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- FIG Working Week 2009
- Eilat, Israel, 3-8 May 2009

Division plan for a jointly owned flat block (Condominium)

Tri – dimensional registration of a Building

by Bruno Razza



Consiglio Nazionale
Geometri e Geometri Laureati

FIG

2

Every building must be correctly inscribed into a cadastral map



FIG



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Every building, must be represented and classified considering also the “how high” factor. That’s to say, taking into account its different components

Object of independent and exclusive ownership:
Flats,
parking boxes,
shops,
workrooms, etc.



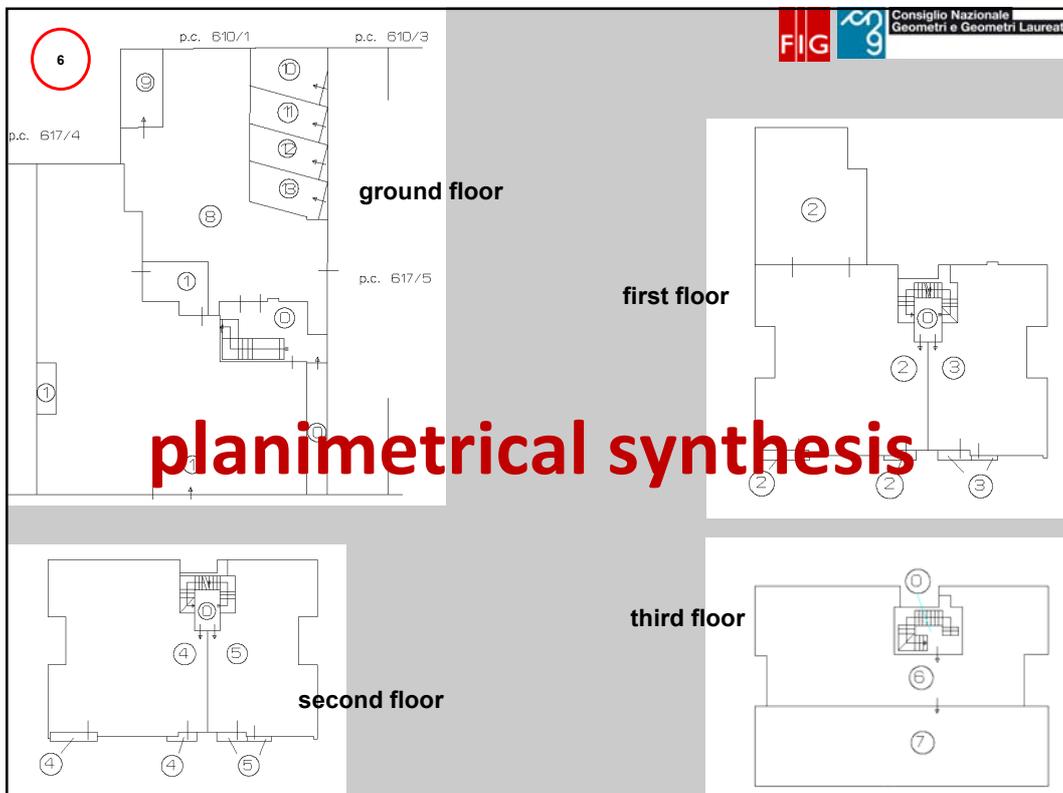
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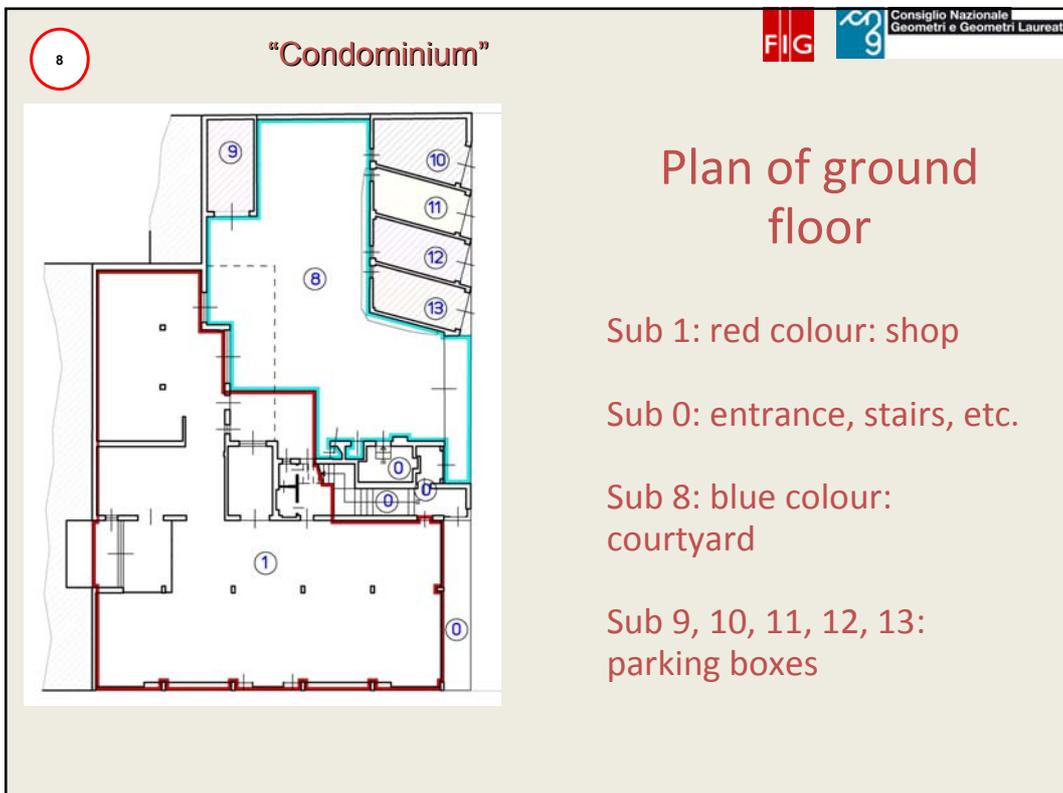
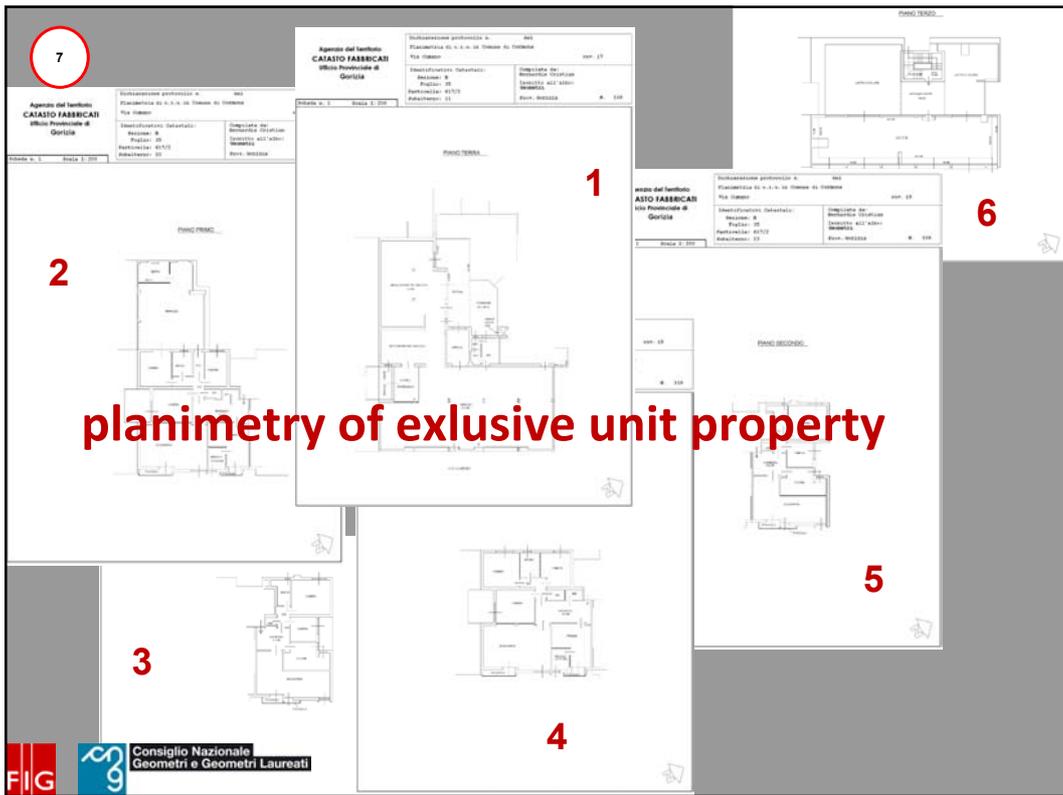
After the identification of exclusive and separate property parcels, communally used portions must be identified:

The ground where the building is standing,
the mere walls,
the frame works,
the slabs,
the roofing structure,
the wells of the stairs,
the elevators,
all the spaces (indoor and outdoor) that can be shared by different rightful users

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The recording of every real estate unit can be achieved by a specific chart, preliminary stating the entity of the existent units





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Plan of first floor

"Condominium"

Sub 2: light blue colour: flat

Sub 3: purple colour: flat

Sub 0: stairs



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"Condominium"

Plan of second floor

Sub 4: violet colour: flat

Sub 5: green colour

Sub 0: stairs

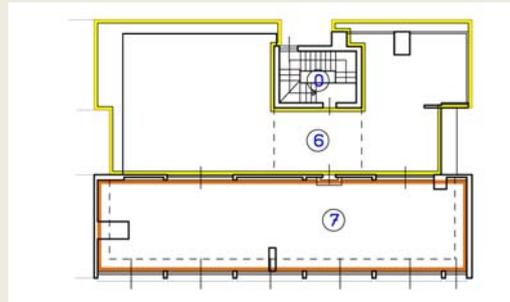


Plan of third floor

“Condominium”

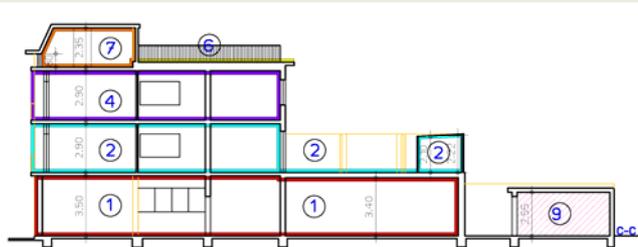
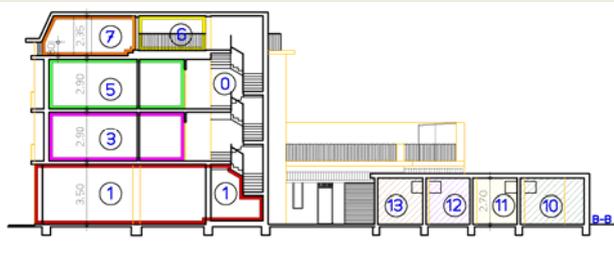
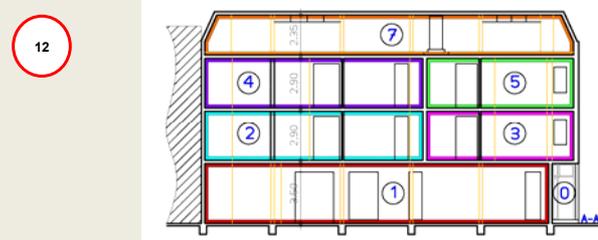
Sub 6: yellow colours: attic

Sub 7: orange colour: terrace



“Condominium”

Sections of the buildings



Every unit that constitute the object of an individual and exclusive ownership, will be properly associated to a thousandth – based share of responsibility of the owner of the communally owned parts of the building

MILLESIMAL DIVISION OF SHARES OF COMMON USE

- ente indipendente "1"	: shop	320/1000
- ente indipendente "2"	: flat	160/1000
- ente indipendente "3"	: flat	100/1000
- ente indipendente "4"	: flat	130/1000
- ente indipendente "5"	: flat	90/1000
- ente indipendente "6"	: attic	30/1000
- ente indipendente "7"	: terrace	60/1000
- ente indipendente "8"	: courtyard	20/1000
- ente indipendente "9"	: parking box	18/1000
- ente indipendente "10"	: parking box	18/1000
- ente indipendente "11"	: parking box	18/1000
- ente indipendente "12"	: parking box	18/1000
- ente indipendente "13"	: parking box	18/1000
		<hr/> 1000/1000

Main result of the Division plan in high:

- **Exact representation of the building**
- **Proper possible making of a deed**
- **Fair distribution of the costs**
- **Right taxation on the whole property**

**Thank you for your
polite attention**