

In my Diploma thesis I focus on rights and duties of the member of the Community of owners of housing units. The Community of owners of housing units and related issues are regulated in Act No. 72/1994 Coll., the Flats Ownership Act. Some general regulation can be found also in the Civil Code.

First of all, in the introduction of my Diploma thesis I wanted to describe the reasons that lead me to choose this theme. After that I explained the methods I used in the process of completing of this thesis.

After the explanation of the choice of the theme and the methods I concerned with the general regulation of the Community. In this chapter I described the birth of the Community and its articles of association. Here I was concerned with the approval and content of the articles of association and also with so called model articles of association and situations, when they are applicable. I also mentioned the regulation of bodies of the Community. According to Flats Ownership Act, the compulsory bodies of the Community are the meeting of unit owners and the statutory body, which can be represented either by committee or by the authorized owner. There is also a possibility to create special bodies of the Community by specific adjustment of the articles of association. At the end of this chapter I analyzed the possible ways of disappearance of the Community.

In the third chapter I described briefly the establishment and termination of the membership in the Community.

The main part of my Diploma thesis is dedicated to rights and duties of the member of the Community. At the beginning of this chapter I decided to make a short introduction; then I followed with particular rights and duties. I wanted to systemize the fourth chapter so I divided it into several parts.

Both rights and duties are divided into groups depending on the source of the regulation. The first group consists of the rights/duties with the origin in the Flats Ownership Act. Next group is regulated in the model articles of association. The third one comes from the Civil Code - these rights and duties have general character and are not expressly regulated in the Flats Ownership Act but I decided to analyze also these selected ones because I think that they are of special relevance to the members of the Community. I also mentioned the possibility to regulate other rights and duties in the articles of association of the specific Community.

At the chapter five I dealt with the New Civil Code. With this act, plenty of changes will come - these changes will affect many areas of law including the regulation of rights and duties of the member of the Community.

Chapter six is the conclusion of my Diploma thesis. In this final part I summarized the thesis and also evaluated its asset to me.