර්තමේන්තුව
 இலங்கை நில அளவைத் திணைக்களம்
 Sri Lanka Survey Department

පරිමාණය 1 : 500

මෙහි ඇති මිනුම් පිටපතට පමණක් අදාළ වේ
 අනෙකුත් ඉහලින් සඳහන් කර ඇති මිනුම් පිටපත් වලට අදාළ නොවේ
 Scale applies to original only

CONDOMINIUM PLAN

- Section 1 : Ground Plan
- Section 2 : Vertical Section
- Section 3 : Ground Floor
- Section 4 : Ground Floor
- Section 5 : First Floor
- Section 6 : Second Floor
- Section 7 : Third Floor
- Section 8 : Fourth Floor
- Section 9 : Fifth Floor
- Section 10 : Roof Top
- Section 11 : Roof Deck
- Section 12 : First Floor Measurement
- Section 13 : First Floor to Fifth Floor Measurement
- Section 14 : Statutory Common Elements



Note:
 (1) I certify that the building shown in this Plan is within the external horizontal boundaries of the land.
 (2) I certify that all Parcels shown in this Condominium Plan relation to the external surface boundaries of the Condominium property are within the Condominium property and in compliance with the approved building Plans No. ME/PBS/08/2015 dated 27th January 2015 and subdivision Plans issued by the authority for the time being responsible for the approval of such Plan.

අංකය 01. of 14 sections

ගම් නිලායම : Moratuwella (Within the Municipal Council Limits of Moratuwa)
 ග්‍රාම නිලධාරී : 553A, Moratuwella North
 ඩි. ඒ. විශ්ව : G.N. Division
 කුඩා නිලායම : -
 කුඩා විශ්ව : Minor Division
 ප්‍රා. ලේ. නිලායම : Moratuwa
 ඩි. ඩී. විශ්ව : D.S. Division
 දිස්ත්‍රික්කය : Colombo
 පළාත : Western
 පළාත : Western

- Legend
- G Gate
 - TP Telephone Post
 - EP Electric Post
 - BW Boundary Wall

ජාතික ජිනියම් යොමුවේ රේඛා පද්ධති ප්‍රමිතිය
 National Map Reference

පොළොවේ අංකය EDM අංකය 4558, EDM අංකය 4559, EDM අංකය 4561
 ප්‍රා. ක්‍රමික පිටපත
 ක්‍රමික පිටපත
 Field Book Nos

මෙහි මා ඇඳීම කළේ
 නිල අභ්‍යන්තර සේවා උපදේශකයා
 Surveyed and Drawn by S.P.Gunasekara

..... මිනින්දෝරු නිල අභ්‍යන්තරයා
 ..Govt... Surveyor

From March 2016 සිට මුද්‍රණය To May 2016 දක්වා වන

පරීක්ෂා කළේ
 ජ්‍යෙෂ්ඨ මාර්ගගතයා
 Checked by: S.A.R.Sumedha

මිනින්දෝරු අධිකාරී නිල අභ්‍යන්තර ප්‍රධානියා
 Supdt. of Surveys

අනුමත කළේ
 අනුමත කළේ
 Approved By K.R.Sarath

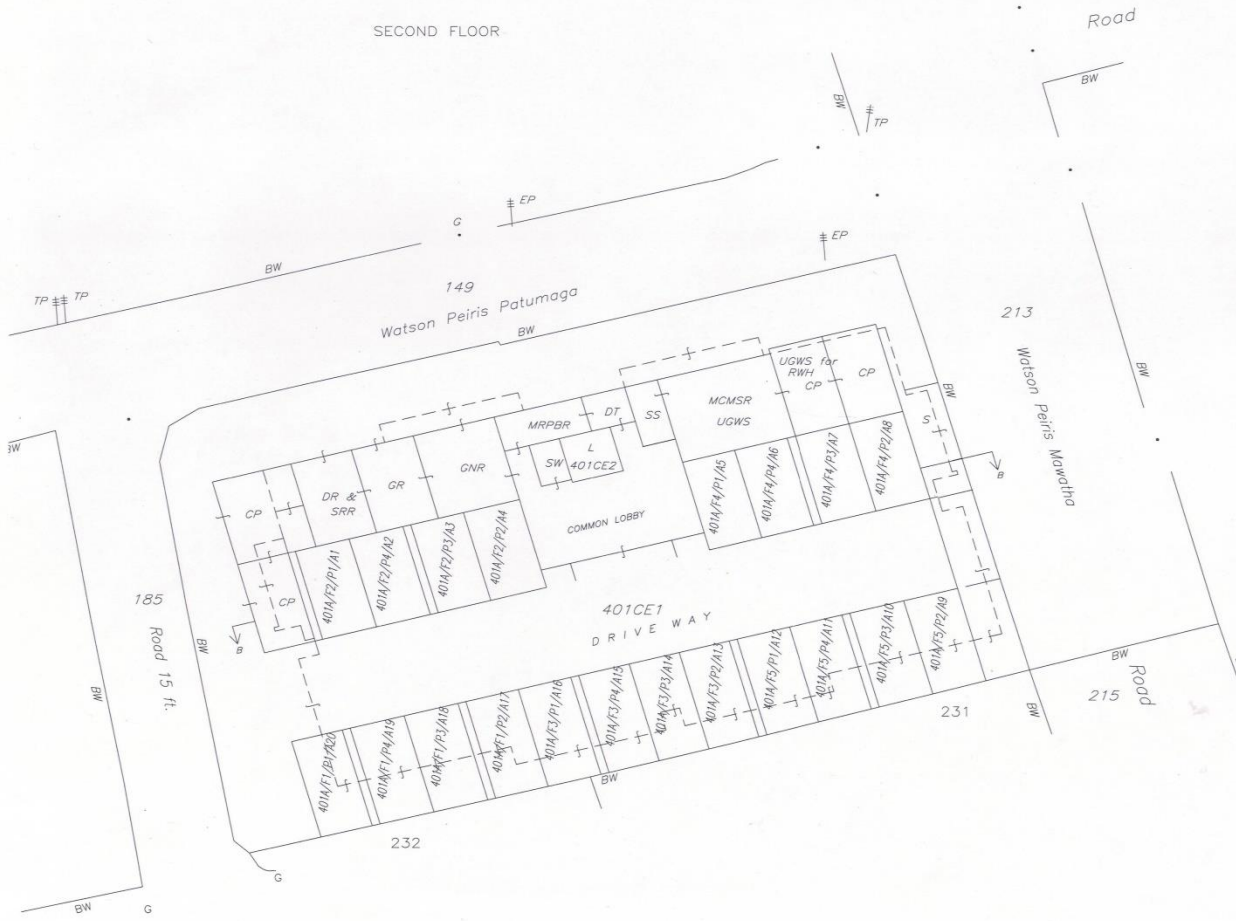
ප්‍රධාන මිනින්දෝරු අධිකාරී දිස්ත්‍රික්කය
 විශ්ව නිල අභ්‍යන්තර ප්‍රධානියා කොළඹ
 Snr. Supdt. of Surveys Colombo District
 ප්‍රධාන මිනින්දෝරු අධිකාරී
 නිල අභ්‍යන්තර ප්‍රධානියා
 On behalf of the Surveyor General 2016.10.20....

කැඩැස්තර සිතියම් අංකය 520214
 කලාප අංකය 02
 පත්‍ර අංකය 12



ශ්‍රී ලංකා මිනිස්ලේඛ දෙපාර්තමේන්තුව
 இலங்கை நில அளவைத் திணைக்களம்
 Sri Lanka Survey Department

පරිමාණය 1 : 200
 පරිමාණය මුල් සිට පවත්වා ගත යුතුය.
 Scale applies to original only



කොටස් 14 ක් වලින් සමන්විත වේ.
 Section.03.. of ..14..sections

ගම කිරුණම Village : Moratuwella (Within the Municipal Council Limits of Moratuwa)
 ග්‍රාම නිලධාරී කොට්ඨාසය : 553A, Moratuwella North
 ඩී. ඊ. ඊ. ඊ. G.N. Division : -
 අඩු ඊ. ඊ. ඊ. Minor Division : -
 ප්‍රා. ලේ. කොට්ඨාසය : Moratuwa
 ඊ. ඊ. ඊ. ඊ. D.S. Division : Colombo
 දිස්ත්‍රික්කය : Colombo
 පළාත : Western
 ප්‍රාන්තය : Western

යොමු වීම් සහ සංකීර්ණ ලේඛන

Legend	Legend
UGWS for RWH	Under Ground Water Sump for Rain Water Harvesting
DR & SRR	Drivers Room & Security Rest Room
MCMRSR	Management Corporation Maintenance Staff Room
MRPBR	Meter Room & Panelled Board Room
UGWS	Under Ground Water Sump
GNR	Generator Room
GR	Garbage Room
SW	Stair Way
EP	Electric Post
TP	Telephone Post
DT	Disabled Toilet

ජාතික සිතියම් යොමුව ලේඛන පද්ධති ප්‍රතිරෝධී
 National Map Reference

සමස්ත ප්‍රකාශන අංකය EDM 4558, EDM 4559
 ප්‍රකාශන ප්‍රතිරෝධී ප්‍රකාශන 4559, EDM 4561
 සංඛ්‍යා Field Book Nos

මැපින්ග් හා ඉංජිනේරු කළේ
 මෙම මැපින්ග් සේවය සපයා ඇත්තේ
 Surveyed and Drawn by S.P.Gunasekara

..... මිනිස්ලේඛ දෙපාර්තමේන්තුවේ
 ..Govt.. Surveyor

From March 2016 සිට මැපින්ග් To May 2016 දක්වා සඳහා

පරීක්ෂා කළේ
 S.R.Sumedha
 Suptd. of Surveys

අනුමත කළේ
 K.R.Sarath
 දිස්ත්‍රික්කය
 District

On behalf of the Surveyor General 2016.10.20.....

කැමරා සිතියම් අංකය 520214
 කලාප අංකය 02
 පත්‍ර අංකය 12



ශ්‍රී ලංකා මිනින්නේරු දෙපාර්තමේන්තුව
 இலங்கை நில அளவைத் திணைக்களம்
 Sri Lanka Survey Department

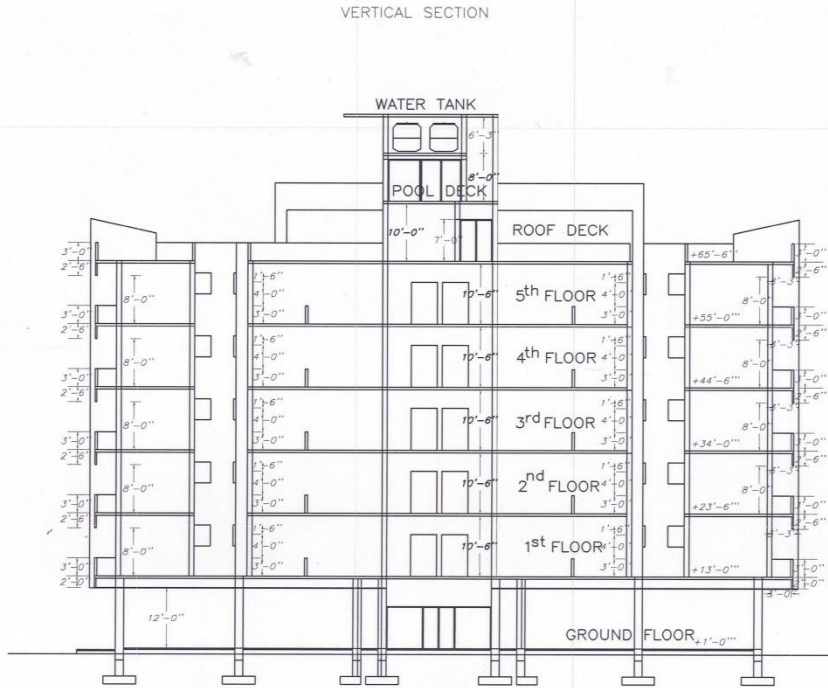
පරිමාණය 1 : 200

පරිමාණය මුල් පිටපතට පමණක් අදාළ වේ
 Scale applies to original only

කොටස් 14 ක් වලින් කොටස
 Section.03. of .14.sections

ගම කිහිපය Village : Moratuwella (Within the Municipal Council Limits of Moratuwa)
 ග්‍රාම නිලධාරී කොට්ඨාසය : 553A, Moratuwella North
 ඩී. ජී. විශේෂ G.N. Division : -
 සුළු කොට්ඨාසය : -
 කුඩා විශේෂ Minor Division : -
 ප්‍රා. ලේ. කොට්ඨාසය : Moratuwa
 ඩී. ජී. විශේෂ D.S. Division : Colombo
 දිස්ත්‍රික්කය : Colombo
 යහලාය District : -
 පළාත : Western
 යහලාය Province : -

යොමුව විස්තරය
 Legend



ජාතික සිතියම් යොමුව ලේඛන පැස් මුහුණ
 National Map Reference

කොටු පොත් අංක EDM (ක) 4558, EDM (ක) 4559, EDM (ක) 4561
 ප්‍රස්ථ ඉඩම් පත්‍ර 4559, EDM (ක) 4561
 ශීලා Field Book Nos

මැනීම හා ඇඳීම කළේ
 විශ්වවිද්‍යාල ජ්‍යෙෂ්ඨ චිත්‍ර ශිල්පී
 Surveyed and Drawn by S.P.Gunasekara

..... මිනින්නේරු විශ්වවිද්‍යාල ජ්‍යෙෂ්ඨ චිත්‍ර ශිල්පී
 ..Govt.. Surveyor

From March 2016 සිට මාර්තු 2016 දක්වා වන තෙක්

පරීක්ෂා කළේ
 ජ්‍යෙෂ්ඨ චිත්‍ර ශිල්පී
 Checked by: S.A.R.Sumedha
 මිනින්නේරු අධිකාරී විශ්වවිද්‍යාල ජ්‍යෙෂ්ඨ චිත්‍ර ශිල්පී
 Suptd. of Surveys

අනුමත කළේ
 අතිරේක මහා මහත්මිය
 Approved By K.R.Sarath
 ජ්‍යෙෂ්ඨ මිනින්නේරු අධිකාරී දිස්ත්‍රික්කය
 විශ්වවිද්‍යාල ජ්‍යෙෂ්ඨ චිත්‍ර ශිල්පී යහලාය
 Snr. Suptd. of Surveys Colombo District
 පරමාධිපති ජනරාල් මහතාගේ විශ්වවිද්‍යාල ජ්‍යෙෂ්ඨ චිත්‍ර ශිල්පී
 විශ්වවිද්‍යාල ජ්‍යෙෂ්ඨ චිත්‍ර ශිල්පී
 On behalf of the Surveyor General 2016.10.20.....

ගම නම: Moratuwella (Within the Municipal Council Limits of Moratuwa)
 553A, Moratuwella North
 G.N. Division: -
 Minor Division: -
 District: Colombo
 Province: Western



ශ්‍රී ලංකා මිනින්නේදැරුණු මැද පාර්ශව මණ්ඩලය
 இலங்கை நில அளவைத் திணைக்களம்
 Sri Lanka Survey Department

කැඩැල්පටු සිතියම් අංකය: 520214
 කලාප අංකය: 02
 පත්‍ර අංකය: 12
 T. L. Page No: 38

මැනුම් ඉල්ලීම් අංකය: S.G's No. CO/Acq/2009/0054
 දිනය: 16-10-2016
 මිල අගය: රු. 4561
 Survey Requisition No

කැඩලි අංකය Lot No	මිනි ප්‍රමාණය (චරිතමිටර) Floor Area (Sq.m)	අනුපාතික වටිනාකම Share Value	ඉඩමේ නම කැණිමේ නම Name of Land	ඉඩම් භාවිතය Land use	මිනිමේ සිටින්නා දැනට සිටින්නා Claimant	මායිම් විස්තරය Boundary Schedule						මෙහෙයුම් සඳහා විදිගැනීම් Remarks
						උතුරු සැලකීම North	නැගෙනහිරට East	දකුණට South	බටහිරට West	ඉහළ Zenith	පහළ Nadir	
401A-F1-U1	123	5	Assessment No. 25 1/4, Watson Peiris Mawatha	Residential parcel.	Suncity Property Developers (Pvt) Ltd.	Center of wall separating common elements 401CE1(Space above)	Center of wall separating common elements 401CE1(Space above) and Centre of wall separating common elements 401CE23	Center of wall separating parcel 401A-F1-P4, Center of wall separating common elements 401CE18, 401CE7, 401CE6, 401CE5 and 401CE20, Center of wall separating parcel 401A-F1-P4 and Center of wall separating common element 401CE1(Space above)	Center of wall separating common element 401CE1(Space above), Center of wall separating common element 401CE3 and Center of wall separating common elements 401CE1(Space above)	Center of wall separating Parcel 401A-F2-P1	Center of wall separating Ground Floor	Parcel of subdivided building A Situated in Lot 401 with accessory parcel 184A-F2-P1-A20. Aggregate Floor Area 507 sq.m.
401A-F1-U1-A1	12	--	--	Parking Area	Suncity Property Developers (Pvt) Ltd.	Common Element 401CE1	Accessory Parcel 401A-F2-U4-A2	Common Element 401CE1	Common Element 401CE1	Center of Floor separating Parcel 401A-F2-U1	Floor of this Accessory Parcel	Accessory Parcel situated in Lot 401 Appurtenance to parcel 401A-F2-U1
401CE6	--	--	--	Open to sky in first floor	Suncity Property Developers (Pvt) Ltd.	--	--	--	--	--	--	Common Element of Lot 401 to be owned and used in common by all of this condominium property
Total	135	5										

මායිම් පෙන්වූ අංශයේ සීමාසහිත ප්‍රදේශයේ මායිම් පෙන්වීම
 Boundaries shown by
 H.M.B.Hitimahu, Grama Niladhari of Division No. 553A, Moratuwella North

මැනුම් හා අලුතින් සිදු කළ
 මිල අගය රු. 4561
 Surveyed and Drawn by
 S.P.Gunasekara
 මිල අගය රු. 4561
 Field Book
 From March 2019 සිට To April 2019 දක්වා කාලයේ

පරීක්ෂා කළ
 S.A.R.Sumedha
 මිනින්නේදැරුණු මැද පාර්ශව මණ්ඩලයේ මායිම් පෙන්වීමේ මාධ්‍ය
 Supt. of Surveys

අනුමත කළ
 K.R.Sarath
 මිනින්නේදැරුණු මැද පාර්ශව මණ්ඩලයේ මායිම් පෙන්වීමේ මාධ්‍ය
 Colombo District
 On behalf of the Surveyor General

CORRECTION SLIP