

## **Abstract**

The subject of dissertation thesis is description of selected issues of apartment ownership. The thesis analyses in detail the historical development of the institute in the world from antiquity to the modern legal regulations of the 21st century. Particular attention is paid to the historical development of apartment ownership in the territory of today's Czech Republic. In the next part, the author describes the legislative and theoretical concepts of apartment ownership used in various legal systems of Europe. In the light of these foreign legal regulations, author also evaluates the legal construction of apartment ownership introduced by the new Czech Civil Code. After defining apartment ownership and describing its basic features, the author focuses on a detailed analysis of one of the basic elements of this institute - its subject. In this part, the thesis deals mainly with the question how the new Civil Code has defined the unit, the flat and the common parts of the land and building. The author deals in detail with new possibilities in determining the size of co-ownership shares of unit owners on common parts of the land and building. As part of the analysis of the subject of apartment ownership, the author does not just describe existing legislation, but also compares it with the previous Czech legislation as well as selected European legislation. The thesis is concluded by the evaluation of the examined aspects of the new Czech legal regulation of apartment ownership.