

Summary – Legal regulation of economic management including book-keeping of the association of unit owners

The thesis aims to provide summary of legal rules regulating the economic management of the association of unit owners (hereinafter referred to as “association”). Economic management, the key term, is treated in a very broad sense, i.e. including legal regulations addressing related areas of accounting, salaries and taxes. Comparison of former and current legal regulation lies in the focus of the thesis, also included is an assessment of practical impacts of changes induced by recent private law recodification. The thesis also brings quite a few practical examples, showing application of both former and current legal regulation.

The thesis comprises seven chapters. The first, prologue chapter, presents the object and goal of the thesis. The second chapter presents definitions of general legal terms used in the area of joint ownership of dwellings. The general term economic management of the association is also presented here as comprising two separate areas, those areas being assets management and cash management.

The third chapter deals with association’s assets management, focusing on administration of entrusted assets, i.e. of the land plots and common elements of the building. Also presented in this chapter are the issues of limited ability of the association to acquire property and of administration of property jointly owned by all individual member of the association.

The fourth and the fifth chapters deal in detail with the cash management, including related duties of the association in the financial management arena. In the focus of these two chapters is legal regulation of association’s budget construction. Budget is the key management and regulatory mechanism in the sphere of association’s economics. Provided here is systemic overview of individual cost and income categories according to both former and current legal regulation. Analysed in these chapters are also several related duties of the association, including cost allocation, advances vs. real cost accounting and individual settlement of service costs and contributions covering building and land plot administration.

The chapter six treats from the legal point of view issues related to economic management of the association in the areas of accounting, salaries and taxes, respectively.

The conclusions of the thesis are included in the seventh chapter. The chapter summarizes issues dealt with in the whole thesis and provides review of the new legal regulation relevant to the object of the thesis.