

Summary

The Diploma thesis focuses on the current legislation of residential co-ownership, especially of administration of a building and tract of land. Its content is divided into two parts. The aim of the first part of the thesis is to present fundamental interpretation of an institute of residential co-ownership which is one of the types of co-ownership with a large number of specifics. The thesis includes also an outline of its historical development, an analysis of conceptual theories of residential co-ownership and explanation of essential terms of the institute. As one of the most important terms is considered the term *unit*. For correct understanding the thesis explains also other terms which the legislation of the unit expressly operates with. The relevant examples are the terms *flat, commercial premises, building and tract of land and share of a building and tract of land*. The first part of the thesis serves to obtain fundamental information about an institution of residential co-ownership and its essential elements that will be used during a deeper research in the second part.

The second part of the thesis deals with comprehensive legislation analysis of administration of a building and tract of land. The constituent chapters include a definition of administration of a building and tract of land, of a person responsible for administration of a building and tract of land, and an analysis of rights and duties of the unit owners related to administration of a building and tract of land. In the second part of the thesis there is described and analysed administration provided by an administrator and administration provided by an association of the unit owners. The chapter dealing with an association of the unit owners is primarily concerned with a definition of its status as a separate legal person whose legal existence is largely influenced by its purpose. This chapter also defines the content and extent of its activity, important moments in its legal existence and formal and content requirements of the articles of the association. Because of the fact that the association of the unit owners is a legal person, its decisions and legal acting are performed through its bodies. The bodies of the association are especially a governing body and supreme body. In the thesis I highlight among other complicated issues relating to interpretation of certain provisions together with potential ways of their interpretation.