

Condominiums in Land-Based Capitalism



Typically, today, residential buildings are sold as a single unit. Condominiums are an exception. In an [AFFEERCE](#) megacity, it is more likely the exception will be the rule. Vertical augmentations to land occupy space and can be treated as separable locations.

The developer of an apartment building has the right to subdivide the property as a condominium in [LGATS](#). Common property could include rentable retail

space, offices, and very light industry. A [VOS](#) should be submitted to the level 2 [district council](#) to ensure it is in keeping with the wishes of 2/3 of the [level-2 dominion](#). The level-2 council must approve the conversion if there are no current [subjective overrides](#), or place a subjective override on the [ballot for a Sunday](#), at least 7 and at most 15 days away, prohibiting all conversions or this conversion due to one or more elements of the VOS. If the measure does not pass by a 2/3 plurality, the conversion is automatically approved.

Before activation, each apartment is assigned a percentage of ownership by the developer that altogether add up to 100%. Once percentage ownership has been assigned and level-2 approval obtained, the conversion can be activated.

Once activated, individual units can be [trebled](#) or purchased from the developer. In anticipation, the developer will allow the [ground rent](#) of the previously vacant land to fall freely, once construction is well underway.

Upon the treble, the developer gets [a 33% premium](#) on the fair construction costs. The [VIP](#) will notify the builder during construction of any potentially excessive price for materials or labor. If the transaction still occurs, it will be flagged for inspection by the appraiser.

The trebler pays the developer 133% of that cost multiplied by the percent ownership of the unit they are trebling. The developer also receives a refund of what remains in the [advance rent account](#), also multiplied by the percentage ownership of the unit being trebled.

Condominium residences are governed typically by a level-1 [district](#). If there are about 50 people per building floor (including children), every two floors would elect a representative to the level-2 [cellular council](#). The same representative would typically sit on the building's level-1 district council (the condo board). Condos with less than 50 residents are administered by a level 0 council, all elected at large.

If the building had twelve floors, the district council (condo board) would consist of 6 members, one from each set of two floors. Additional members, if any, would be elected at-large.

There are some differences with today's condo boards:

1. At large voting is secondary and optional. Typically, each board member represents a unique constituency.
2. The board administers, but can only propose regulations and assessments. These must be approved by a 2/3 plurality of the residents. The board prepares a [VIP-enforced budget](#) for approval with the year's assessment.
3. As level-2 representatives, board members receive a small salary from the [Earth Dividend](#) government distribution. They are also free to take an additional small salary in the VIP-enforced budget, in remuneration for duties assumed, if ratified by the 2/3 plurality.
4. A board member acting in a building management or maintenance capacity, who is recalled by their constituents, continues in that capacity until they resign or are terminated by other members of the board.
5. Boards do not have authority to fine. Violations of rules and regulations are punishable by penitentiary time (usually a day) as ratified by the 2/3 plurality of condo residents (this is no different than tenants councils in privately owned apartment buildings). However, with the agreement of the offender, the victim(s), and the [level-2 judiciary](#), penitentiary time can be negotiated into a fine, building service, or other punishment.

It is expected that units will not typically be trebled, but sold by their owners. The transfer of structure title is handled for a small fee by the [VLM](#).