



CONDOMINIUM...

as seen by SURVEYORS

IG-PARLS, 2021 - 2022

The term “Condominium” originates from Latin and means “joint sovereignty” or in other words “the concept of individual ownership rights in a common property”.

Condominium law is primarily designed to convert buildings consisting of residential rental apartments into individual ownership for each apartment resident, but also other types of non-residential use are quite common. This includes commercial condominium units, e.g. underground parking garages and shopping centres, hotels, cinemas, etc.

There is reason to believe that the use of the condominium concept will increase in the future because multiple ownership in mixed-use buildings around the world is growing. This is mainly due to an intensification in urbanisation and focuses on creating interesting, safe, and sustainable cities - as stated in the UN sustainable development goal no. 11. This challenges the existing condominium institutions around the world.

For IG-PARLS, which operates within CLGE, the role of the property surveyor in the process of determining condominium ownership is very important. In some jurisdictions, the chartered surveyor’s role is limited to measuring the building and preparing the obligatory documentation. But we would like more than that.

It has been acknowledged that the chartered property surveyor’s ability to combine rights and/or responsibilities over the common property with maps, not only creates a more accurate registration but is also more efficient in generating a more transparent and clearer organisation. Indeed, the registration of property rights over the common property is not only dependent on text documents which sometimes are subject to misunderstandings. A chartered property surveyor may, in addition to measuring and preparing the mandatory documentation, work as a legal adviser, counselling the owner/developer on legal issues determining the co-owner share, and assisting them in preparing a customised by-law and/or easements.

The project we have done within the framework of IG-PARLS and the compendium we will present show the situation in the field of the Condominium property in the Member States of IG-PARLS.

We will present the Condominium project at the workshop. The presentation will also be carried out with the help of the online tool SLIDO to encourage the interaction of workshop participants. With the help of different surveys, we will try to get your opinion on this professional topic and also your willingness to supplement the compendium with the situation in the field of condominiums in your country, for those who didn't do so yet.

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