

**CONDOMINIUM ACT
1979**

BHUMIBOL, ADULYADEJ REX.

**Given on the 21st Day of April, 1979
Being the 34th Year of the Present Reign**

His Majesty King Bhumibol Adulyadej is graciously pleased to proclaim that:

Whereas it is expedient to have a law on Condominium:

Be it, therefore, enacted by the King, by and with the advice and consent of the National Legislative Body in the capacity of the National Assembly, as follows:

SECTION 1. This Act shall be called “the Condominium Act 1979”

SECTION 2. This Act shall come into force upon and from the day following the expiration date of the one hundred eighty day period to be counted from the date of its publication in the Government Gazette.

SECTION 3. All laws, regulations and rules, in so far as they are provided by this Act or, are contrary to or inconsistent with the provisions of this Act, shall be replaced by this Act.

SECTION 4. In this Act:

“Condominium” means a building that can be independently divided into parts for individual ownership holdings and, thereby, each part comprises ownership in private property and co-ownership in common property.

“Private property” means a condominium unit, including the construction or the land that is allotted as the property of the individual owner of each condominium unit.

“Common property” means a part of the condominium that is not a condominium unit, the land in which the Condominium is situated and the land or other property made available for common use or benefit by the co-owners.

“Condominium unit document of title” means a certificate showing the ownership in private property and the co-ownership in common property.

“Co-owner” means the owner of a condominium unit in each condominium.

“Juristic Condominium” means a juristic person that has been registered under this Act.

“Rules” mean the Rules of the Juristic Condominium.

“Competent Officer” means the officer appointed by the Minister for the execution of this Act.

“Minister” Means the Minister in charge and control of the execution of this Act.

SECTION 5. The Minister of interior shall be in charge and control of the execution of this Act and be empowered to appoint the competent officer, issue Ministerial Regulations prescribing fees and expenses not to exceed the rates annexed to this Act and other activities for implementation under this Act.

The Ministerial Regulations shall come into force upon their publication in the Government Gazette.

CHAPTER 1.

Condominium Registration

SECTION 6. Any person, who holds the ownership of a real estate and wishes to register such real estate as a condominium under this Act, shall apply to the competent officer-for the condominium registration together with:

- (1) the title-deed to the land;
- (2) the condominium diagram;
- (3) information on the ratio of ownership of the common property pursuant to **Section 14** granted to the owner of each unit;
- (4) the particulars pertaining to the private and common property;
- (5) the applicant’s testimony to the effect that the building for which the Condominium registration is applied is not under mortgage with the exception of the mortgage of the building together with the land.
- (6) Other evidence as specified by a Ministerial Regulation.

SECTION 7. The competent officer, upon receiving an application for a condominium registration pursuant to **Section 6.** and if there appears on the title-deed to the land the mane of the mortgage or the debtee who holds the preferential right of superficies over the real estate for which the registration is applied, shall announce the application as well as notify the debtee in writing to report to the competent officer and present evidence within thirty days from the day of receipt of such notification.

In the execution of this Act the competent officer is empowered to enter the real estate for which registration is applied during the tine from sunrise to sundown, or to summon any person to come and testify or submit required documents, and the competent officer shall have the authority of an officer under the Criminal Code.

When the competent officer sees that the application is proper and the land is free from the any obligation or the land is under mortgage consents to its registration as a Condominium. He shall proceed to register it as a Condominium. But no building under mortgage that does not include the land shall be registered as a Condominium.

In the event the competent officer finds that the application for a Condominium registration is improper, he shall order disapproval for registration as a Condominium and advise the applicant in writing with jurifications without delay.

The Competent officer shall announce the Condominium registration by publication in the Government Gazette.

SECTION 8. Application for registration pursuant to **section 6**, announcement, debtee notification and registration pursuant to **Section 7**. shall be in accordance to the criteria, procedures and conditions prescribed in the Ministerial Regulation.

SECTION 9. Upon accepting the application for a Condominium registration, the competent officer shall forward the land title-deed submitted pursuant to **Section 6**. to the Land Officer in the locality where the Condominium is situated within fifteen days for recording in the index for registration of the land title-deed to the effect that the land falls under the force of this Act and shall maintain such land title-deed.

In the event the land is under mortgage and the mortgage consents to the Condominium registration, the competent officer shall record the consent of the mortgagee pursuant to **Section 7**. paragraph three and the amount of money to be obtained as debt repayment from each Condominium unit pursuant to **Section 22** as well.

SECTION 10. After the Condominium has been registered and the competent officer has entered the required records in the land title-deed pursuant to **Section 9**, no further right registration and legal transaction involving such land shall be effected, except in the cases provided under this Act, and no application for registration of such Condominium shall be made to cause obligations relevant to the said Condominium.

SECTION 11. In the event the competent officer orders disapproval of registration of Condominium, the applicant is entitled to appeal in writing to the Minister within thirty days from the day of the knowledge of the order.

Minister shall decide within sixty days from the day of receipt of the appeal. Such decision of the Minister shall be final.

CHAPTER 2

Ownership of Condominium unit

SECTION 12. Ownership of a Condominium unit shall be indivisible.

SECTION 13. The owner of a Condominium unit shall have ownership of the private property that rightfully belongs to him and have ownership of the common property.

The floor and the room wall between any Condominium unit shall be regarded as the co-ownership of the co-owners between such Condominium units, and the exercise of rights to the said property shall be in accordance with the rules.

The owner of Condominium unit shall not treat his own private property in any manner that may endanger the structure and the strength if and the prevention of damages to the building, or in any other ways prohibited as prescribed in the rules.

SECTION 14. The ownership of the co-owners in the common property shall be according to the ratio between the price of each Condominium unit and the total price of all the Condominium units at the time of the Condominium, Condominium registration pursuant to **Section 6**.

SECTION 15. The following property shall be regarded as common property:

- (1) the land in which the Condominium is situated;
- (2) the land allotted for common use or benefit;
- (3) the structure of the construction of the strength of and prevention of damages to the Condominium;
- (4) the building or part of the building and equipment allotted for common use or benefit;
- (5) the tools and equipment made available for common use or benefit;
- (6) the places made available as common facilities to the Condominium;
- (7) other property made available for common use or benefit.

SECTION 16. No common immovable property shall be brought under legal proceedings for division, forced mortgage or forced auction from private property.

SECTION 17. The management and use of the common property shall be in accordance with this Act and the rules.

SECTION 18. The co-owners shall jointly contribute money payment toward the costs and expenses arising from the tools and equipment made available for common benefits in proportion to the benefit rendered to a housing unit and as specified in the rules.

The co-owners shall jointly contribute may payment toward the tax and duty costs and the expenses arising from the maintenance and operation of the common property according to the ratio of ownership each co-owner has in the common property pursuant to **Section 14**.

CHAPTER 3

Condominium Unit Document of Title

SECTION 20. After a condominium unit has been registered pursuant to **Section 7**, the competent officer shall proceed to issue the Condominium unit document of title according to the diagram of the Condominium registered without delay.

A right registration and legal transaction with reference to a Condominium unit shall not be effected until the juristic Condominium has been registered pursuant to **Section 31**, except when such registration is the registration of removal of mortgage that the competent office has recorded the mortgage pursuant to **Section 22** or the transfer of ownership of all the Condominium units to a single person or several persons in co-ownership.

SECTION 21. A Condominium unit document of title shall contain at least the following particulars:

- (1) the position and the area of the land of the Condominium;
- (2) the location, area and diagram of the Condominium unit indicating the width, length and height;

- (3) the ratio of ownership in the common property;
- (4) the name and surname of the person having ownership in the Condominium unit;
- (5) the table of content for registration of right and legal transaction;
- (6) the signature of the competent officer;
- (7) the stamp of the seal of the competent officer's position.

A Condominium unit document of title shall be made in duplicate, one copy to be retained by the holder of ownership in the Condominium unit and the other copy to be maintained at the office of the competent officer:

The copy to be maintained at the office of the competent officer may be a photo-copy, upon which the signature and position seal of the competent officer are required to be affixed.

A form, criteria and procedures for the issuance of a Condominium unit document of title including its substitute shall be prescribed by prescribed by Ministerial Regulation.

SECTION 22. In the event the immovable property pursuant to **Section 15** (1) or (2) has been under mortgage prior to the Condominium registration but the mortgagee has consented to the Condominium registration pursuant to **Section 7**, paragraph three, upon issuing the Condominium unit, record the mortgage in every Condominium unit document of title, and specify the amount of the debt repayment to be obtained by the mortgagee from each Condominium unit, by calculating such amount of money according to the ratio of ownership in the common property, in the table of content for registration.

After the Condominium unit document of title has been issued pursuant to paragraph one, it shall be regarded that each Condominium unit is the security of the mortgage debt repayment in only the part specified in the Condominium unit document of title.

SECTION 23. In the event the competent officer has recorded the immovable property mortgage in the Condominium unit document of title pursuant to **Section 22**, the applicant for the Condominium registration who is the holder of the Condominium unit document of title may make the initial sale of the Condominium unit to the transferee of ownership on same free of mortgage.

SECTION 24. When it appears that the issue of a Condominium unit document of title, registration of right and legal transaction in connection with a Condominium unit, or the record in the table of content for registration is a deviation from the fact or is unlawful, the competent officer shall be empowered to revoke or amend same, as the case may be.

The competent officer shall have the power to investigate and demand the presentation of the Condominium unit document of title, the right and legal transaction registration documents, the documents of the record in the table of content for registration, or any other relevant document for inspection. But before the competent officer proceeds to order revocation or amendment, he shall notify the persons whose interests are involved not less than fifteen days in advance for any pretest. If there is no protest within thirty days from the date of receipt of the notice, it shall be regarded that there is no protest. In the case the competent officer is unable to call for the condominium title-deed for action, the competent officer shall have the power to issue a substitute of the condominium title-deed.

Once the competent officer with the power under the first paragraph having made any decision, such shall be carried out accordingly.

In the case of the final judgment or order of the court to withdraw or make amendment in whatever manner, the competent officer shall do so accordingly to the judgment or order of the court.

SECTION 25. In the case of loss or damage of the condominium title-deed in the material part, the owner may apply for the substitute of the said condominium title-deed.

SECTION 26. In the event of the issuance of the substitute of the condominium title-deed under **Section 24** or **Section 25**, the original condominium title-deed shall be cancelled, unless the court will issue an order otherwise.

SECTION 27. Incase where the copy of the condominium title-deed retained at the office of the competent officer is lost or damaged in the material part, the competent officer shall have the power to call for the copy of the owner of the condominium title-deed for consideration and make a new copy with the use of original evidence.

CHAPTER 4

Registration of Right & Legal Transactions

SECTION 28. The competent officer under this Act shall be the competent officer for the registration of rights and legal transactions in connection with the Condominium units.

SECTION 29. Any person who wishes to register the rights and legal transactions under this Act shall bring the Condominium unit document of this to the competent officer for registration.

In the case of an application for registration of rights and legal transaction of transferring Condominium unit ownership, the applicant shall bring along also a certificate of debts caused by the expenses under **Section 15** from the Manager of the concerned Condominium for submission to the competent officer, who shall proceed to register the rights and legal transactions after such debts have been completely repaid.

The competent officer shall be empowered to summon the Manager of the juristic Condominium to testify on the debts pursuant to paragraph two.

The provision in paragraph two shall not apply to the case where the registration of rights and legal transaction of transferring a Condominium unit ownership has been effected prior to the registration of the juristic Condominium.

SECTION 30. The provisions of the Land Code, Chapter 6. Registration of Rights and Legal Transactions and the Ministerial Regulations issued under the said provisions shall apply mutatis matandis to the registration of rights and legal transactions in connection with the Condominium units.

CHAPTER 5.

Juristic Condominium

SECTION 31. A transfer of the ownership in a Condominium unit to a person, which is not a transfer of the ownership in all the Condominium units in the Condominium to a person or persons by co-ownership shall be made only after the transferor and the transferee of the said Condominium unit has submitted the application for the transfer of the Condominium unit ownership together with the application for registration of the juristic Condominium and a copy of the rules and evidence of the Condominium registration to the competent officer.

The competent officer, upon seeing that everything is complete and proper, shall proceed to register the transfer of ownership in the Condominium unit to the transferee and, in the same time, to register the juristic Condominium pursuant to paragraph one and shall announce the juristic condominium registration in the Government Gazette.

The application and registration of juristic Condominium shall be in accordance with the criteria, procedures and condition prescribed in the Ministerial Regulation.

The provision in paragraph one shall not apply to the transfer of ownership in Condominium unit after the juristic Condominium has been registered.

SECTION 32. The rules shall comprise at least the following essence:

- (1) the name of the juristic Condominium which must be immediately followed by “Juristic Condominium”,
- (2) the objects pursuant to **Section 33**;
- (3) the location of the juristic Condominium;
- (4) the amount of expenses of the juristic Condominium to be contributed by the co-owners in advance;
- (5) the common property in addition to those provided by **Section 15**, if any;
- (6) the management of the common property;
- (7) the use of private property and common property;
- (8) the ratio of ownership in common property by the owner of each Condominium unit according to the application for registration of the Condominium;
- (9) the general meetings and the procedures of the general meetings of the co-owners;
- (10) the ratio of the joint expenses of the co-owners pursuant to **Section 18**;
- (11) the appointment, authority, office term and conditions of vacating officer of the Manager;
- (12) other information as prescribed in the Ministerial Regulation.

Any modification of the registered rules shall be complete only after it has been submitted to the competent officer and registered.

SECTION 33. A juristic Condominium that has been registered pursuant to **Section 31** shall have the status of a juristic person.

A juristic Condominium is for the purpose of managing and maintaining the common property and shall be empowered to perform any act for the benefits of the said purposes which, however, subject to the resolution of the co-owners under this Act.

SECTION 34. In the event that some part of the Condominium is appropriated by law on immovable property appropriation, the co-owners of the Condominium units appropriated shall cease to have the right to the common property remaining from the appropriation. In this case, the juristic Condominium shall arrange to have the co-owner whose housing units are not appropriated jointly compensate the co-owners who lose the said rights, however, according to the ratio of ownership that each co-owner has in the common property.

For the benefit of the compensation payment to the co-owner who loses their rights pursuant to paragraph one, it shall be regarded that the said liability has the preferential right over the private property of the co-owners of the Condominium unit not being appropriated, the same as the expenses under **Section 18** paragraph two.

SECTION 35. The juristic Condominium shall have a Manager, who may be a natural person or a juristic person.

In the case the Manager is a juristic person, such juristic person shall appoint a natural person to operate on behalf of the juristic person in the capacity of the Manager.

SECTION 36. The Manager shall have the power and duty as follows:

- (1) to conduct activities to be in accordance to the objects under **Section 33** or the resolution of the meeting of the co-owners or the Committee under **Section 37**. however, not to be inconsistent with the rules;
- (2) in the case of a pressing necessity, the Manager shall have the power to initiate activities for the safety of the building in such manner that a responsible person may maintain and manage his own property;
- (3) to act as the representative of the juristic Condominium;
- (4) to perform other duties as prescribed in the Ministerial Regulations.

The Manager shall himself carry his duties, except the activity which the rules or the resolution of the meeting of the co-owners pursuant to **Section 48 (3)** specifies to be carried out by other person on his behalf.

SECTION 37. The co-owners may arrange to have a committee for control of the management of the juristic Condominium established to comprise no more than 9 committee members appointed by the resolution of the general meeting pursuant to **Section 44**.

The appointment, term of office, conditions for vacating office of the members and the power and duty and the meeting of the committee shall be in accordance with the resolution of the general meeting pursuant to **Section 44**.

SECTION 38. The following person shall be eligible for appointment as the committee members:

- (1) the co-owners or spouses of the co-owners;
- (2) the lawful representative, the supporter of guardian in the case of a co-owner being a minor, an incompetent or quasi-incompetent person, as the case may be;
- (3) the Manager or other representative of a juristic person in the case that the juristic person is a co-owner.

SECTION 39. The juristic Condominium may exercise the right of the co-owner covering all the common property in contesting against outside persons or in recovering property for the benefits of all the co-owners.

SECTION 40. The co-owners shall jointly contribute money to the juristic Condominium for operating activities of the juristic Condominium, as follows:

- (1) the expenses the juristic Condominium that the co-owner of each Condominium unit is required to pay in advance;
- (2) the capital funds required for the initiation of any activity according to the rules or resolution of the general meeting;
- (3) other funds for performance in accordance with the resolution of the general meeting under the conditions prescribed by the general meeting.

SECTION 41. For the benefit of control of payment of liabilities caused by the expenses pursuant to **Section 18**, the juristic Condominium shall have the preferential rights, as follows:

- (1) the preferential right on the expenses pursuant to **Section 18**. paragraph one shall be regarded as the same propriety level as that of the preferential right pursuant to **Section 259 (1)** of the Civil and Commercial Code and is over the movable property that is brought into the Condominium unit by the owner of such Condominium unit;
- (2) the preferential right on the expenses pursuant to **Section 18**. paragraph two shall be regarded as the preferential right at the same priority level as that of the preferential right pursuant to **Section 273 (1)** of the Civil and Commercial Code and is over the private property of the owner of each Condominium unit.

As for the preferential right pursuant to (2), if the Manager has submitted the list of debts to the competent officer, it shall be regard as being at a higher priority over that of the manage.

SECTION 42. There shall be a meeting of all the co-owners, called the general meeting, within six months from the day of the registration of the juristic Condominium. Hence-forth, a general meeting shall be held at least once a year.

SECTION 43. A general meeting shall be attended by at least one-third of the members who have the right to vote of the total member of the qualified members to constitute the quorum.

SECTION 44. A resolution of the general meeting shall be determined by the majority of the vote by the co-owners who attend the meeting, except where this Act may provide to be otherwise.

SECTION 45. In giving the votes, each co-owner shall be entitled to the number of votes equal to the ratio of ownership he has in the common property.

If a co-owner's number of rightful votes exceeds one-half of the total number of the votes of all other co-owners, the number of votes of such co-owner shall be reduced to be equal to the total number of the votes of all the other co-owners combined.

SECTION 46. Upon it being required of only some co-owners by the rules to pay for the expenses of some specific activity, only such co-owners shall have the right to participate in

voting on the expenses of the activity with the number of votes by each co-owner as prescribed the rules pursuant to **Section 18** paragraph one.

SECTION 47. The co-owners may authorize their proxies the warrants of attorney, but proxy shall not be authorized more that three warrants of attorney.

The Manager and the marriage party of the Manager shall not preside over the meeting or be a proxy of any co-owner.

SECTION 48. A resolution on any of the following matters shall have more than one half of the votes of the total number of the votes of all the attending co-owners combined:

- (1) an approval granted to any one co-owner for construction that has effect to the common property or he outside surface of the building at the expense of such co-owner;
- (2) the appointment or dismissal of the Manager;
- (3) the prescription of the activities that the Manager is empowered to impose on other persons to carry out on his behalf.

If the co-owners do not attend the meeting in the number to constitute a majority of votes pursuant to paragraph one, another general meeting shall be appointed to be held within fifteen days from the appointed date of the precious meeting. For this new meeting the resolution shall be determined by the majority of the votes of the meeting attendants.

SECTION 49. A resolution on any of the following matters shall have less than three-fourths of the votes of the total number of the votes of all the attending co-owners combined:

- (1) amendment the changes in the ratios of the joint payments in the rules pursuant to **Section 32 (10)**;
- (2) a purchase of immovable property or an acceptance of immovable property of binding value as common property;
- (3) an amendment of the rules in connection with the use or management of the common property;
- (4) a construction that modifies, adds to or improves the common property, besides those prescribed in the rules;
- (5) disposal of common property that is immovable property.

SECTION 50. In the event that the condominium damaged in the entirely or in part but in the amount exceeding one half of the total number of all the units, if the co-owners pase the resolution in the number of votes pursuant to **Section 48** for reconstruction or repair of such damaged part, the juristic condominium shall arrange to reconstruct or repair the damaged part of the building and restore it to the former good condition.

In the event the condominium is damaged only in part and but in the amount less than one half of the total number if all the total units, if the majority of the owners those condominium units are damaged pass the resolution or reconstruction or repair of the damaged part, the juristic condominium shall arrange to reconstruct or repair the damaged part of the building and restore it to the former good conditions.

The expenses for reconstructing or repairing the damaged part of the building as far as the common property is concerned shall be shared by every co-owner condominium to the ratio

of ownership each co-owner has in the common property; as to the reconstructing or repairing a damaged part of the expenses of the owner of the housing it damaged.

The reconstruction of the condominium pursuant to paragraph one, or paragraph two shall be regarded as the placement of the former condominium and it shall be regarded that the former document of title of the former condominium is the document of title of such newly reconstructed condominium. If the particulars in the document of title of its former condominium are not the same as those of the reconstructed condominium, the competent officer shall be empowered to have them put correct.

In the case of the resolution not to reconstruct or repair the damaged part pursuant to paragraph one or paragraph two, the provision of **Section 34** shall apply mutatis mutandis.

After the owner of the condominium unit which the damaged part is not reconstructed or repaired has been paid the compensation for the value of the common property from the co-owners, the document of title of such condominium unit shall be revoked and be returned to the competent officer within thirty days from the date of receipt of the compensation payment for the common property for the recording of the revocation in both the copies retained by the owner of the condominium unit and the maintained at the office of the competent officer and, thereby, the competent officer shall announce the revocation of the document of title of such condominium unit in the Government Gazette.

CHAPTER 6.

Dissolution of Condominium

SECTION 51. A registered condominium may be dissolved by any of the following causes:

- (1) when, in the event it has not been registered a juristic condominium, the applicant for the registration as a condominium or the transferee of the ownership in all the condominium units, as the case may be, applied for the dissolution of the condominium;
- (2) the co-owners pass an unanimous resolution to dissolve the condominium;
- (3) when the condominium is completely damaged and the co-owners pass the resolution not to reconstruct the building;
- (4) the building in the entirely is appropriated by law on immovable property appropriational

SECTION 52. In the event the condominium is dissolved due to the cause under **Section 51** (1), the person who applies for the dissolution shall submit an application for the registration of the dissolution of the condominium by using the forms prescribed by the Minister.

Upon seeing that everything is correct and complete, the competent officer shall proceed to register the dissolution of the condominium and announce such registration in the Government Gazette.

After the registration of the dissolution of the condominium pursuant to this **Section**, the provisions of **Section 54** and **Section 55** shall apply mutatis mutandis.

SECTION 53. In the event the condominium is dissolved due to the cause under **Section 51** (2) or (3), the Manager of the juristic condominium shall submit an application for the registration of the dissolution of the condominium by using the forms prescribed by the Minister together with the document of title of the housing unit and a copy of the minutes of the meeting of the co-owner showing the resolution to dissolve the condominium or not to reconstruct the building and certified correct by the Manager of the juristic condominium, as the case may be, within thirty days from the day of the resolution by the meeting of the co-owners.

Upon seeing that everything is correct and complete, the competent officer shall proceed to register the dissolution of the condominium and announce such registration in the Government Gazette.

SECTION 54. After the condominium dissolution pursuant to **Section 52** or **Section 53** having been registered, the documents of title of the condominium units of the condominium shall be revoked and the competent officer shall make the record of the revocation in both the copies of the document of the title retained by the owners of the condominium units and maintained at the office of the competent officer.

The competent officer shall be empowered to order the documents of title retained by the owners of the dissolved condominium be returned from the owners or the possessors for proceeding pursuant to paragraph one, and the owners or the possessors shall return such documents of title to the competent officer within thirty days from the date of receipt of such notification.

SECTION 55. The competent officer shall forward the copies of the documents of title of the dissolved condominium units kept at the office of the competent officer and having been recorded the revocation pursuant to **Section 54** together with the copy of the application for the registration of dissolution of the condominium to the local land officer who has recorded in the list of content for registration of the original land title-deed by indicating the names of the co-owners specified in the application for registration of the dissolution of the condominium, who hold the co-ownership, according to the ratio of ownership by the co-owner of each condominium unit in the common property, together with the list of other obligations as appeared in the document of title of such condominium units.

After the land officer has recorded in the title-deed pursuant to paragraph one, the land shall cease to be under this Act and the land officer shall return the title-deed to the rightful owner.

SECTION 56. In the event the condominium is dissolved due to the cause under **Section 51** (4), the documents of title of the condominium units of the condominium shall be revoked. The competent officer shall register the dissolution of the condominium and announce the registration of the dissolution of such condominium in the Government Gazette.

In the case pursuant to paragraph one, the recording in the table of content for registration of the documents of title and the original land title-deed shall be as prescribed in the Ministerial Regulation.

SECTION 57. Upon registration of dissolution of a condominium, the juristic condominium is automatically dissolved and the meeting of the co-owners shall appoint an auditor within fourteen days from the date of the registration of dissolution for the condominium.

SECTION 58. The auditor has the power to dispose of the common immovable property, unless the meeting of the co-owners shall have the resolution to be otherwise.

SECTION 59. The provisions of the Civil and Commercial Code, Title XXII, Chapter 5 Liquidation of Registered Partnership, Limited Partnerships and Limited Companies shall apply to the Liquidation of the juristic condominium mutatis mutandis.

SECTION 60. Upon the completion of the Liquidation, the remaining sum shall be shared by the co-owners according to the ratio of ownership in the common property of each co-owner.

CHAPTER 7. Fee and Expenses

SECTION 61. For the application and registration of a Condominium or a juristic Condominium, the application and registration of dissolution of Condominium, the amendment of the rules, the issue of the document of title of a Condominium unit or the substitute of the document of title of Condominium unit, the application and registration of rights and legal transactions or other acts in connection with a Condominium unit, the applicant shall pay fees and expenses as prescribed in the Ministerial Regulations.

SECTION 62. The provisions of the Land Code, Chapter 11 fees, **Section 104**, **Section 105**, and **Section 106** shall apply to the fees under this Act mutatis mutandis.

Counter-signed

**S. HOTRAKIT
Duty Prime Minister**