

## **BASIC DATA ANALYSIS OF NEWFOUNDLAND & LABRADOR (NL)** **CONDOS**

A compilation of NL Condominium information derived from the Condominium Registry and other public domain sources, as of May 2019, has been summarized as follows:

- There are a total of **153** condominiums registered in NL with nominally 4,113 units.
- The largest condominium is **150** units Brookfield Estates Condominium Corp. with Westfield Condominium Corp. at **148** units coming in a close second. Westfield is an amalgamation of four condominium corporations - amalgamated in Jan 1, 2018.
- a statistical average of condominium size is 26.88 units.
- one condominium in Gander (The Vanguard Village Condominium Corp.) with 50 units was withdrawn from the Condominium Act as of Aug. 7, 2017.
- there are 5 condominiums with less than 3 units. Since the minimum required is normally 3 units, it is uncertain why these Condominium Corp. were accepted by the Registrar.
- there are 2 POTLs (Parcels of Tied Land) in the province – both located in Mount Pearl. A **POTL** is a freehold parcel of land, or a standard condominium unit, which is inextricably tied to a share in a Common Elements Condominium (“CEC”).

### Condominium Types:

There are **23** Commercial Condominiums in NL.

There are **5** Mixed Residential/Commercial Condominiums in NL.

The remainder (**125**) are various configurations of Residential Condominiums – apartment style, townhouse, bungalow, duplex, triplex, quadplex etc.

### Condominium Numerical Breakdown with respect to number of Units:

- there are **47** condominiums of 10 units or less including POTLs and condominiums < 3 units.
- there are **46** condominiums with 11 to 25 units.
- there are **40** condominiums with 26 to 50 units.
- there are **17** condominiums with 51 to 100 units.
- there are **3** condominiums with > 100 units.

### Condominium Location Breakdown:

- As expected, the vast majority of condominiums are located on the Avalon Peninsula with a total of **138** condominiums are located in St. John’s, Mount Pearl and Conception Bay South (CBS) and a few scattered located in places like Brigus.
- There are **4** condominiums located in Central Newfoundland.
- There are **10** condominiums located on the west coast centred around Corner Brook and Marble Mountain.
- According the records in the Registrar’s Office, there is **1** condominium located in Labrador (Wabush).