

## Abstract

This quantitative research, Ethics of Condominium Juristic Person Manager, aims to identify ethics, to analyze factors affecting those ethics, and to construct the ethics protocol for condominium Juristic Person Managers. Data collection by questionnaires from 807 people; condominium residents, public people, academic experts and condominium project owners and by interviewing the 12 stakeholders were analyzed by descriptive statistics and content analysis technique. The research findings point out respectively six ethics of condominium Juristic Person Managers which are honesty, law compliance, responsibility, leadership, role performing and social utility. All ethics are identified by law condominium management experience; deconflict of interest professional certificate and higher education. At 0.05 statistical significance six factors correlate with six ethics especially, there are correlations among law and five ethics; honesty, social utility, responsibility, law compliance and role performing. There are correlations among condominium management experience and social utility, honesty, responsibility, law compliance and leadership. There are correlations among deconflict of interest and responsibility, social utility, law compliance, role performing, leadership and honesty. There are correlations among professional certificate and social utility, responsibility, honesty, role performing and law compliance. Moreover, there are correlations among higher education and social utility, responsibility, honesty and role performing. Therefore, the proposition of this research proposes that ethics protocol of condominium Juristic Person Manager depends on correlation value between factors and ethics.