Guidelines on the Management and Ownership of Condominium Housing

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Condominiums?
Condominiums

Multi-unit Apartment Buildings

Where Innovation Is Tradition
Condominiums

- A special kind of multi-apartment building in which each unit is privately owned in fee simple form.
- Owners must join together in order to maintain and manage the building, typically through an Association structure.
- Individually owned units may be rented to other tenants, but the unit-owner is a member of the Association.
**HISTORY**

- Importance of transformation of the housing sector in all countries in transition
  - Privatization of multi-flat housing stock

- 2000 – 2002 discussions and development of Guidelines and issue paper
  - Management practices
  - Policy and role of government
  - Social issues and unintended outcomes

- 2002 – 2003 drafting
  - Focus on “Countries in Transition”

- 2017 update and study of contemporary issues
Rationale for an Update

KEY DRIVERS:

- Increasing importance of Condominium Management for all countries
- Need for expanded scope
- Integration of legislation, building management, and financing mechanisms
- Challenges posed by evolution of the “gig economy” (e.g. AirBnB)
- Need to incorporate new technologies (e.g. for energy efficiency)
- Need to train professionals (e.g. condominium managers)
- Account for the influence of new international guiding documents
Process for Updating

INCLUSIVE PROCESS:
- Consultations with experts from multiple states
- Input from subject matter experts
- Multiple rounds of drafting and content review
- Review by industry organizations
- Review by Committee board members
Results and Next Steps

**STATUS:**
- Document is complete
- Final consultations and coordination
- Distribution
Questions?

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