



Presented at the FIG Working Week 2023,
28 May - 1 June 2023 in Orlando, Florida, USA

FIG WORKING WEEK 2023

28 May - 1 June 2023 Orlando Florida USA

Protecting
Our World,
Conquering
New Frontiers

CONDOMINIUM as seen by Surveyors

Authors:

Matjaž Grilc (Slovenia),
Vladimir Krupa (Croatia),
Jean-Yves Pirlot (Belgium),
Nicholas SMITH (France).



Organized By



Diamond Sponsors



1. **CLGE introduction**
2. **CONDOMINIUM basics**
3. **CLGE - IG-PARLS CONDOMINIUM project**
4. **CONDOMINIUM Compendium**
5. **CONDOMINIUM Process**
6. **Role of Property Surveyors**
7. **CONDOMINIUM Measurement Standardisation**
8. **3D Cadastre and BIM**
9. **Conclusions and recommendations**





- **38 Member countries**
- + 3 Observing members
- 27 EU Members States
- >> 100.000 Surveyors

- **Requires close cooperation**
 - **FIG, YSEN, ...**
 - EuroGeographics, PCC
 - European Bodies
 - National Associations

Members Map

- Principal Members
- Observing Members

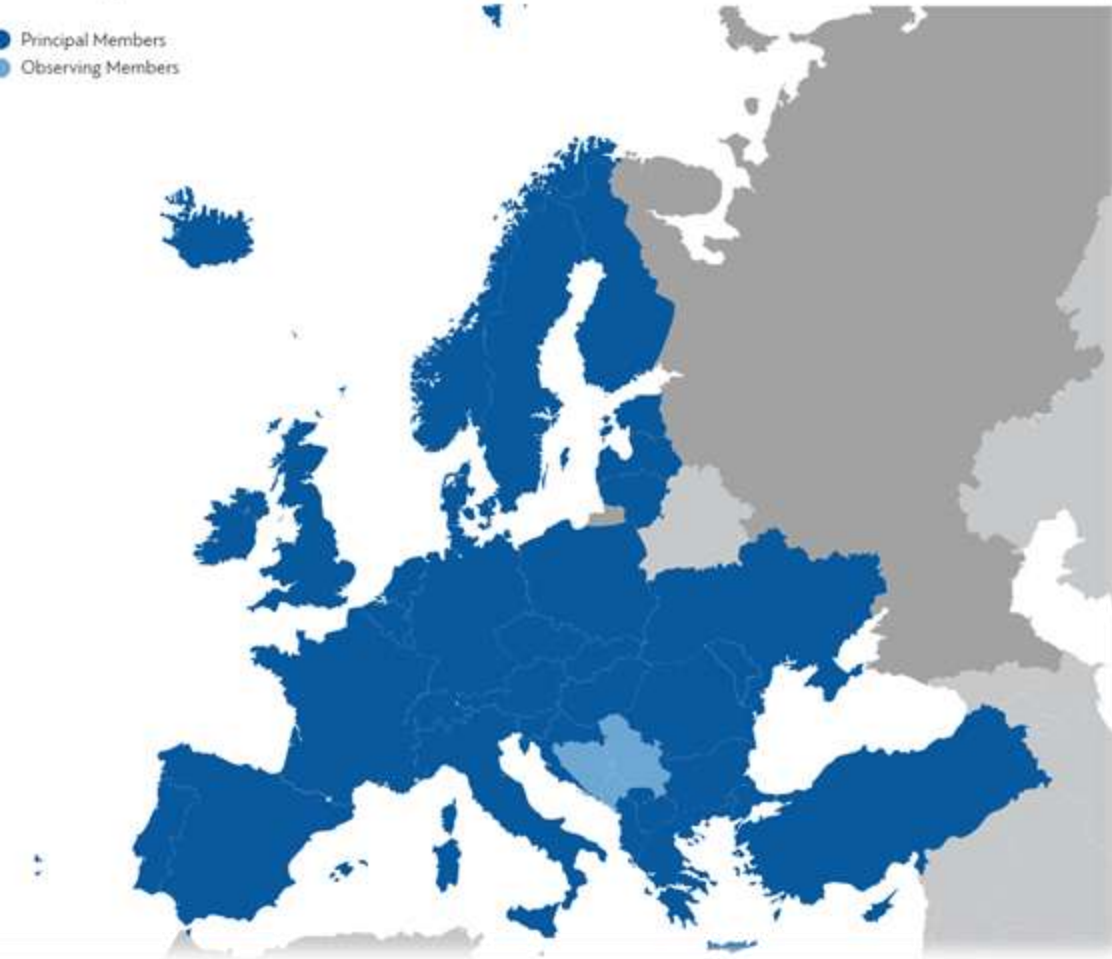
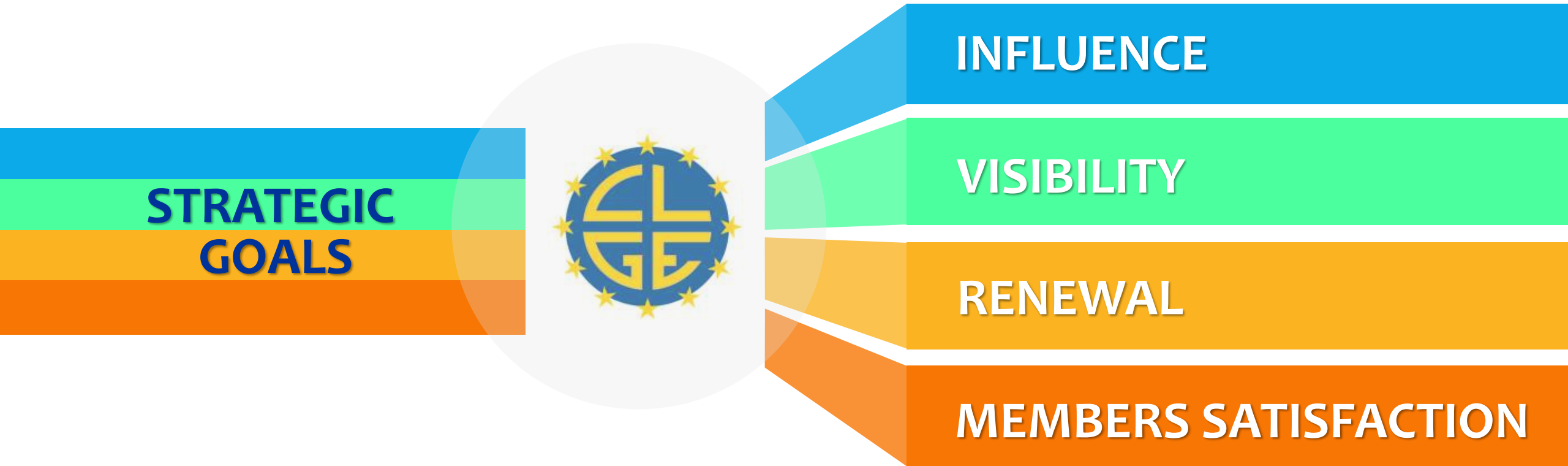


FIG WORKING WEEK 2023

28 May - 1 June 2023 Orlando Florida USA

Protecting Our World, Conquering New Frontiers



CLGE MISSION is to represent and promote the interests of the geodetic surveying profession in the **PRIVATE** and **PUBLIC** sector in Europe

PROJECTS

- GISCAD – OV
- CONDOMINIUM
- UTILITY CADASTRE



REGULATION and ENFORCEMENT of the PROFESSION

- EDUCATION
- STANDARDS
- CODES
- SUPPORT for the COUNTRIES



VISIBILITY of the PROFESSION

- CONFERENCES and SEMINARS
- PRESENTATIONS, MOVIES, WEBSITE, SOCIAL MEDIA
- YOUNG SURVEYORS CONTEST
- THEME of the YEAR, SURVEYOR of the YEAR, SURVEYORS DAY,



CONDOMINIUM basics...

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

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

What does **CONDOMINIUM** mean?

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

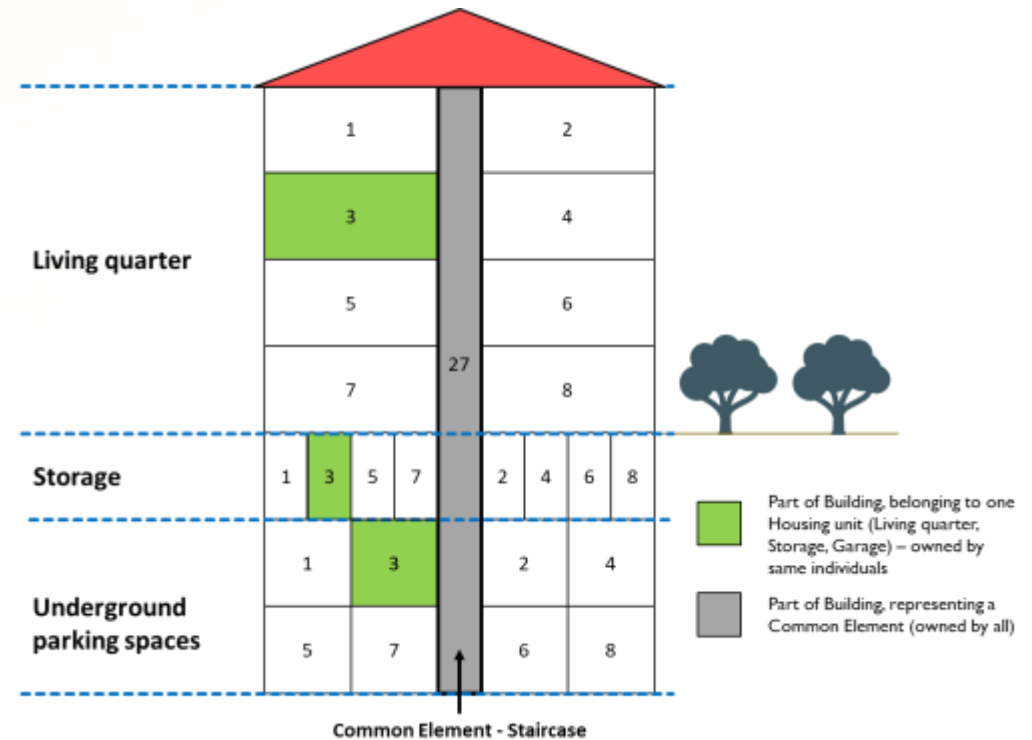
A building or complex in which **units of property**, such as apartments, are **owned by individuals** (independently sellable)

and **common parts of the property**, such as the grounds and building structure, are **owned jointly by the unit owners**.



What does **CONDOMINIUM** mean?

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



CLGE (IG-PARLS) and CONDOMINIUM...

- Start the project at the end of 2020
- **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



CONDOMINIUM COMPENDIUM



CONDOMINIUM PROCESS



for the EXISTING BUILDINGS



for the NEW BUILDINGS (not yet built)



CONDOMINIUM PROCESS (for NEW building)

CONSTRUCTION PLAN



MOTIVATED REPORT
(DIVISION PLAN)
(PRE) VALUATION



CONTRACT
of SALE INDIVIDUAL FLATS

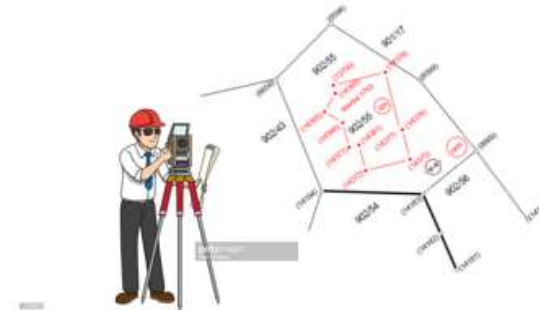


CONDOMINIUM PROCESS (for NEW building)

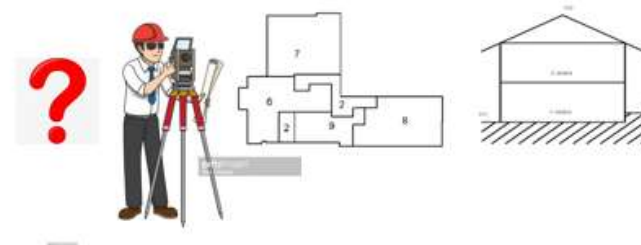
CONSTRUCTION PHASE



EXTERIOR PLAN
MEASUREMENT
BUILDING PLOT



FLOOR PLAN
MEASUREMENT
BUILDING INTERIOR



CONDOMINIUM PROCESS (for NEW building)

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



DRAFT DEED



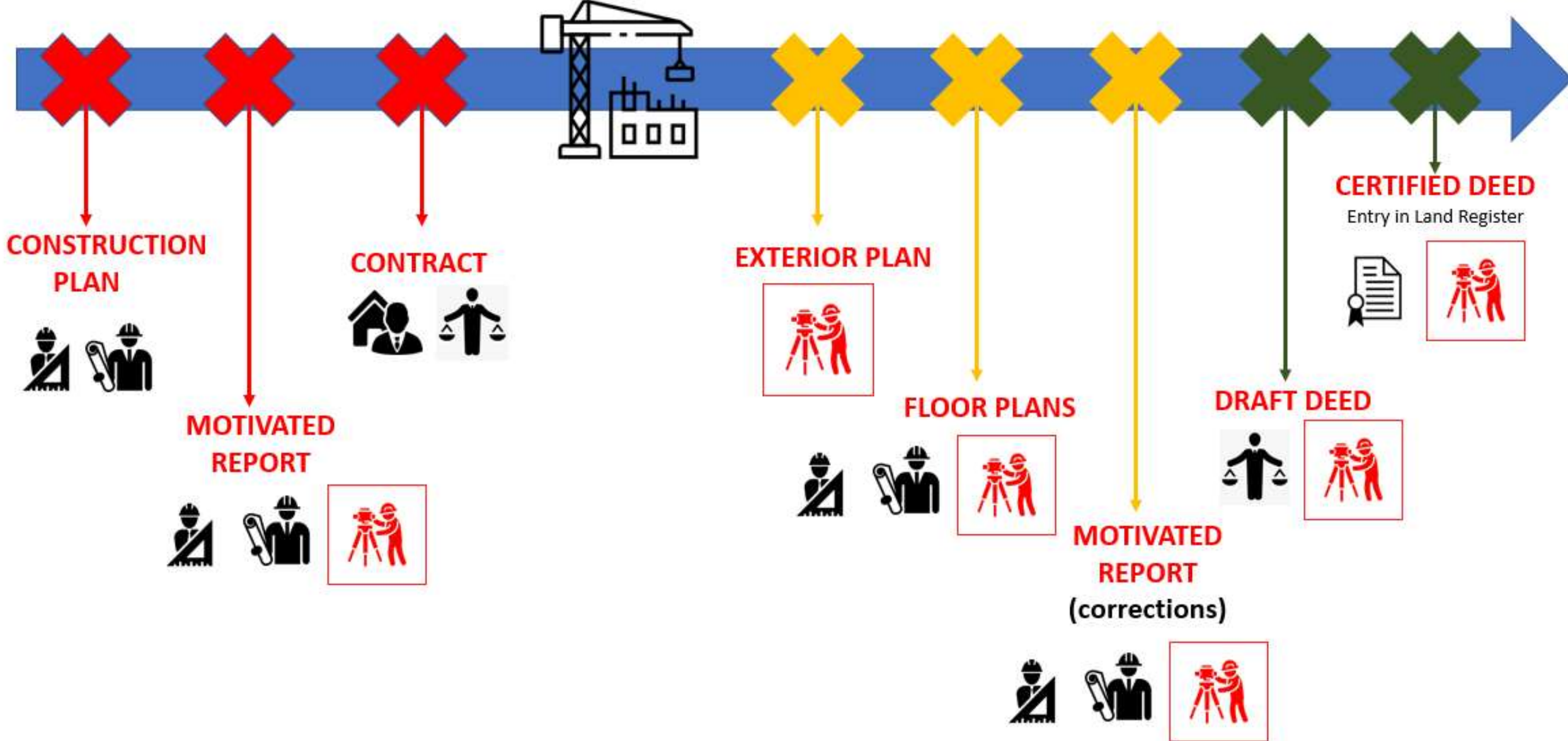
CERTIFIED DEED
REGISTRATION in LAND
REGISTRY





ROLE of PROPERTY SURVEYOR







CONDOMINIUM MEASUREMENT STANDARDISATION



CLGE euREAL european Real Estate Area Label

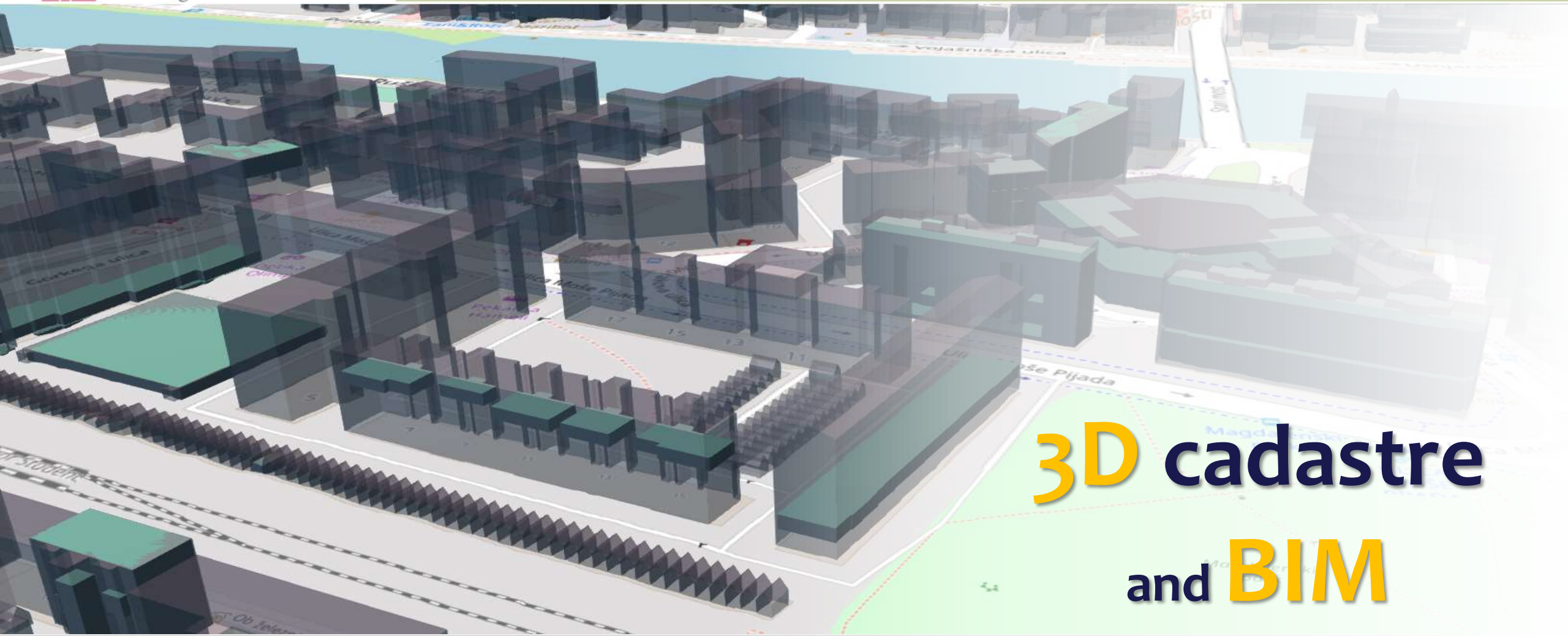
A unified code for the measurement
of surfaces in buildings



History of euREAL

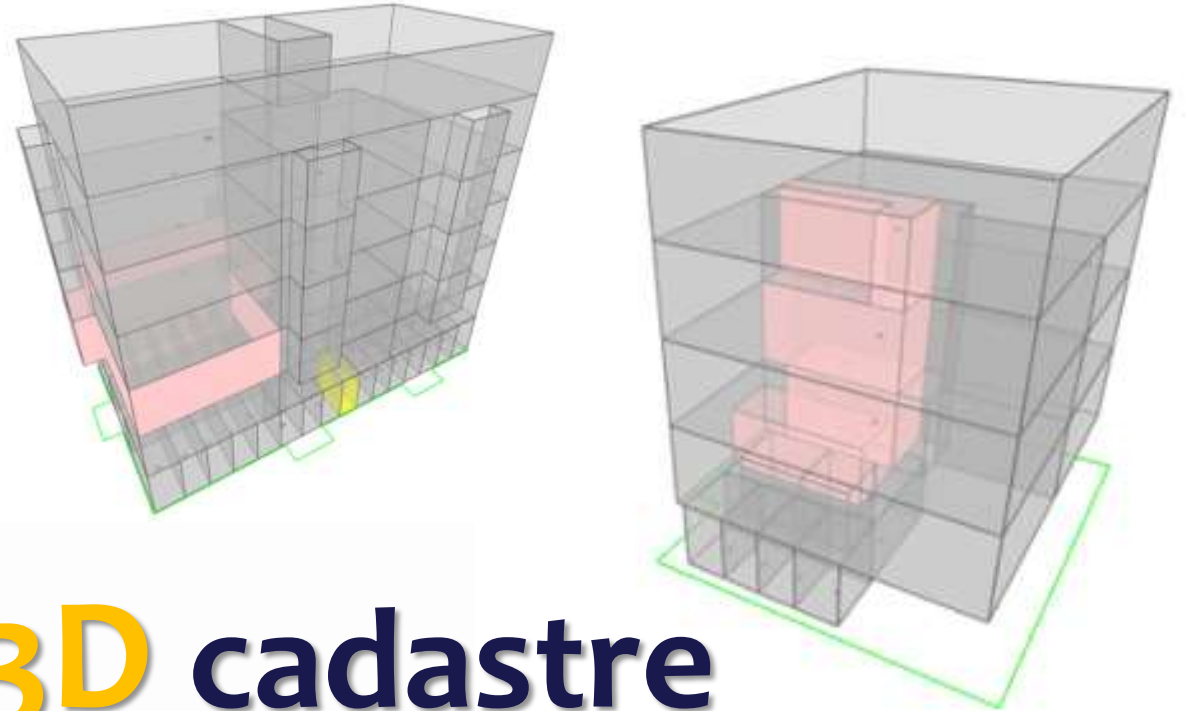
- 2007 – First ideas about a standard
- September 2011 – Adoption in Tallinn
- Embedded in European Law via the **INSPIRE** Directive
 - integrated into Annex III of the INSPIRE directive
- euREAL Was welcomed by INSPIRE as a **‘Visionary Cross Border Tool for Transparency’**
- **2013** – IPMS coalition was created
- **euREAL** served as a basis for the development of IPMS
- CLGE was actively involved in the coalition and long-term coordination
- **2023 – euREAL ver. 2 COMPLIANT with IPMS** is ready for implementation and use in all CLGE countries





3D cadastre and BIM





3D cadastre and BIM

CONDOMINIUM RULES and RECOMMENDATIONS

1/2

- Property Surveyors are the only professionals who are **ALLOWED** to draw property plans and establish the legal limits between adjacent properties
- **IMPOSE** as-built surveys after the completion of buildings, especially condominium buildings, **PERFORMED** by Property Surveyors
- Property Surveyors are very well **PLACED** to establish the motivated reports. If other professionals take care of this task, they need at least to rely on the **ADVICE** and **INPUTS** of a Property Surveyor for the legal delimitation of private and common parts of the condominium.



CONDOMINIUM RULES and RECOMMENDATIONS

2/2

- Due to the high price per square meter of apartments, it is very important that the measurements of the apartments for floor plans are carried out according to uniform regulations. CLGE recommends **USE of euREAL compliant with IPMS** as a standard for establishing condominiums.
- Digitization and modernization of the process of registration of condominiums in the direction of **3D CADASTRE and BIM** 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.





*Thank
you*

