

## **8 Summary**

The purpose of my thesis is to analyse rights and duties of the member of Flat owners association. The study characterises qualities and shortcomings of the valid legislation in one of the most important sectors of housing and tries to compare it with a new legislation, which is in preparation. Next purpose of this study is to provide solutions of everyday problems associated with the housing issue.

My thesis is composed of four chapters. Chapter One is introductory and defines basic terminology used in the sector of housing. The chapter is subdivided into four parts. Part One characterises sector of housing in common. Especially it focuses on terms flat and non-residential premises and ownership of these immovable things. Part Two describes history of this special sort of ownership. Part Three explains theories associated with the housing and attempts to systematize them. Part Four looks at valid legislation.

Chapter Two describes artificial legal entity created by the statute called The flat owner association. The chapter consist of eight parts and deals with the legal capacity and purpose of this legal entity, with membership in the flat owner association, with commencement and cessation of its legal existence, with its bodies and Articles of Association. The flat owner association does not exist primarily to make a profit, but its purpose is to manage of the common fields in the house. It is a legal person distinct from its members and capable of holding property, contracting, suing and being sued in its own name. Its members are liable for its debts.

Chapter Three is merit of my thesis and is subdivided into six parts. Part One is theoretical analysis of rights and duties in common. Part Two gives an general description of Flat owners association's member's rights and duties and it is followed by Part Three with the list of these rights and duties according to valid legislation. Part Four and Five focus on particular rights and duties of member. And Finally Part Six investigates the real Articles of Associations and rights and duties established in it.