

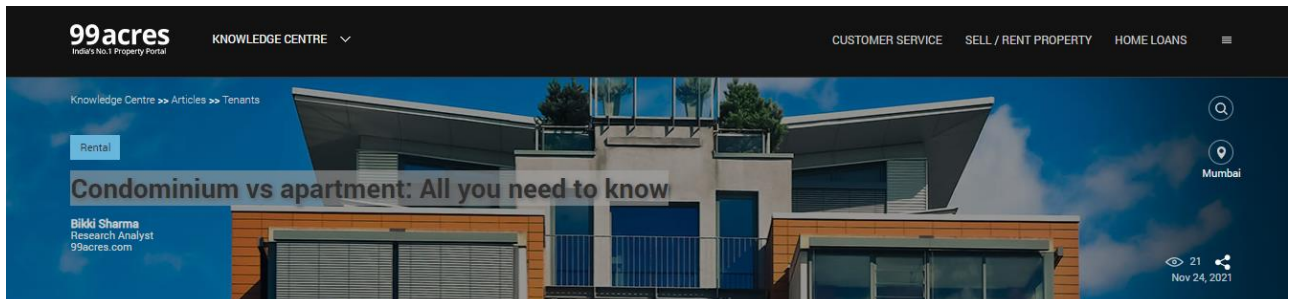
Website: 99 Acres

Headline: Condominium vs apartment: All you need to know

Date: November 24, 2021

Website Visits: 11.56 M

Link: <https://www.99acres.com/articles/condominium-vs-apartment-all-you-need-to-know.html>



While spatially condominiums and apartments do not have any considerable difference in India, their ownership and management rights, amenities and maintenance costs vary drastically. 99acres elaborates on these differences to help you make an informed decision.

Earlier popular only in the western part of India, condominiums have now gained prominence across geographies. However, the pertinent question that arises is- which is a better residential option, a condominium or an apartment? Most home seekers often confuse between the two and their usage rights. Hence, here is an elucidation of condominiums and apartments for better understanding.

What is a condominium?

As opposed to a regular residential apartment, a condominium is a large residential complex in a gated community comprising of residential units. The owner does not own the land on which the entire property is built, but only the condo. The units are clearly demarcated and include several amenities, such as access to pools, fitness centres, clubhouses, and parks, among others, which are usually associated with living in a community.

“In India, the standard size of a condo varies from 600 sq ft to 1000 sq ft, and cost between Rs 90 lakh and Rs 1.5 crore in Mumbai. Nevertheless, the concept is not limited to only residential properties. It is also a popular concept in the commercial segment as office **condominiums** have gained immense popularity in the last 3-4 years”, shares, Sushil Dabria, Proprietor, Sushil Enterprise, Mumbai.

What is an apartment?

Apartments are self-contained housing units that occupy only a portion of a building. An apartment can either be used by the owner or rented to a tenant. Besides, an apartment is maintained by a property management company located in a residential building, complex, or community. Apartments can be furnished or unfurnished and can have any number of bedrooms, such as 1 BHK, 2 BHK, 3 BHK or more. In Delhi NCR, the standard size for a 3 BHK unit would be 900-1,200 sq ft, and it would cost you around Rs 80-90 lakh (Souce: Manish Gupta, Director, Homeland Realtor).

Difference between a condominium and an apartment

According to Vaibhav Jatia, Managing Director, Rhythm ResiTel, while both condos and apartments are for residential purposes, the difference lies more in the type of ownership. Apartments are typically part of a **housing society** wherein the byelaws on usage and renting, among others, are set by the society. While in condos, the owner has greater discretion in its usage. While apartments are more appropriate from a living/residence perspective, condos make for a better real estate investment in terms of higher rental yields and flexibility to resale.

Difference between condominiums and apartments	
Condominium	Apartment
Condominiums are either managed individually or by the homeowner's association	The management company provides management and services
There should be a minimum of five units in a condominium in India.	An apartment building should accommodate a minimum of 10 families
More customised and come with better amenities	Each unit has the same basic amenities
As an owner, you are responsible for most maintenance and upkeep charges	One can access the services of a housing society through a Resident Welfare Association (RWA) at a nominal rate

Cost of renting

Manish Gupta, Director, Homeland Realtor, avers that condos and apartments in the same neighbourhood probably cost the same. However, they can differ in quality. Also, there will be a price difference if one is more upgraded and offers better amenities. Both condo owners and apartment property managers price their units according to the average rent in the area, compared to nearby condos and apartments.

Paying rent for a condo

Condos and apartments differ significantly in the way they charge rent, utilities, and other fees. If you live in a condominium, you will probably be a member of the homeowner's association of the condominium community. In addition to any amenity fees, such as concierge services, you will also have to pay monthly condo association dues for the maintenance of the community's common areas and the exterior of the building.

Paying rent for an apartment

Apartments are fairly straightforward in terms of cost. Generally, when you become a tenant, you pay a deposit that varies from two to three months' rent upfront. After that, you pay monthly rent as per the term of the agreement. Also, utility charges are to be borne by the renter (such as gas, electricity, and internet) on a monthly basis.

Choosing between a condominium and an apartment

If you want to rent a condo, you need to maintain a good relationship with the owner. The owner is now your landlord, so you have to build rapport with them as they will be the only point of contact for rental payments, maintenance requests, or any other assistance pertaining to the rented property. Besides, the property belongs to them, and if you are not a good tenant, the chances of contract renewal will be less.

On the other hand, renting an apartment generally involves dealing with several people from the property management company, such as the property manager and the leasing agents. Rent is processed through these people, and maintenance requests are assigned to the maintenance team. Also, they are responsible for making necessary announcements and sending notices to residents.

In the end, the decision to rent or buy a condo or apartment is yours, but following this guide can help you better understand what makes each property type unique.