

REAL PROPERTY – OWNERSHIP AND LEASE

Resumé

Subject of my thesis is „Real property – ownership and lease“. I chose this type of topic because real property is very important in everyone's life, especially the kind of real property in which people live in, and I found it very interesting when studying Civil Law.

The thesis starts with introduction, which is followed by four chapters and the thesis ends with summary that briefly describes the all main conclusions I arrived at. In first chapter of this thesis I define basic terminology, that I use afterwards in the thesis, such as real property, flat, building, room etc. In second chapter I compare two basic presumptions of housing - to live in an own flat and to live in a rented flat. In this comparison I focus especially on financial aspect of both these possibilities of housing, but I also compare another aspects such as flexibility, obligations or possibility of making alternations to the flat. Each of this possibilities of housing has some advantages and some disadvantages. The main advantage of getting an own flat is that it is a perfect investment. Real property generally doesn't lose its value in time, vice versa the value is increasing, whereas when living in a rented flat there is a duty to pay rent and no material value obtaining from that. The main advantage of living in a rented flat is flexibility, it is not difficult to move somewhere else, to a different location or to a bigger or smaller flat. In third chapter I dedicate in detail to the property of real estate. This chapter consists of two parts. In the first part I describe issues of getting and financing property of real estate and in the second part I focus on taxes related with real property. In fourth chapter, which is the last chapter of the thesis, I dedicate to living in a rented flat. This chapter is subdivided into two parts. Part one describes the legal position of tenant and part two describes the legal position of landlord. In both parts I focus on origin and termination of lease agreement and on rights and duties of a particular party to a contract.

This thesis describes in detail two basic presumptions of housing. It contains legal regulation of ownership and lease of real property, their objective comparison and their advantages and disadvantages. It could be used as a guide for someone who plans to settle down and who is wondering what kind of possibility of housing to choose.