

Living in a Condominium Regime: Neighborhood Conflicts in Low-Income Housing, Tijuana, Baja California – A Secondary Publication

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Abstract: This paper analyzes neighborhood conflicts arising from the condominium property regime, under which social housing promoted by Mexican government institutions and private developers is acquired. This regime has facilitated access to housing for the salaried population, but it is far from contributing to the attainment of the right to housing. The research takes as case studies housing complexes located in the city of Tijuana, Baja California, Mexico. The analysis included a mixed methodology. Firstly, similar case studies were analyzed; secondly, a review of the Condominium Property Regime Law was carried out in order to understand its implications. In view of the pandemic situation, a virtual survey was applied to the inhabitants of these areas, as well as interviews with presidents of neighborhood committees of these complexes. From the above, it was found that this form of ownership generates conflicts, reflected in the dissatisfaction of the inhabitants with their housing, disagreements and controversies in their organization and coexistence. The inhabitants have to collectively solve the problems they face, related to the maintenance and use of common areas, insecurity, and cleanliness, among others. In addition, there is a lack of support from local authorities. With this, it is concluded that although the inhabitants have a space that solves their housing problem, it does not manage to be a space that adequately guarantees their right to housing.

Keywords: Neighborhood conflicts; Right to housing; Condominium property; Social interest; Affordable housing

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1. Introduction

Meeting the population's desire to have their own housing, enabling them to generate well-being and assets, remains one of the significant challenges faced by cities and governments today. The fulfilment of the right to housing, as included in the Universal Declaration of Human Rights of 1948 and specifically in the International Covenant on Economic, Social and Cultural Rights of 1966, remains outstanding and is part of the challenges of the Sustainable Development Goals implemented since 2015 and the New Urban Agenda established in 2016.

In the study "Sustainable Development, Urbanization, and Inequality in Latin America and the Caribbean: Dynamics and Challenges for Structural Change," conducted in 2017 by the Economic Commission for

Latin America and the Caribbean (ECLAC), it is noted that nearly 60% of the population lives in economic vulnerability or poverty (by income). Moreover, 37% of households face housing-related deficiencies: 12% of homes are built with inadequate materials, 6% are overcrowded, 21% have deficiencies in basic infrastructure, and 11% have security issues in tenure, among other shortcomings ^[1]. In this regard, the right to housing continues to represent a significant challenge in the region.

Additionally, in 2023, ECLAC, through the document “Latin America and the Caribbean halfway to 2030,” indicates that to the previous situation was added the crisis caused by the coronavirus pandemic, which “produced the worst annual contraction in the last 100 years (-6.8%), leaving deep scars that reversed progress in key social objectives such as employment, poverty, and inequality” ^[2].

In the context of Mexico, various actions have been taken to achieve the fulfilment of the right to housing, which varies according to the socioeconomic level of the population they target. In this work, we focus on housing intended for the salaried population, which has received different responses over time and in different regions of the country. However, a common characteristic is the incorporation of the condominium property regime, due to the advantages that this type of property can offer, such as the existence of common spaces that reduce costs for both developers and users. However, for the latter, this implies addressing the issues that may arise in relation to this form of property.

Esquivel ^[3] mentions the background of collective housing under the condominium regime in the country. These origins trace back to projects carried out in the mid-20th century by architect Mario Pani. Influenced by the modernist movement, particularly the ideas of Le Corbusier, Pani designed large housing complexes such as the Conjunto Urbano Presidente Alemán, the Centro Urbano Presidente Juárez, and the Unidad Habitacional Nonoalco Tlatelolco, located in Mexico City. These projects were conceived under the concept of a city within a city. The author notes that these projects synthesized elements like privacy and comfort typical of individual housing with the socio-economic and urban imperative of collective housing. This model of modern life was imposed by urban planners and designers but led to serious problems by overlooking the social complexity of its inhabitants and believing that community life could be solely generated through design.

In the 1970s, the federal government established various agencies, notably the National Workers’ Housing Fund Institute (Infonavit), founded in 1972, to address the housing needs of wage-earning individuals. The efforts of Infonavit and other agencies led to the emergence of social interest housing, acquired under the condominium ownership regime. It is worth mentioning that tenure security is a key element of adequate housing, ensuring that individuals have continuous and secure rights to land and consequently to homeownership.

This is achieved through the private and social ownership modalities existing in the country. Tenure security is ensured through the formalization of homeownership, which protects the owner and their heirs. When acquiring a property under the condominium ownership regime, it’s not entirely independent, as rights and obligations are shared with other members of the condominium. Individuals have individual ownership rights over the property and, simultaneously, co-ownership rights over the common elements and areas of the complex. Living under the condominium ownership regime entails various implications. Regarding the residential areas created under this type of ownership, it’s crucial to note that they were part of a public production model that continues to face serious issues today. These issues include poor construction quality, deficient services, inadequate location, insecurity, and social conflicts. In addition to grappling with problems stemming from the housing and urban conditions of the area, residents of these social interest homes must navigate conflicts arising from being under the condominium ownership regime, which entails assuming shared rights and obligations with their neighbors.

In terms of the dynamics among neighbors in a condominium, there are several studies on the subject. Giglia investigated the representations and practices of neighborly sociability from an anthropological perspective ^[4]. The author pointed out that, on one hand, there is an idealized image of what a neighbor should be, and on the other hand, there is an emphasis on “getting along,” which involves promoting good manners, tolerance, and flexibility. However, there is also a distinction between this neighborly culture and the actions needed to address common problems, leading to differences and conflicts. An important aspect highlighted by the author is the transfer of management and service provision responsibilities, previously handled by local institutions, to the condominium owners. This implies additional obligations and responsibilities that residents of the condominium must take on.

Estrada and Mendoza ^[5] carried out a study focused on the importance of mediation in neighborhood conflicts in Mexico City. They found a few common problems: parking issues, invasion of common areas, problems with pets, failure to pay maintenance fees, failure to pay administration fees or reserve fund fees, all matters related to violations of the condominium regulations, property damage issues, lack of neighbor organization, drainage, maintenance of pumping plants, lack of security, among others.

These problems are widespread, which goes against the original purpose of the condominium regime, as mentioned by the authors. It was meant to broaden opportunities for organization, cooperation, and participation, and to foster a condominium culture defined by inclusivity, participation, and tolerance. However, they also note how easily we overlook the fact that we live in a social world where interaction is key.

In a study conducted in Peru, it was found that conflicts among condominium owners were related to aspects such as distrust, ethnicity, public space, and the use of common areas. Regarding the payments that owners must make, the author mentioned that while they understand they must pay the mortgage installment to maintain their homes, they do not have the same clarity regarding community expenses, partly due to distrust. Another aspect mentioned as a common cause of conflicts is the high percentage of rentals, which is associated with security concerns, neglect of common facilities, lack of cleanliness, and uncivil behavior by transient occupants ^[6].

Pedrotti ^[7] analyzed the management of residential space, describing it as the arrangement between local actors (municipal authority and residents or neighbors) to make decisions about a specific residential area, as well as the set of concrete actions taken by those actors in that space to manage, maintain, conserve, and improve it. Specifically, he noted that neighborhood management was not always carried out in an environment of cohesion, support, and respect, leading to conflicts and disagreements over certain projects, and even sabotage by previous representatives. Regarding the participation of condominium owners, he mentioned differences between owners and tenants, attributing the lack of interest from the latter to their lack of intention to stay permanently.

Based on the previous review, it can be noted that access to housing should not only focus on the acquisition of a property, which has been the priority of implemented policies. It is also necessary to consider the quality of life of the inhabitants once they settle in the condominium, as they confront a complex reality.

To explore the topic further, research was conducted in the context of Tijuana, Baja California, a border city located in the northwest of Mexico, adjacent to San Diego, California, United States. This location fosters a unique population dynamic, characterized by constant migration and, consequently, a demand for housing. The city’s growth since its inception has been influenced by international, national, or regional policies, which have had a significant and systematic impact on the territory of Tijuana and the entire metropolitan region, where it currently occupies the position of a central city. Like the vast majority of cities in the rest of the country, Tijuana has been affected in recent decades due to the production of social interest housing, primarily promoted by developers such as GEO and Urbi, which were among the construction companies with the greatest impact on social interest housing in the state.

In terms of social housing in Tijuana, different clusters of housing complexes can be identified. In the 1980s,

this type of housing emerged to the east of Tijuana, in the La Presa Delegation, specifically in the area known as Mariano Matamoros. Subsequently, its growth occurred to the south of the city, in the San Antonio de los Buenos Delegation, in the area known as El Rosario - Santa Fe. At the beginning of this century, the Villa del Campo complex emerged on the outskirts of the urban area on the east side, near the industrial development of the Toyota company in the Gandul area. Years later, growth in the southeast periphery was due to the implementation of the Sustainable Integral Urban Development (DUIS) model promoted in the country, through which housing complexes were created in the urban areas of Tijuana, such as Valle de las Palmas and San Pedro, to the east and southwest of the urban area. Subsequently, to the south, developments of this nature, such as Natura, can be found.

A real estate complex in which private properties and common areas coexist, subject to a condominium property regime, where the owners have rights and obligations over both their private unit and the common parts of the complex. The law establishes the rights and responsibilities of the condominium owners, the rules of coexistence, the administration of the condominium, the procedures for decision-making, and the resolution of disputes, among other aspects. It is important to note that the Law of Condominium Property in the state of Baja California (LRPCI) specifically regulates this regime in Tijuana. This law aims to provide a legal framework to ensure the proper functioning and coexistence in condominiums, as well as to protect the rights of owners and promote peaceful resolution of conflicts that may arise among the condominium owners or with the condominium administration.

“Modality of ownership of a property that grants its owner the exclusive right of use, enjoyment of his private unit, and at the same time a right of co-ownership over the goods of common use, in accordance with the provisions of this Law, the articles of incorporation or the condominium, and administration regulations”^[8].

Additionally, exclusive property and common property are defined respectively. The former refers to parking spaces, service rooms, clotheslines, laundry rooms, and any other element that is not part of the common property. The latter refers to the land, basements, porches, lobbies, galleries, corridors, stairs, courtyards, gardens, roofs, paths, elevators, and interior streets. In the initial sections of the LRPCI, the rights and obligations of owners to sell, mortgage, or encumber in any other way their apartment, dwelling, house, or commercial unit are mentioned. Additionally, it describes how a condominium is established and presents different typologies of condominiums based on their nature (private: established by individuals, and public order: established by public institutions or bodies), structure (vertical, horizontal, or mixed), and use (residential, commercial, or mixed). Likewise, according to their size or condition as part of a group of condominiums, the so-called master condominium and sub-condominiums are identified.

The Law also includes the promotion of the condominium culture, to promote proper coexistence and functioning in these communities, which it defines as follows:

“Everything that contributes to generating actions and attitudes that allow, in a healthy coexistence, the fulfillment of the objective of the condominium property regime. Understanding as necessary elements: respect and tolerance; responsibility and compliance; co-responsibility and participation; solidarity and mutual acceptance”^[8].

The LRPCI contemplates the different forms of organization of residents in condominiums. The main actors involved in the processes of organization, operation, and administration of the condominium are mentioned. Among the activities described, the General Assembly of Condominium Owners stands out as the

supreme body in decision-making. The Administrator is responsible for overseeing, while the Supervisory Council is responsible for supervising the Administrator's general tasks. This structure allows for the resolution of arbitrated procedures and disputes related to condominium ownership. The General Assembly has the power to appoint and dismiss the Administrator and the Supervisory Council. Additionally, according to Article 37, the General Assembly can perform the following actions:

“Establish the fees to be paid by the condominium owners, determining, for this purpose, the payment system or scheme that is considered most appropriate and efficient according to the characteristics of the condominium. Additionally, set the default interest rates that condominium owners must pay in case of non-payment of fees, and establish the method of guaranteeing payment of the same with a bond or any other legal means”^[8].

On the other hand, the LRPCI stipulates the creation of a Condominium Regulations. Regarding expenses, tax obligations, liens, and disputes, the LRPCI establishes provisions that allow defining and establishing the procedures for collecting fees, including amounts and frequency, as well as the authorities responsible for resolving breaches or disputes. In this regard, Article 64 mentions the following:

“The condominium owner, who repeatedly fails to meet their obligations, in addition to being responsible for the damages caused to others, may be sued and, if applicable, ordered to sell their apartment, dwelling, house, commercial unit, or area, even at a public auction, while respecting the right of first refusal”^[8].

The final point emphasizes that non-compliance with the measures established in this regime can jeopardize the legal security of the housing. In summary, the LRPCI describes the rights and obligations of condominium owners regarding exclusive and common property and establishes different forms of organization and their internal attributions and obligations within the condominiums, as well as those of external authorities responsible for monitoring disputes. Additionally, it defines procedures for organization, administration, operation, and surveillance, as well as the determination of fees to make expenses and funds transparent. Lastly, it promotes the necessary condominium culture for coexistence and the promotion of values within the community. Despite this, the problems faced by inhabitants of areas under this property regime continue to generate conflicts among its members, which is detrimental to their well-being.

Based on the aforementioned, this study poses the central question: What are the main neighborhood conflicts that arise in social interest housing under the condominium regime, under the conditions of the city of Tijuana, Baja California? Although this topic has been studied in other places within the national and international context, in this case, the city of Tijuana was chosen as the spatial scope, which is particularly unique due to its border condition and the population dynamics marked by constant migration and rapid growth. The purpose was to analyze how various neighborhood conflicts arise from the type of property and how the right to housing is limited, paying attention to legal security, which is affected by the implications of this regime.

2. Methodology

A mixed methodology was applied, involving the following stages:

(1) Documentary information search

Exhaustive research was carried out to compile existing data and studies on the subject. Emphasis was

placed on the neighborhood conflicts that arise in the condominium property regime, the background of social housing in Tijuana, Baja California, and the legislation related to condominium property in the state.

(2) Exploratory interviews

Interviews were conducted with key actors in the community to obtain information about their experience as members of various neighborhood committees. A questionnaire with open-ended questions was used to address the problems arising in the condominium, the strategies used to deal with these problems, the support received from the authorities, and their opinion on the matter. Due to pandemic conditions, the interviews were conducted virtually.

(3) Survey

A survey was conducted among the inhabitants of different housing complexes to obtain their opinions on the challenges they face when living in condominiums. The survey consisted of 21 questions and was conducted using the Google Forms platform. Respondents were randomly selected, obtaining a total of 420 responses from inhabitants of 42 social housing developments in Tijuana. A descriptive statistical analysis was performed on the results obtained.

3. Results

Based on the interviews conducted, various issues were identified in social housing condominiums. Among them, the lack of participation of neighbors stood out, mainly due to their lack of knowledge about their obligations as condominium owners and their lack of trust in the management of resources by the members of the neighborhood committee, responsible for organizing and improving common spaces. Additionally, there was a lack of effective mechanisms to sanction those condominium owners who did not comply with the rules, as the committee lacked the authority to “force them to comply.” Moreover, committee members were exposed to aggression from their neighbors when they disagreed with resolutions or were accused of being intolerant. The lack of a condominium culture was also mentioned, as people found it difficult to adapt to living under these rules and understand that they were part of a community. The lack of participation was highlighted, as well as a high percentage of people who rented and even cases of home invasions, which affected the appropriation and care of common areas. On the other hand, there was no clear support from authorities to address the problems faced by the inhabitants of these homes. In particular, for the neighborhood committee, it was difficult to assume responsibility for addressing insecurity, especially in cases related to drugs or organized crime, as it was beyond their capabilities.

The surveys were conducted in 42 different housing complexes in Tijuana. According to the results, 35% of respondents stated that their housing is rented, which may be due to a lack of access to credit or a lack of roots. Meanwhile, 38% mentioned that their housing is owned, and the remaining 27% indicated that they are paying for it. According to Figure 1, 40% of respondents have lived in their housing for more than 10 years. On the other hand, 3 out of 10 people have been living in their condominiums for less than two years. It is noteworthy that only 54% of buyers were informed about their responsibilities under the condominium property regime, either at the time of purchase or when moving into the development. Additionally, 83% of respondents admitted to not being aware of the Law on the Condominium Property Regime of Real Estate for the Free and Sovereign State of Baja California. The survey revealed that 47% of respondents are aware of the existence of an internal condominium regulation, while 53% claim to know that it exists. However, of all respondents, only 18% stated that they are familiar with the complete content of the internal condominium regulation, and 21% indicated knowing some parts of its content.

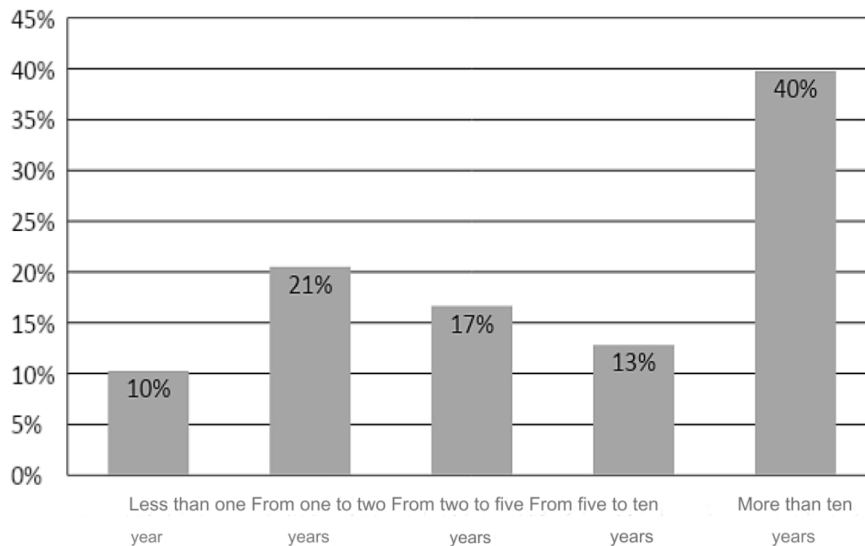


Figure 1. Time spent living in social housing

According to the law, it is necessary for a condominium development to have a Condominium Assembly, at least one Administrator, and a Supervisory Board to function properly. However, only 10% of respondents recognize at least one person who is part of these representative groups. This indicates that community participation and contact with individuals who are part of these instances are almost non-existent. On the other hand, 64% of respondents acknowledge the existence of a Neighborhood Committee responsible for various organizational activities in their development. Only 4% claim to recognize more than two types of organization in their development, while the remaining 96% mention knowing only one type of organization. This may reflect the lack of knowledge or the absence of structures that allow for the organization, regulation, and formulation of activities for the improvement of common areas, as well as the control of such actions and even the presence of community disorganization. Additionally, only 3% acknowledge the existence of an administrator, which does not necessarily mean that one exists or not, but it does show the respondents' unawareness of their existence. Lastly, 19% of respondents indicated that there is no organization in their condominium, and 3% mentioned being unaware of its existence (**Figure 2**).

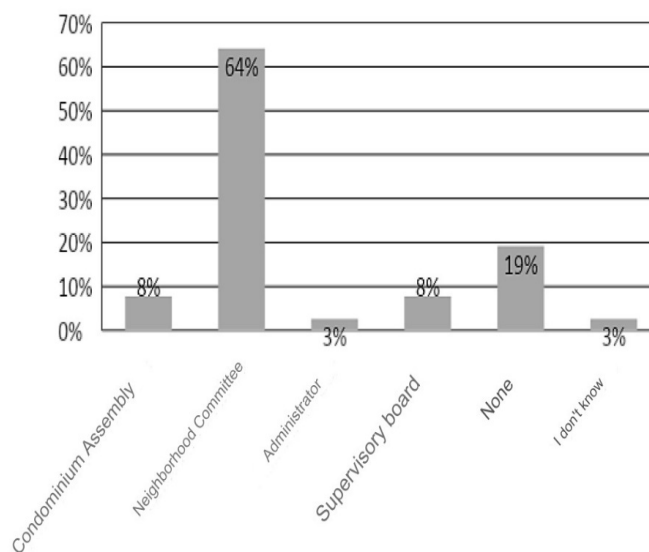


Figure 2. Recognition of neighborhood organization

According to **Figure 3**, regarding the frequency of meetings of different forms of neighborhood organization, the highest percentage, 31%, mentioned meeting once a month. 27% stated that a meeting was held every six months. However, approximately 2 out of 10 people stated that they never had any meetings. This situation is concerning, as condominium developments are expected to operate through neighborhood organization structures. Additionally, it indicates a lack of communication from leaders to their constituents or, in some cases, a lack of interest from the community in staying informed. This helped identify those places with a low level of organization for condominium improvement.

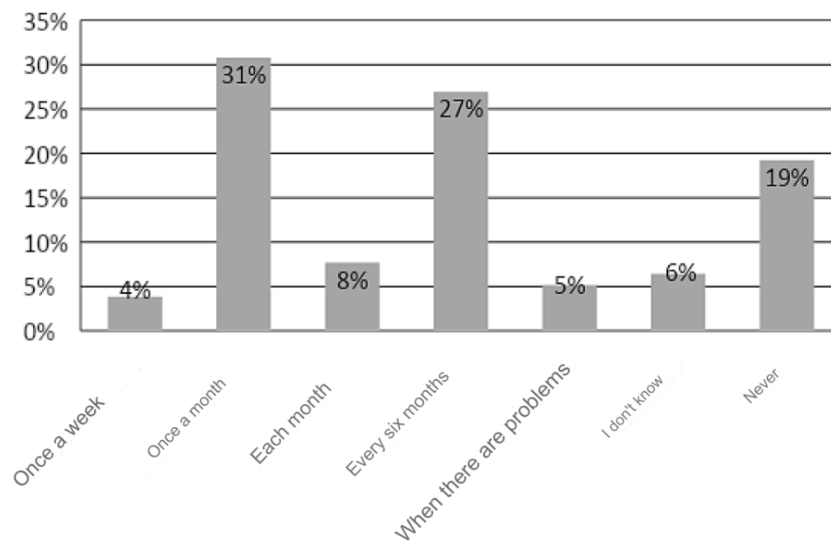


Figure 3. Frequency of meetings

Regarding the respondents' participation in different forms of organization, 47% mentioned they never participated, followed by 45% indicating they participated sometimes, and the remaining 8% always participated. From the neighbors' perspective, organization among them was considered regular by 45% of respondents, followed by 23% stating it didn't exist, 15% considering it poor, 13% rating it as good, and 6% rating it as excellent. Regarding neighborly interaction, 44% stated it was regular, 38% considered it good, 6% mentioned it did not exist, 8% rated it as poor, and 4% rated it as excellent. A significant 88% of respondents found it important for there to be neighborhood organization, while 10% were indifferent, and the remaining 1% did not consider it important.

Regarding the activities undertaken by neighborhood groups, as per respondents' awareness, the most common ones included maintaining shared areas, as mentioned by 50% of respondents. Following closely were fee collection and security measures, both cited by 36% of respondents. Seventeen percent mentioned the drafting of meeting minutes. However, less frequently carried out activities included preparing expense reports and fostering neighborly interactions, both at 15% respectively. The survey found that 28% of respondents reported three or more activities being conducted as part of a neighborhood organization in their residential areas, while the remaining 72% reported one to two such activities.

This points to a lack of initiatives geared towards social, cultural, and recreational development, which could help build stronger community bonds and offer more leisure options. In **Figure 4**, the most prominent issue among neighbors, according to 63% of respondents, was the misuse of parking spaces. Following closely, 47% reported problems related to pets, while 44% cited issues with the invasion of common areas. Interestingly, only 4% identified noise as a major problem in their residential areas, considering it disrespectful

to their neighbors. Other issues raised included unauthorized purchases or payments, neglect of communal cleaning duties, and waste disposal, both by homeowners and hired personnel. In some instances, respondents also mentioned drug-related activities, violence, and a general sense of insecurity. It is worth noting that 27% of respondents reported one or two of these problems in their residential areas, 53% identified three to four problems, 10% identified five to six problems, and 3% claimed to have none of the issues listed in Figure 4.

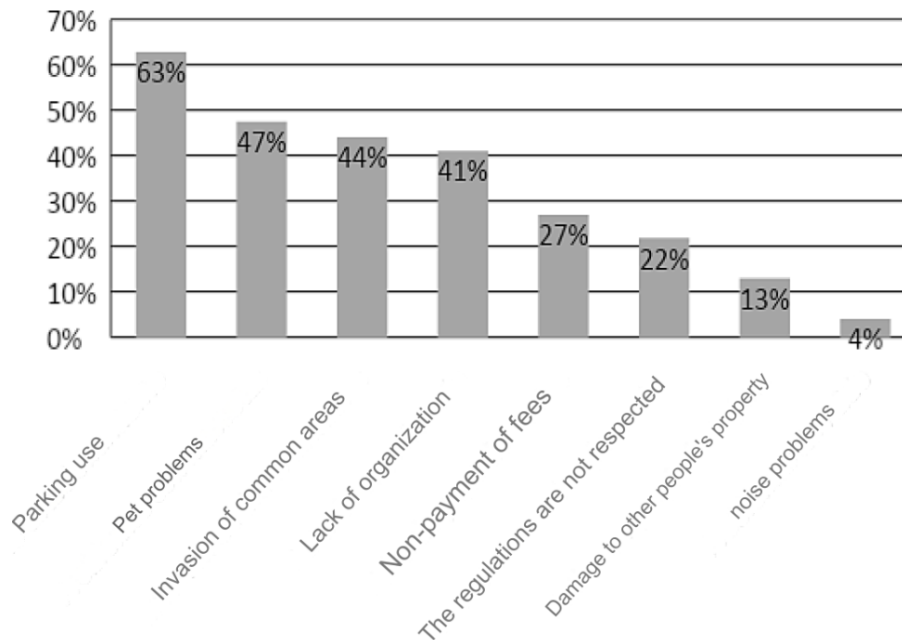


Figure 4. Main problems among neighbors

Although the receipt of payment accounts was not perceived as one of the main issues according to the interviewees, having sufficient resources from internal funds and effective administration with clear management allows for the resolution of other problems. These include those arising from maintenance, improvements to common areas, and even the promotion of social activities within the community. Additionally, it's essential to strengthen schemes and instruments that enable the acquisition of external financial support.

When it comes to communication among neighbors, internet-based social networks stand out, with 69% of respondents using them to communicate with other residents. On the other hand, 12% prefer face-to-face communication, while the remaining 19% claim not to communicate with their neighbors at all. The most commonly used social networks are Facebook and WhatsApp. Nine percent exclusively use Facebook to communicate with their neighbors, while 45% solely rely on WhatsApp. Additionally, 13% of respondents use both applications for communication. Regarding the recent health pandemic, respondents were asked how this situation had affected their communication with neighbors. The majority, 72%, responded that it remained the same, 19% mentioned it had improved, and the remaining 9% noted it had worsened.

Eighty-one percent of the respondents affirmed that being registered within a condominium regime in social housing contributed to good organization and neighborhood interaction. On the other hand, 18% opposed this statement, and 1% abstained from answering this question. Despite this, doubts arose about the true contribution of this regime to organization because, although 8 out of 10 people claimed it allowed them to organize, it seemed to be just a perception, given that various conflicts still arose. In relation to this, the same survey showed that only 2 were aware of how such an organization operated, which also did not guarantee its proper functioning.

Thanks to this survey, some reasons why respondents found it convenient to generate neighborhood

organization were identified, which are listed below: Creating organized communities, having regulations allowed for establishing rules to follow, fostering order, clearly defining responsibilities, promoting consensus which contributed to all parties being satisfied or reaching agreements, improving decision-making in a community manner, fostering united, cooperative, and supportive communities, promoting a better environment and neighborhood interaction, fostering respect among neighbors, resolving problems and seeking better living conditions communally, aiding communication, getting to know the rest of the neighbors in the community, contributing to proposing security measures, fostering environmental care.

On the contrary, respondents articulate several reasons why they perceive an organizational structure within a condominium regime as inconvenient, alongside the underlying factors contributing to its ineffectiveness. These include challenges in reconciling divergent interests within the community, coupled with deficient communication channels both internally among residents and with municipal authorities. Moreover, the varying schedules and availability of residents hinder comprehensive participation in communal affairs. Legal recourse is often limited in cases of rule violations, and municipal service provision may lag behind that available to the wider population outside the condominium framework. Furthermore, inadequate oversight and the absence of systematic audits exacerbate operational deficiencies within the organization.

Respondents articulated various strategies to enhance neighborly organization. They proposed improving the scheduling and frequency of meetings, as well as broadening attendance. Moreover, they advocated for more transparent procedures for selecting and managing the neighborhood committee, coupled with enhanced oversight mechanisms. They emphasized the importance of constructive dialogue and underscored the need for legal frameworks at the state level to enforce regulations. Additionally, they highlighted the significance of improved communication channels and increased awareness of condominium responsibilities, suggesting workshops to educate residents on condominium culture and management practices. There was also a suggestion to explore external support from organizations or institutions and foster a collective commitment to environmental stewardship. Furthermore, they discussed establishing mechanisms for addressing grievances and clarifying roles within the neighborhood structure, possibly through the development of an organizational chart for clarity.

On the other hand, the organization that must be implemented is outlined in the Law, which defines the structure and functions that must be fulfilled for the condominium to function properly. However, they face difficulties in their implementation due to the lack of knowledge on the part of the condominium owners or the lack of follow-up to the established processes. Additionally, the lack of transparency in the use of resources and the absence of concrete improvements generate distrust, which in turn is used as an excuse for non-compliance with obligations by some members. To this is added the difficulty of coordinating meetings between neighbors, the inability to reach agreements, or the lack of legal resources to enforce the regulations. The lack of support from the authorities for the application of sanctions in the event of non-compliance with the rules also discourages and limits the management capacity of the neighborhood committee.

Despite the difficulties encountered, condominium owners are clear that it is necessary to seek joint solutions to the problems they face. There is a positive perception of the benefits of being registered within a condominium property regime, considering that this can contribute to good organization and neighborly coexistence. However, the operation of the regime is complex. Regarding how respondents believe they can improve their coexistence, in summary, the responses are based on promoting values such as respect, empathy, tolerance, kindness, assertiveness, civic responsibility, and environmental care. Additionally, the idea of holding festive, cultural, and sports events is proposed, as well as organizing cleaning brigades both in each home and in common areas. It is also suggested to carry out charitable activities in support of vulnerable groups or those

with greater needs.

Table 1. Dwellings by predominant material and area of residence in the Puno region

Structural component	Predominant material	Area of residence and % usage	
		Urban	Rural
Walls	Brick or cement blocks	67.2	6.9
	Stone or ashlar	0.8	0.4
	Adobe or tapia	20.8	72.3
	Quincha	1.8	1.8
	Wood	6.3	11.4
	Carrizo, split reed	2.5	3.6
	Reinforced concrete	51.0	2.5
Ceilings	Wood	2.7	0.4
	Roof tiles	4.6	23.4
	Calamine, fiber cement	34.9	58.1
	Mats with mud cake	4.5	2.3
	Straw, palm tree	1.0	12.6
Flats	Parquet or polished wood	6.7	0.1
	Ceramic, tile, terrazzo	17.8	0.5
	Wood, rustic decking	4.4	8.9
	Cement, brick, stone	54.7	17.5
	Rammed earth	16.2	72.7

Source: INEI National Household Survey 2013

4. Conclusion

The condominium property regime is a scheme that has allowed access to housing, primarily promoted in social interest housing. However, users living in these conditions still face deficiencies in infrastructure and services, as well as a lack of comfortable and pleasant spaces. Additionally, there is a lack of unity and cooperation among the communities that make up these condominiums. In the context of Tijuana, population dynamics have had significant effects on the development of these housing complexes. Due to its border condition, constant migration is observed, which generates high mobility and leads to a lack of roots and appropriation of the places where they temporarily reside. Furthermore, there is a perceived lack of interest in being part of neighborhood organization structures. Likewise, the presence of inhabitants from different regions of the country manifests multiculturalism, which contributes to distrust towards the “other” and the incompatibility of customs and practices, generating a lack of community harmony. On the other hand, rapid growth has surpassed urban planning, which has had a negative impact on these housing complexes, especially those located on the periphery, where the most unfavorable conditions are present.

On the other hand, in the specific case of social interest housing under the condominium property regime studied in Tijuana, residents must deal with various conflicts arising from trying to maintain good relationships

while enforcing established rules. These conflicts undermine neighborly relations, as they often remain unresolved satisfactorily. Non-compliance with rules and lack of participation hinder the development of a condominium culture that contributes to good coexistence. This study concludes that, for the condominium regime to truly contribute to satisfying access and the right to housing, it is necessary to widely disseminate the implications of living under this regime. Furthermore, it requires reformulating practices for proper functioning and conflict resolution, with the aim of promoting a condominium culture that contributes to community coexistence organization.

Disclosure statement

The authors declare no conflict of interest.

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