

Regulating the booming industry - sheltering the people Condominium Management Authority

by Athula Wimalaratne

As human beings it is not correct to dwell on the past but the recent experience we gained at the expense of human life and other properties are highly valuable. The main disadvantage of the fact is that nature took too much of victims and did a massive damage to convince the truth. If we still fail to understand the lesson will nature oblige us? Will nature try to teach us again?

With the unfortunate tsunami incident the necessity to find reasonably good solutions to the human habitation problems of respective victims came up very well. At this critical stage it is very important to ensure CMA courage to assist in planning out development activities, re settling programmes, dwelling houses for fishermen etc in a very professional manner. It is quite obvious that all our intention is to get the maximum use of available funds, in whatever form for the benefit of the country assuring early recovery of victims and victim areas.

The Urban Development Authority published a Press Notice on 31st December 2004 and 1st January 2005 on "Construction within the Coastal Zone". Though it is not a completely new circular its implementation in future would be more enforceable and effective. Under the circumstances some of the old users specially was on the 1st and 2nd

Land strip which are 100m and 100 - 300 m away from mean high tide line of the sea respectively would find it difficult to continue as previously. There will be some difficulties in providing alternative land properties for single separate housing units in some coastal areas of the country. So it is our duty at this stage to educate all public and private developers, investors, house builders etc.

With dwelling houses specially for fishermen and their families it is necessary to provide required infrastructure facilities too. By constructing Condominium Properties with required common amenities and common elements all individual units owners/ owner of Condominium parcels can be equally satisfied more cost effectively. Most of the occupants in recently developed Condominium Properties are enjoying with higher level of comforts, more recreational facilities, more infrastructure facilities, higher level of security, insurance facilities, welfare facilities, etc, than single separate house owners at a comparatively lesser price. Some of the infrastructure facilities they enjoy, as common elements common amenities can never be afforded by separate single house builders on their own. It is the very basic theory that team effort produces more results. Especially when people of almost common interests like fishermen

are living together in a condominium property their objectives, in all aspects could be improved for better performance and for better living standards cost effectively and efficiently.

It is the fact that instead of providing low cost individual houses which has still the risk of collapsing and/ or getting flooded in a similar situation, by constructing strong Condominium Properties one can further reduce the risk of damaging and getting flooded as these are stronger structure than separate single houses. The dwelling houses can be arranged except the ground floor where the risk is high and the ground floor can be used for other purposes as relevant.

Condominium Management Authority has set up with its new objectives to uplift the living standard of occupants of the Condominium Properties in a broad way. With the expansion of the Condominium Industry and with the more investments by the private sector to the Industry, Condominium Properties became more attractive and demanding locally.

However Condominium Management Authority is still struggling to change the mentality of some people in society who still believe that living in a condominium property is less comfortable while some condominium occupants are enjoying with better standards at a reason-

able price. Some people must be having negative ideas with certain examples to the above fact which can be properly addressed with Condominium Management Authority new objectives. We have to admit the fact that CMA is a "Regulator rather than an Implementer". With Condominium Management Authority Act and Apartment Ownership Act (Amended) we are in a better position to educate the apartment owners on their mistakes done by not functioning active Management Corporations to ensure proper control, management, maintenance, and administrative of common amenities and common elements. Once people are educated with this fact the local demand to the condominium properties will ever increase at a faster rate as in other developed countries.

We assure the fact that people will enjoy more comfortably and most cost effectively by living in Condominium Properties in the near future.

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