



CONDOMINIUM...

WORKSHOP INTRODUCTION

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FACTS...

- 70% of human population will live in urban centers by 2050
- About 2.5 billion people could be added to urban areas by the same date
- Cities occupy 2% of the earth's surface and produce 80% of greenhouse gas emissions

One response to this challenge may be the **DEVELOPMENT** of a vertical condominium housing offer...



What does
CONDOMINIUM
mean?

The term “**CONDOMINIUM**”
originates from Latin and means
“**joint sovereignty**”

or in other words

“**The concept of individual ownership
rights in a common property**”.



What does
CONDOMINIUM
mean?

A building or complex
in which **units of property**,
such as apartments,
are **owned by individuals**
and **common parts of the property**,
such as the grounds and building
structure, are
owned jointly by the unit owners.

CONDOMINIUM DEFINITION



A **condominium**, is a type of living space (often, but not necessarily, similar to an apartment) but **independently sellable** and therefore regarded as real estate.

The **condominium** building structure is divided into several units that are each separately owned, surrounded by **common areas that are jointly owned**.



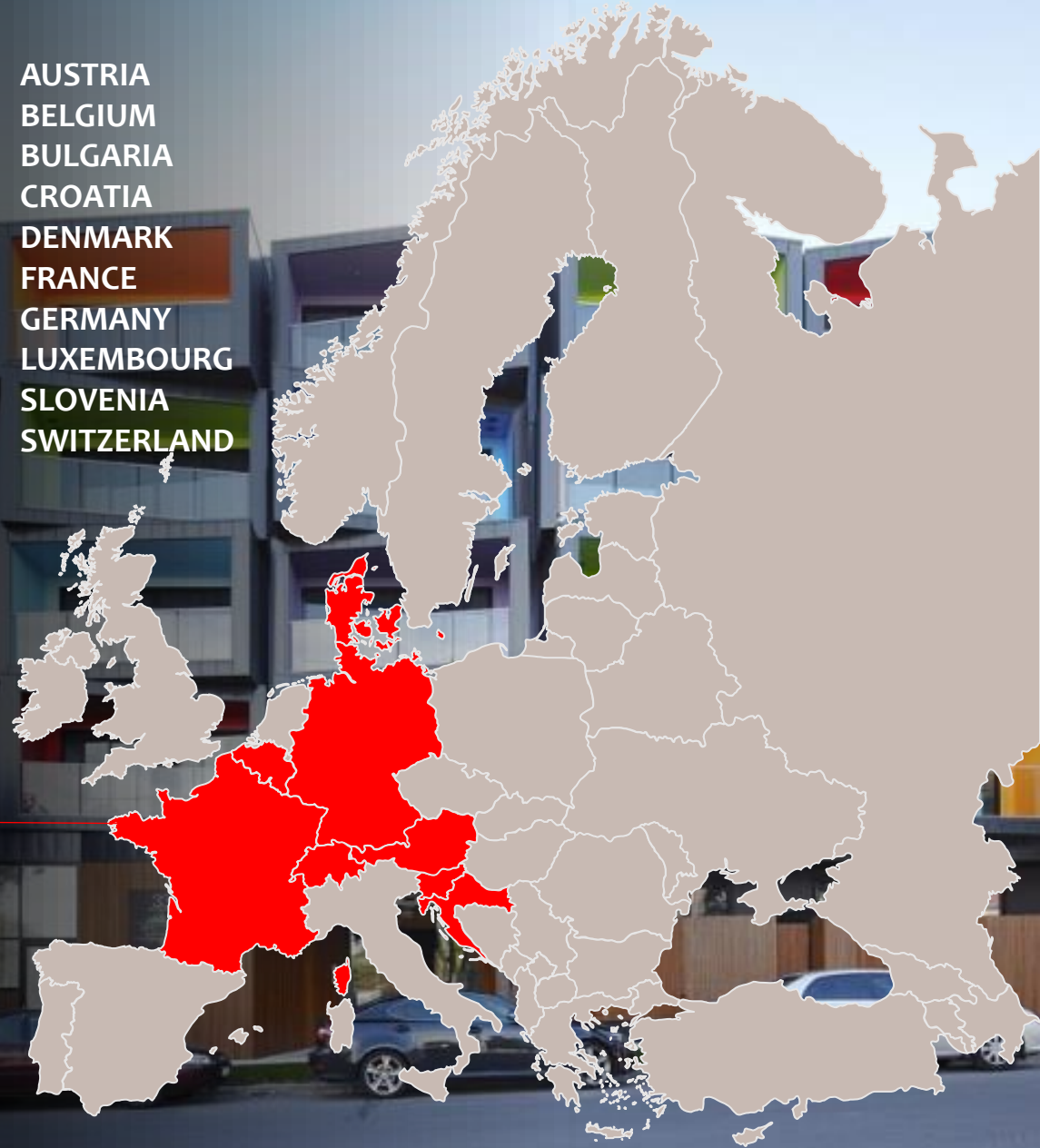
WIKIPEDIA
The Free Encyclopedia



IG-PARLS and **CONDOMINIUM...**

IG-PARLS
10 Principal Members

AUSTRIA
BELGIUM
BULGARIA
CROATIA
DENMARK
FRANCE
GERMANY
LUXEMBOURG
SLOVENIA
SWITZERLAND





About the **CONDOMINIUM** project...

- Start the project at the end of 2019
- **9 National presentations** on IG-PARLS meetings in 2020, 2021
- Made a **survey and interviews** with individual countries
 - Goal: to make a final report
- Prepare conclusions and **recommendations**
- **Compendium** design and print
- **Presentation** of the project at the workshop on CLGE GA (Skopje)



CONDOMINIUM COMPENDIUM

CONDOMINIUM PROCESS...

for the NEW BUILDINGS
(not yet built)





CONDOMINIUM PROCESS...

for the
NEW BUILDINGS

CONSTRUCTION PLAN



**MOTIVATED REPORT
(DIVISION PLAN)
(PRE) VALUATION**



**CONTRACT
of SALE INDIVIDUAL FLATS**





CONDOMINIUM PROCESS...

for the
NEW BUILDINGS

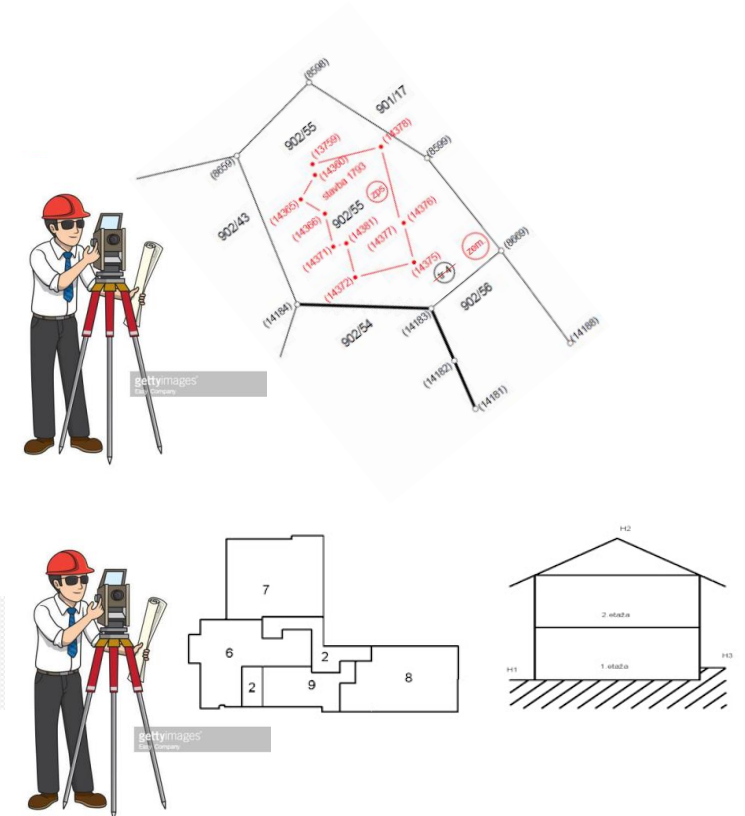
CONSTRUCTION PHASE



EXTERIOR PLAN
MEASUREMENT
BUILDING PLOT



FLOOR PLANS
MEASUREMENT
BUILDING INTERIOR





CONDOMINIUM PROCESS...

for the
NEW BUILDINGS

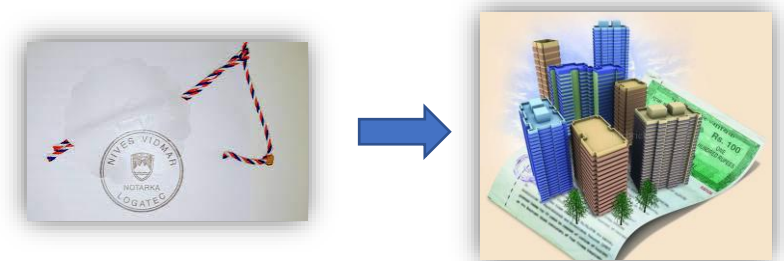
**MOTIVATED REPORT (corrections)
(FINAL DIVISION PLAN)
(FINAL) VALUATION**



DRAFT DEED



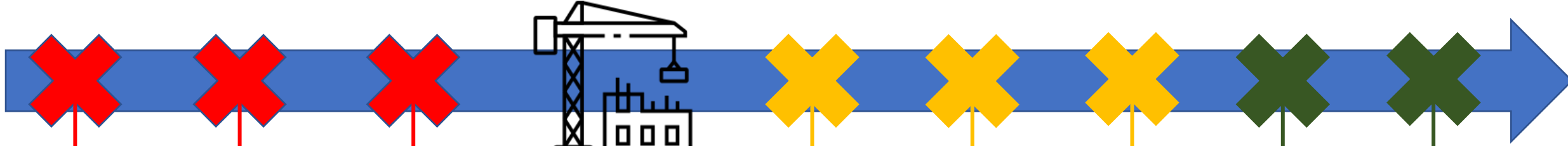
**CERTIFIED DEED
REGISTRATION in LAND
REGISTRY**





ROLE of PROPERTY SURVEYORS





CONSTRUCTION PLAN



MOTIVATED REPORT



CONTRACT



EXTERIOR PLAN



FLOOR PLANS



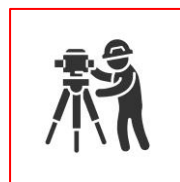
MOTIVATED REPORT (corrections)



DRAFT DEED



CERTIFIED DEED
Entry in Land Register



surveyor

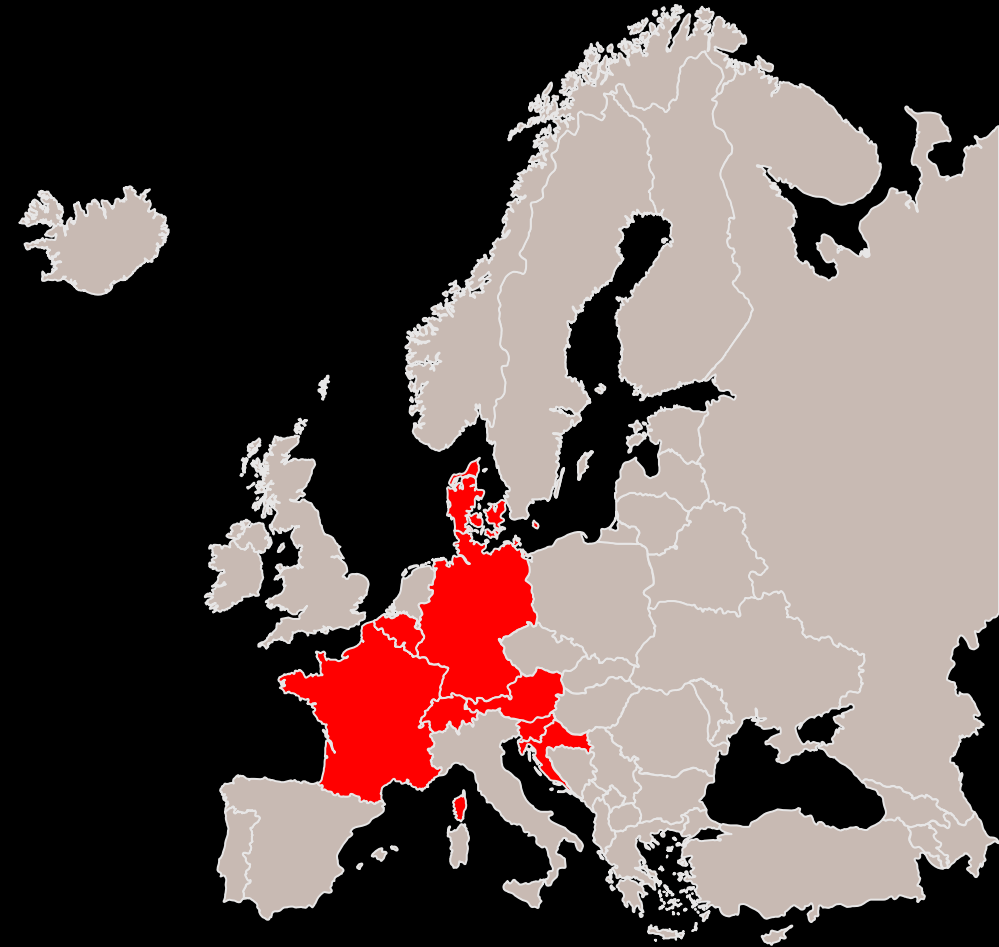




CLGE and CONDOMINIUM

MEASUREMENT STANDARDIZATION

euREAL - IPMS Compliant





HISTORY of euREAL –

european
Real
Estate
Area
Label

- www.euREAL.eu
- A **unified code for the measurement of surfaces in Buildings**
- 2007 – First ideas about a standard
- September 2011 – Adoption in Tallinn
- Embedded in European Law via the **INSPIRE Directive**
 - integrated into Annex III of the INSPIRE directive
- Was welcomed by the INSPIRE as a **‘Visionary Cross Border Tool for Transparency’**



HISTORY of euREAL –

eu
Real
Estate
Area
Label





IPMS

International Property Measurement Standards

- euREAL is part of the IPMS coalition
- CLGE was actively involved in the coalition and long-term coordination
- In the case of **CONDOMINIUMS**, the important fact is that **CLGE will recommend to all members, to follow the euREAL standard compliant with IPMS, for measurement and evaluation in the process of registration of CONDOMINIUMS.**

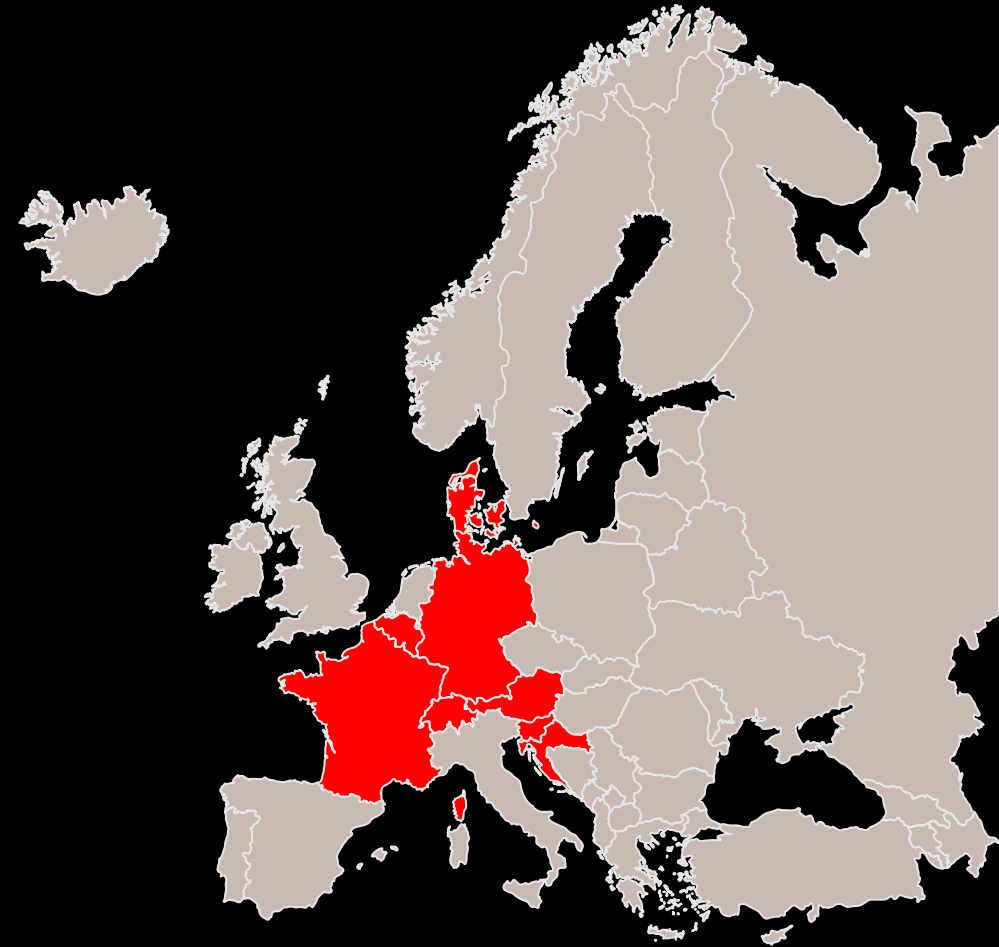


CONDOMINIUM



CONCLUSIONS

(based on 9 IG-PARLS countries)



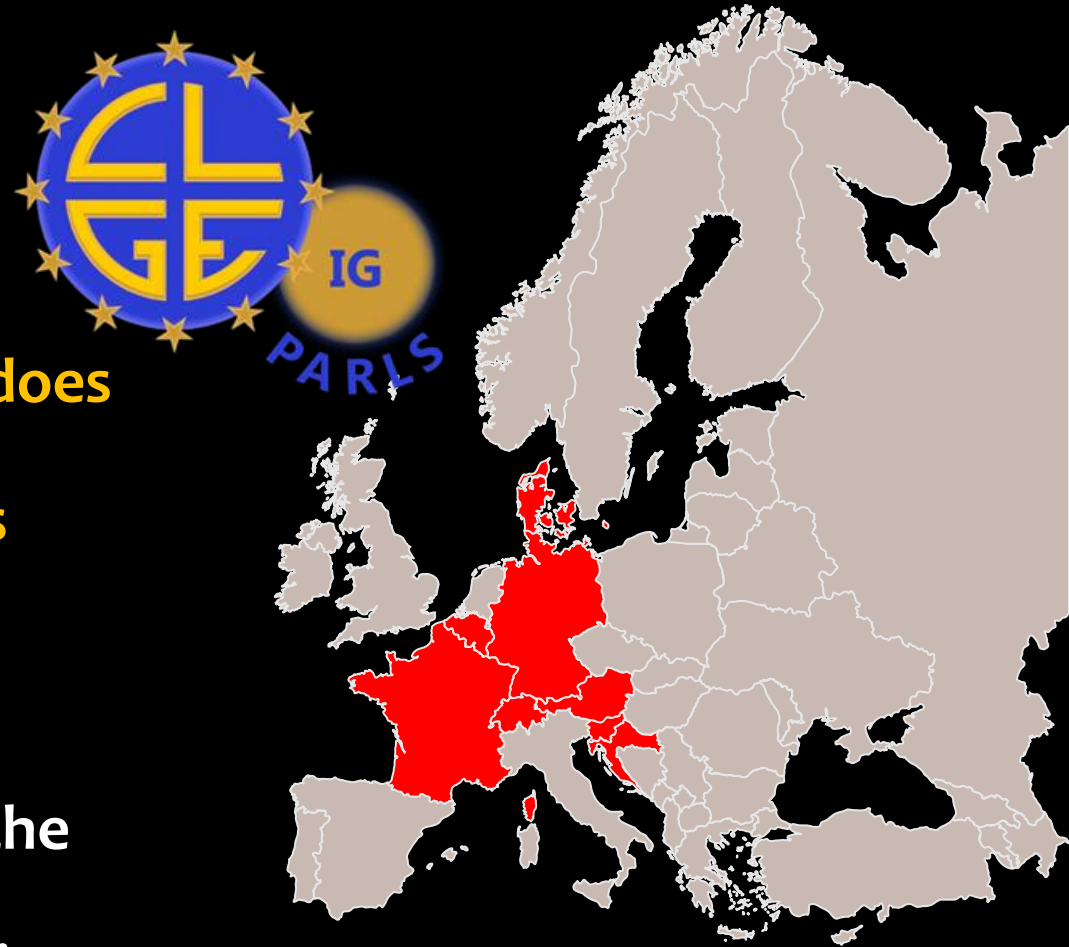
CONCLUSIONS 1/5

1. The CONDOMINIUM system exists in all IG-PARLS countries
2. In some countries CONDOMINIUM has a long tradition, in others was introduced at the end of the last century
3. Today we live in a period of extraordinary urbanization, due to a lack of space, we are creating higher and higher multi-apartment buildings, so the system of CONDOMINIUM ownership is more relevant than ever.



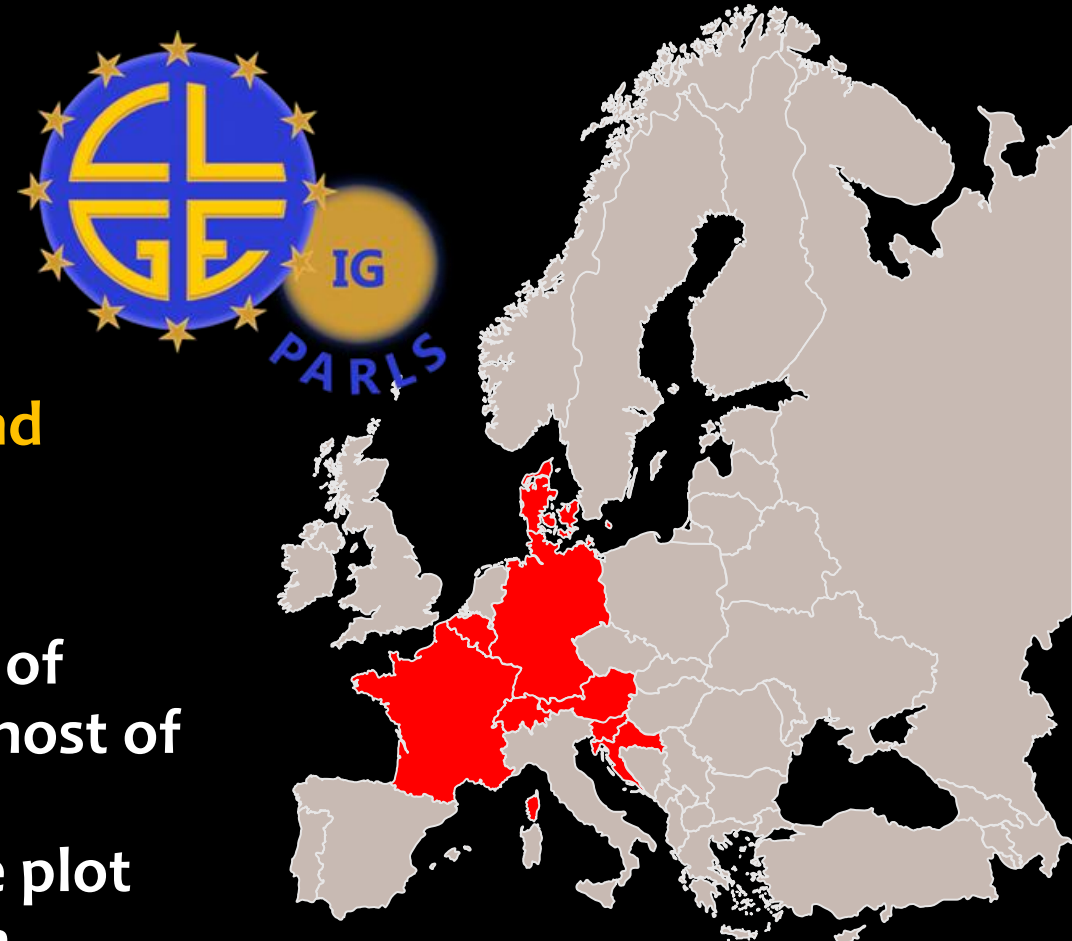
CONCLUSIONS 2/5

4. The process of registration of CONDOMINIUMS does not follow the trends of digitalization – documentation is still on paper in most countries (floor plans, division plans ...). There are some exceptions – CH, DK, and SI.
5. Some countries are developing their systems in the direction of 3D cadastre (CH, HR, and SI). Slovenia already has an established and functioning BUILDING CADASTRE for the whole country, which enables the 3D registration of condominiums.



CONCLUSIONS 3/5

6. The development challenges of condominium registration go in the direction of 3D cadastre and connection with BIM.
7. The role of the Property surveyor in the process of registration of condominiums is satisfactory in most of the IG-PARLS countries.
The technical part of the process (measuring the plot and the building, making floor plans and division plans...) is in the domain of the Property surveyor, but registration in the Land register is almost everywhere the responsibility of a notary.



CONCLUSIONS 4/5

9. Digitization and modernization of the process of registration of condominiums in the direction of 3D cadastre represent a great challenge for surveyors and at the same time an opportunity for an important segment of the work of surveying companies in the future.

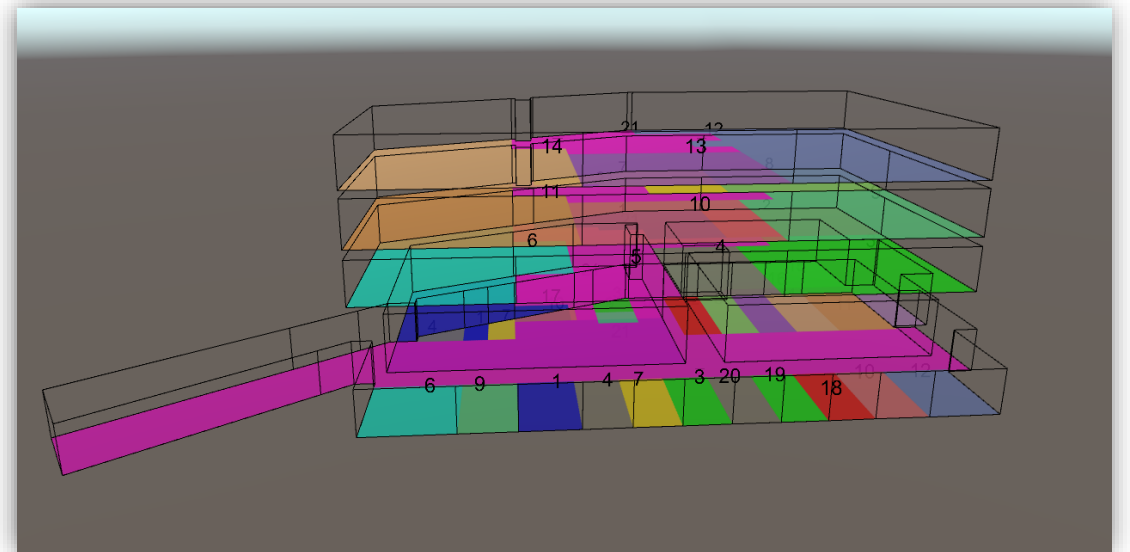
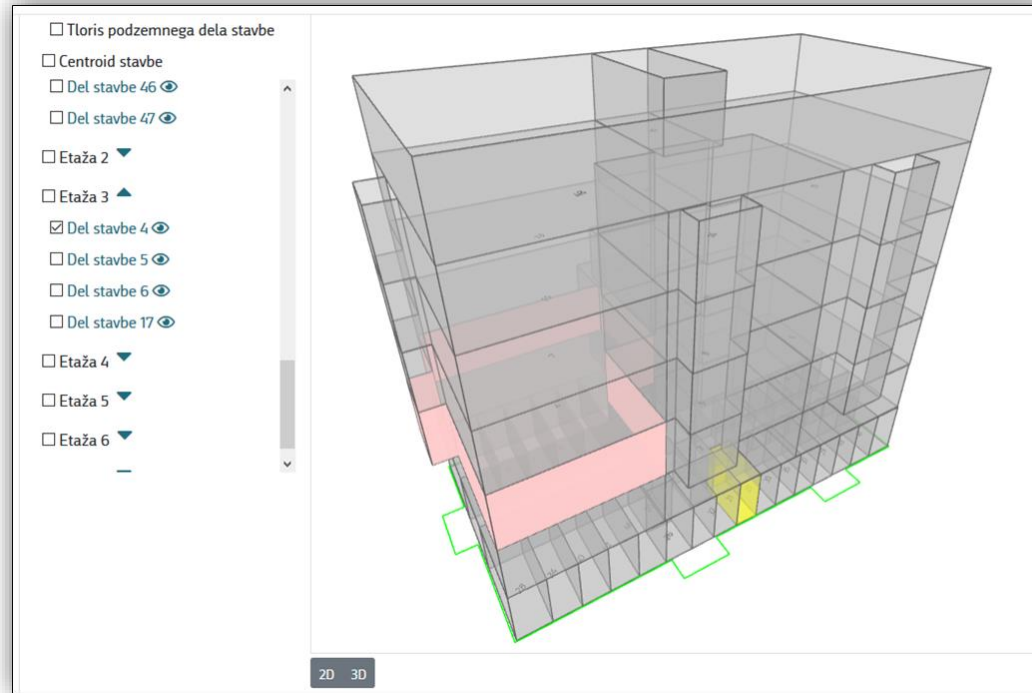




3D CADASTRE examples...



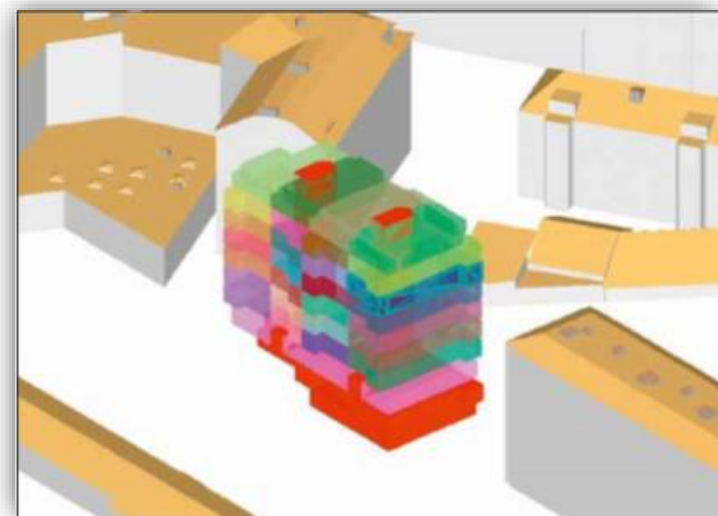
• SLOVENIA





3D CADASTRE examples...

- GENEVA (CH)





*thank
you*

See you at the workshop...

