Building_Ownership Table Schema

TABLE: Building_Ownership

Purpose: Track ownership details for a building (supports multiple owners, fractional ownership, partnerships, corporate entities, etc.)

Relationship: One Building → Many Owners (1-to-Many)

COLUMNS

Primary & Foreign Keys

Column Name	Data Type	Nullable	Description
id	UUID	NO	Primary key (unique identifier for each ownership record)
building_id	UUID	NO	Foreign key linking to Building table
owner_id	UUID	NO	Foreign key linking to Owner/Party table (person or organization)

Ownership Details

Column Name	Data Type	Nullable	Description
ownership_type	ENUM	NO	Type of ownership: 'Individual', 'Partnership', 'Corporation', 'Trust', 'Joint', 'Government', 'Co-operative'
ownership_percentage	DECIMAL(5,2)	NO	Ownership share in percentage (0-100). For single owner = 100
ownership_status	ENUM	NO	Status: 'Active', 'Inactive', 'Disputed', 'Under_Review', 'Transferred'
ownership_role	VARCHAR	YES	Role/designation: 'Primary Owner', 'Co-owner', 'Beneficial Owner', 'Registered Owner'

Legal & Registration

Column Name	Data Type	Nullable	Description
registration_number	VARCHAR	YES	Government/authority registration number for ownership deed
registration_authority	VARCHAR	YES	Authority that registered the ownership (e.g., Land Department, Municipality)
deed_document_id	UUID	YES	Link to document/attachment (deed, title certificate)
deed_reference_number	VARCHAR	YES	Reference number from deed document
registration_date	DATE	YES	Date ownership was officially registered
title_deed_date	DATE	YES	Date of title deed issuance

Acquisition & Transfer

Column Name	Data Type	Nullable	Description
acquisition_date	DATE	NO	Date when ownership was acquired
acquisition_price	DECIMAL(15,2)	YES	Purchase/acquisition price (currency as per country)
acquisition_currency	VARCHAR(3)	YES	Currency code (e.g., AED, USD, INR) - supports multi-country
previous_owner_id	UUID	YES	Foreign key to previous owner (if transferred from another owner)
transfer_date	DATE	YES	If ownership was transferred, date of transfer

Financial & Tax

Column Name	Data Type	Nullable	Description
mortgage_status	ENUM	YES	Mortgage status: 'None', 'Mortgaged', 'Partially_Mortgaged', 'Refinanced'
mortgage_amount	DECIMAL(15,2)	YES	Outstanding mortgage amount
mortgage_lender	VARCHAR	YES	Name of mortgage lender/bank

Column Name	Data Type	Nullable	Description
tax_id	VARCHAR	YES	Tax identification number for owner
ownership_tax_liability	DECIMAL(15,2)	YES	Annual tax liability for this ownership share

Contact & Communication

Column Name	Data Type	Nullable	Description
owner_contact_person	VARCHAR	YES	Primary contact person name for this ownership
owner_phone	VARCHAR	YES	Contact phone number
owner_email	VARCHAR	YES	Contact email address
owner_address	TEXT	YES	Owner's residential/office address
communication_preference	ENUM	YES	Preferred contact method: 'Email', 'Phone', 'SMS', 'Mail'

Compliance & Documentation

Column Name	Data Type	Nullable	Description
kyc_status	ENUM	YES	Know Your Customer status: 'Pending', 'Verified', 'Rejected', 'Expired'
kyc_verification_date	DATE	YES	Date KYC was verified
identity_document_id	UUID	YES	Link to identity document (passport, ID card)
identity_document_type	VARCHAR	YES	Type of identity document: 'Passport', 'National_ID', 'Driver_License', 'Trade_License'
aml_check_status	ENUM	YES	Anti-Money Laundering check: 'Pending', 'Cleared', 'Flagged', 'Under_Review'
beneficial_ownership_disclosure	BOOLEAN	YES	Flag for beneficial ownership disclosure (regulatory requirement)

Dispute & Lien

Column Name	Data Type	Nullable	Description
dispute_status	ENUM	YES	Dispute status: 'None', 'Disputed', 'Under_Legal_Review', 'Resolved'
dispute_description	TEXT	YES	Description of ownership dispute
lien_status	ENUM	YES	Lien status: 'None', 'Active', 'Released', 'Pending'
lien_amount	DECIMAL(15,2)	YES	Amount of lien (if any)
lien_holder	VARCHAR	YES	Name of lien holder

Audit & Metadata

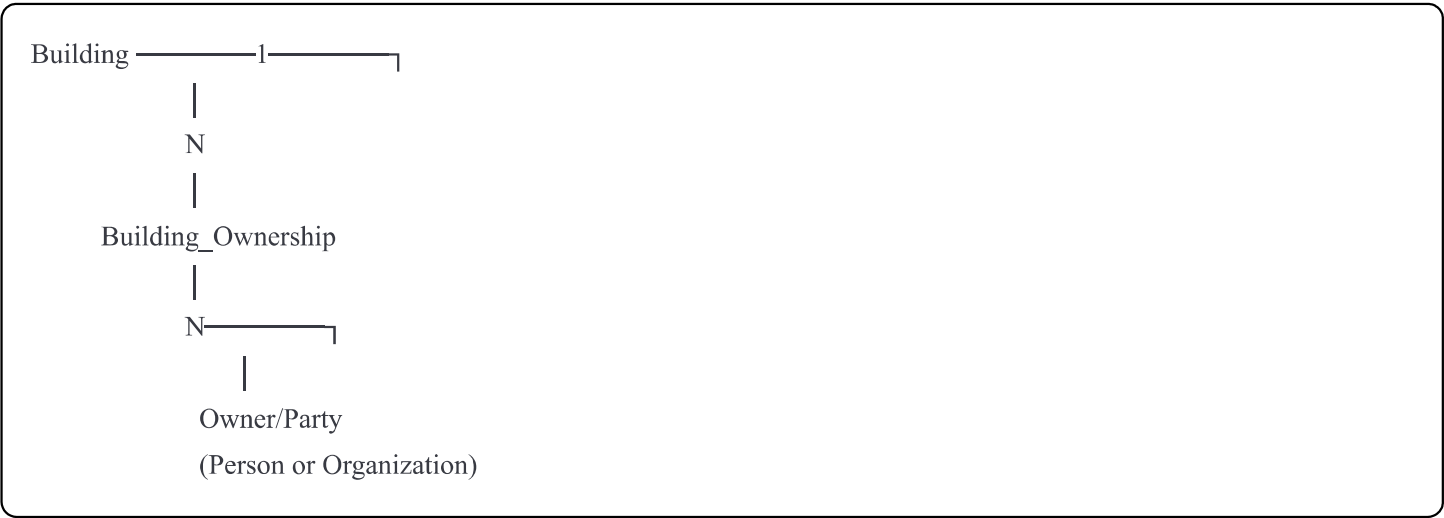| Column Name	Data Type	Nullable	Description
created_date	TIMESTAMP	NO	Record creation timestamp
created_by	UUID	YES	User ID who created the record
updated_date	TIMESTAMP	YES	Last update timestamp
updated_by	UUID	YES	User ID who last updated the record
is_deleted	BOOLEAN	NO	Soft delete flag (Default: False)
deleted_date	TIMESTAMP	YES	Timestamp when record was soft-deleted
notes	TEXT	YES	Additional notes about ownership (e.g., "Inheritance pending", "Trust arrangement")
metadata	JSON	YES	Flexible field for additional custom data

INDEX RECOMMENDATIONS

sql

```
CREATE INDEX idx_building_id ON Building_Ownership(building_id);
CREATE INDEX idx_owner_id ON Building_Ownership(owner_id);
CREATE INDEX idx_ownership_status ON Building_Ownership(ownership_status);
CREATE INDEX idx_registration_number ON Building_Ownership(registration_number);
CREATE INDEX idx_kyc_status ON Building_Ownership(kyc_status);
CREATE INDEX idx_created_date ON Building_Ownership(created_date);
```

SAMPLE DATA

id	building_id	owner_id	ownership_type	ownership_percentage	ownership_status	acquisition_date	regis
1	bld_001	own_101	Individual	100	Active	2015-03-15	2015
2	bld_002	own_102	Partnership	50	Active	2018-06-20	2018
3	bld_002	own_103	Partnership	50	Active	2018-06-20	2018
4	bld_003	own_104	Corporation	100	Active	2020-01-10	2020
5	bld_004	own_105	Individual	75	Active	2019-05-22	2019
6	bld_004	own_106	Individual	25	Active	2022-09-01	2022

RELATIONSHIPS

```
Building ──────1──────┐
   │                  │
   N                  │
   │                  │
Building_Ownership    │
   │                  │
   N──────────┐
   │
Owner/Party
(Person or Organization)
```

USE CASES

Single Owner

> Building: Hotel in Dubai
> ├── Ownership_1: Ali Ahmed (100%) — Active

Multiple Co-owners

> Building: Commercial Complex in Sharjah
> ├── Ownership_1: Ahmed Corp (50%) — Active
> ├── Ownership_2: Mohammed Partners (30%) — Active
> ├── Ownership_3: Fatima Trust (20%) — Active

Ownership Transfer

> Building: Residential PG in Abu Dhabi
> ├── Ownership_1: Original Owner (100%) — Transferred (2020)
> ├── Ownership_2: New Owner (100%) — Active (2021)

Mixed Ownership Types

> Building: Mixed-use Hotel in Riyadh
> ├── Ownership_1: ABC Properties LLC (Corporate) — 60%
> ├── Ownership_2: John Smith (Individual) — 40%

OPTIONAL EXTENDED COLUMNS (For Advanced Use Cases)

Column Name	Data Type	Description
power_of_attorney_id	UUID	Link to POA document (for representation)
co_owner_authorization_type	ENUM	'Sole_Authority', 'Joint_Authority', 'Individual_Authority'
insurance_policy_id	UUID	Link to owner's insurance policy
inheritance_status	ENUM	'Inherited', 'Will_Pending', 'Estate_Settlement' (for inherited properties)
usage_rights	VARCHAR	Special usage rights or restrictions for this owner
special_conditions	TEXT	Any special conditions or covenants on ownership

NOTES

✅ **Multi-country support:** Currency field allows different countries

✅ **Flexible ownership:** Supports individuals, partnerships, corporations, trusts, co-ops

✅ **Regulatory compliance:** KYC, AML, beneficial ownership tracking

✅ **Audit trail:** created_by, updated_by for accountability

✅ **Legal safeguards:** Dispute tracking, lien management, documentation links

✅ **Extensible:** metadata JSON for custom fields per region/business type