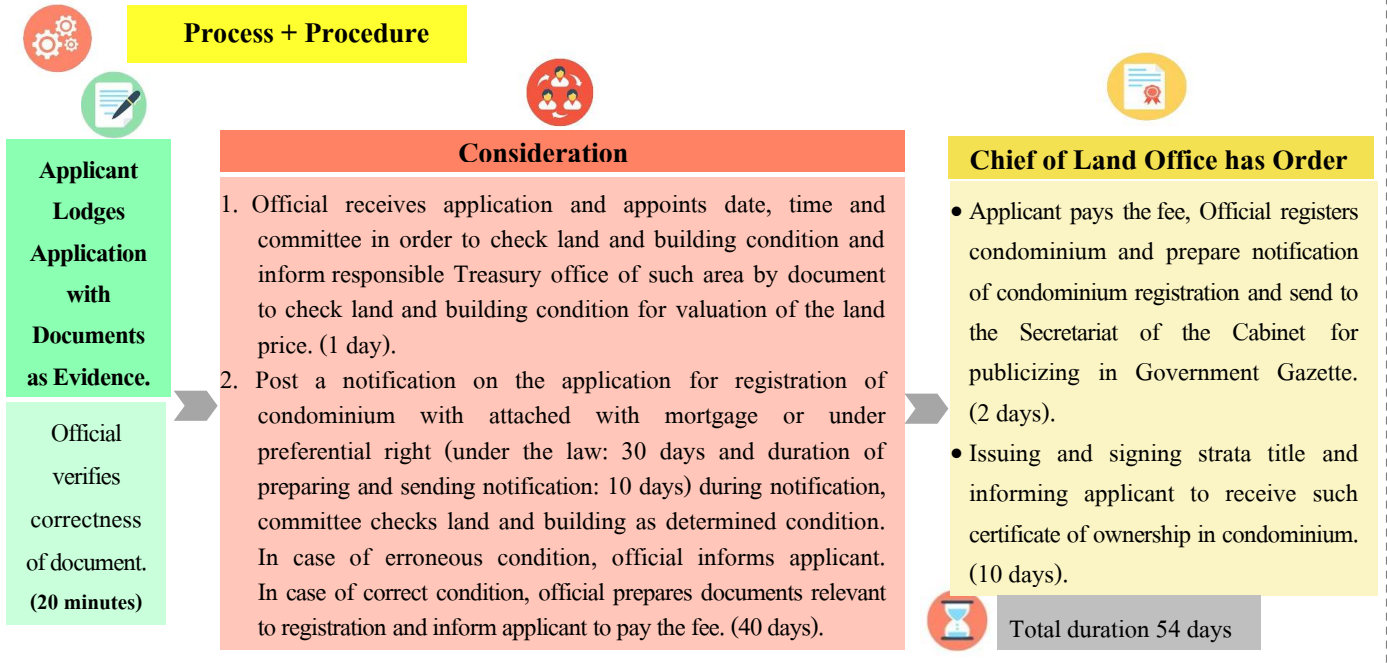


Registration of Condominium, In the Case of Land and Building has Encumbrance (Mortgage)

Process + Procedure



Evidence Attached to Application

- Title deed of land owner (original), form aor. 1/form aor. 5/form of informing under section 39 bis, form aor. 6 (original and copy), and copy of application requesting for number of condominium unit.
- Natural Person:** identification card, household registration, marriage certificate and so on, proxy (if any) with household registration and identification card of attorney.
Juristic Person: minutes of the meeting, proxy (if any) with household registration and identification card of attorney.
- Diagram showing boundary of land and building location with scale of 1:500 or 1:1,000 or any appropriate scale including in and out routing to public road according to actual condition. (original 1 set).
- Diagram showing detail of condominium in each floor which identify length, height, are and number of each condominium unit (diagram of condominium has to be the same as the previous diagram which received permission form local official) (original 1 set).
- Diagram and list showing detail of condominium unit, personal property and common property in condominium (original 1 set).
- List showing portion of ownership in common property of owner of each condominium unit according to form aor. chor. 5 (original 1 set)
- Certificate letter of application which stated that such requested condominium registration is without other encumbrance except mortgage land and building (original 1 set).
- Draft of condominium juristic person regulation.

Service Channels

- Land office where such condominium is located.
- Monday – Friday
(Except public holiday)
From 08.30 – 16.30 hrs.
(take a lunch break)

Fee

- Application fee: 20 Baht/case
- Condominium registration fee: 2,000 Baht/copy
- Issuing strata title fee (aor. chor.2): 200 Baht/case
- Notification post fee: 20 Baht/case
- Proxy fee: 50 Baht/case
- Witness fee: 20 Baht/person

Complaint Channels

- Land Offices
- Complaint Box
- 0 2141 5896,
- 0 2143 8698 (Facsimile)
- DOL's Damrongdhama Center Tel. 0 2141 5678-9
- Complaint Section, Office of Secretary of DOL Tel. 0 2141 5500-4 and DOL Anti-Corruption Center
- Complaint Center for Corruption in Public Center Hotline 1206, Tel. 0 2502 6670-80 ext. 1900, 1904-7
- www.pacc.go.th, www.facebook.com/PACC.GO.TH
- www.dol.go.th/ethics

Related Laws

- Condominium Act B.E. 2522 Amended by Condominium Act (Volume 4) B.E. 2551
- Ministerial Regulation Prescribed Rule, Procedure and Condition of Condominium Registration, Certificate of Condominium Ownership Issuance and Condominium Juristic Person Registration B.E. 2553
- Ministerial Regulation Prescribed Condition of Fee and Expense concerning with Condominium B.E. 2553
- Department of Lands' Rule on Condominium B.E. 2554