



**CONDOMINIUM PROPERTY (AMENDMENT)  
ACT, 2013**

*(Act 2 of 2013)*

*I assent*



A handwritten signature in cursive script, appearing to read 'Michel'.

J. A. Michel  
President

*13th March, 2013*

**AN ACT to amend the Condominium Property Act,  
1992.**

**ENACTED** by the President and the National Assembly.

1. This Act may be cited as the Condominium Property (Amendment) Act, 2013. Short title

Amendment of  
Act 14 of 1992

2. The Condominium Property Act, 1992 is amended as follows —

(a) in section 2, by repealing the semi-colon (;) in the definition of “council” after the words “section 16(1)” and by inserting the words “or the manager appointed pursuant to section 13(4)”;

(b) in section 13 —

(i) by repealing in subsection (1) the words “subsection (3)” and substituting therefor “subsections (3) and (4)”;

(ii) by inserting after subsection (3), the following —

“(4)(a) The unit owners of a subdivided building may, in writing, appoint an individual, a group of individuals or entity as manager to replace and take over the functions of the management corporation.

(b) The manager appointed under subparagraph (a) may be unit owners or third persons who are competent to discharge the functions of the management corporation.”

(c) in section 17 —

(i) by inserting in subsection (1) between the words “Each” and “management” the words “manager or the” and by inserting between the words “the” and “management” the words “manager or the” wherever they appear in the section;

(ii) by inserting in subsection (2) between the words “corporation,” and

“determine” the words “or the manager on his own accord may”;

- (iii) by inserting in subsection (3) between the words “the” and “management” the words “manager or the”;
- (iv) by repealing in subsection (4) the words “the prospective purchaser, chargee or prospective chargee of a unit,” and by inserting between the words “the” and “management” the words “manager or the” wherever they appear in the section;
- (v) by inserting in subsection (5) between the words “the” and “management” the words “manager or the”.

(d) in section 18—

- (i) by inserting in subsection (1) between the words “A” and “management” the words “manager or a”;
- (ii) by inserting in subsection (2) between the words “a” and “management” the words “manager or a”;
- (iii) by inserting in subsection (4) between the words “The” and “management” the words “manager or the”;
- (iv) by inserting in subsection (5) between the words “the” and “management” the words “manager or the”.

(e) in section 19—

- (i) by inserting in subsection (1) between

- the words “a” and “management” the words “manager or the”;
- (ii) by inserting in subsection (1) paragraph (d) between the words “the” and “management” the words “manager or the” and by inserting between the words “corporation” and “that” the words “in relation to development duties and obligations of the manager or the management corporation”;
- (iii) by inserting in subsection (1) paragraph (g), between the words “the” and “management” the words “manager or the” and between the words “corporation,” and “among” the words “acquired pursuant to distribution of its duties”;
- (iv) by repealing in subsection (2) the words “general” and “of the management corporation”;
- (v) by repealing in subsection (4) the words “of the management corporation” wherever they appear in the section;
- (f) in section 20, by inserting between the words “the” and “management” the words “manager or the”;
- (g) in section 22, by inserting between the words “a” and “management” the words “manager or the” and by repealing the words “under section 18(2) (g)” and by repealing the full stop (.) after word “dissolved” and by inserting the words

“or the manager's appointment terminated as  
the case may be.”;

- (h) in section 23 paragraph (c), by inserting  
between the words “the” and “management”  
the words “manager or the” wherever they  
appear in the section.

I certify that this is a correct copy of the Bill which was  
passed by the National Assembly on 5th March, 2013.



Azarel Ernesta  
Clerk to the National Assembly