

# **Ensuring access to adequate and affordable housing for all: Updating UNECE Guidelines on Condominiums**

13 April 2018  
Vienna, Austria

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MS Real Estate  
Development

# Document Comparison

## ORIGINAL

- 2002/2003 drafting
- Focus: “Countries in Transition”
- Historically appropriate
- Weighted towards condominium structure
- References to older documents
  - 1996 UNECE Land Administration Guidelines
- No Glossary

## UPDATED

- 2018 drafting
- Focus: Region-wide
- Update existing content
- Streamline / Reorder
- Integrate current international guidance
  - Sustainable Development Goals
  - Geneva UN Charter on Affordable Housing
- Address modern challenges
  - AirB&B
  - Energy efficiency
  - Affordability
- Update reference documents
- Add Glossary

# Original Document

Preface

Introduction

## Chapter I. PRIVATE OWNERSHIP IN MULTI-UNIT CONDOMINIUMS

- A. Some basic definitions
- B. Condominium ownership

## Chapter II. NATIONAL FRAMEWORK CONDITIONS FOR CONDOMINIUMS

- A. Condominium ownership in a national housing strategy
- B. Legal framework
- C. Institutional framework

## Chapter III. MUNICIPAL FRAMEWORK CONDITIONS FOR THE EFFECTIVE OPERATION OF CONDOMINIUMS

- A. Condominium ownership in municipal housing policy
- B. Establishing and supporting owners' associations

## Chapter IV. OWNERS' ASSOCIATIONS – STATUTES AND ORGANIZATION

- A. Statutes and agreements
- B. Organization of an owners' association
- C. Meetings
- D. Establishing an owners' association

## Chapter V. OWNERS' ASSOCIATIONS – MANAGEMENT AND OPERATION

- A. Management of a jointly owned property
- B. Financial management
- C. Operations, maintenance and repairs



# Updated Document

Preface Introduction

Glossary of Terms

Chapter I. BACKGROUND ON PRIVATE OWNERSHIP IN MULTI-UNIT CONDOMINIUMS

Chapter II. CONDOMINIUM LEGISLATION

A. National

- 1) National Institutional Framework to Support Condominiums
- 2) National Laws on condominium ownership of housing

B. Municipal

Chapter III. MANAGEMENT

A. Condominium Agreement

B. Structure and Functions of the Owners' Association

C. Meetings

- 1) Annual general meeting of owners
- 2) Unit Owners' meetings
- 3) Board Meetings

D. Management of a jointly owned property

- 1) The manager's responsibilities
- 2) Contracting to hire a professional manager
- 3) Financial management
- 4) Operations, maintenance and repairs

Chapter IV. NON-OWNER OCCUPANCY

Chapter V. FINANCING FOR CONDOMINIUM PROJECTS

# Questions?

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