

## Summary

The Association of owners of units is the quite specific legal person. The purpose of my thesis was to define specialties of this legal person and describe its existence in wider connections. In my thesis I lay special stress on problems resulting from exact wording of legislation.

Whole thesis is divided into nine parts. Short introduction is followed by seven capitols, after which the conclusion follows. Each capitol thinks of existing problems from different point of view.

First chapter deals with the theoretic delimitation of pivotal terms, namely the term *legal person*, *corporate body* and *Association of owners of units*.

Second chapter considers the historical view; it describes the development of legal regulations of the Association of owners of units. Individual subchapters mention the most important statutory rules solving these problems.

Third chapter describes valid legal regulations of the Association of owners of units. It is divided into five subchapters, which attend to the creation and end of the Association of owners of units, object of the activity of this legal person, membership in Association of owners of units, its authorities and Articles of Association.

Fourth chapter brings several remarks from practice. Its subchapters inform about the most frequent problems, with which almost each Association of owners of units meets.

Fifth chapter explains new draft law of the ownership of flats. Its individual subchapters speak not only about the content of this draft law and subject of its modification, but also about its approving process. Great deal of space is again given to paragraphs concerning problems of the Association of owners of units.

Sixth chapter analyses the comparison between current law and new draft law. Individual subchapters stress different terminology, different procedure of the creation of the Association of owners of units, differences in voting or in authorities, but also differences in conception of common parts of house.

Seventh chapter brings suggestions *de lege ferenda*, mainly in connection with previous knowledge. The conclusion is then brief recapitulation of whole thesis, the confirmation, that the Association of owners of units is quite specific legal person. By this proof is the aim of my thesis fulfilled.