

the supreme court decisions there are too many factors that have to be considered in land share determination. In addition to, we are not able to take out these factors from 2D cad drawings.

Especially, building performance analysis (daylight availability and solar gains) has an important role in the land share process and using building models (with rich geometric and semantic information) is necessary to obtain these values accurately in design phase before the construction of building. The results obtained from daylight and solar gain simulations are functional in terms of determining variations between condominium units.

Land shares can be determined initial phase of the building (sub-basement level) and this phase has not appropriate information such a valuation process. So, we find out that BIM can be used for solving the problems regarding with the vertical landownership (condominium ownership). BIM can ensure accurate information from 3D virtual building model and can serve as an excellent decision making tool for condominium unit issues. Despite the fact that BIM world seems far away from the geospatial world, its functionality and detailed models containing geometric, topology and semantic information can provide usefull informations for the surveyors in the management of condominium units as 3D physical objects.

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