

พิมพ์ต้นฉบับบทความวิทยานิพนธ์ภายในกรอบสี่เหลี่ยมนี้เพียงแผ่นเดียว

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LAWS

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CONDOMINIUM LAW

KEY WORD:

BOONSRI LERTHIRUNPAIBOOL : THE STUDIES FOR THE REVISION OF CONDOMINIUM LAW. THESIS ADVISOR : ASSO. PROF. PRASIT KOVILAIKOOL, 134 pp. ISBN 974 - 636 - 552 - 5

This thesis aims to scrutinize the imperfectness of Condominium Act B.E. 2522 ("the Act") which partially causes problems and affects the administration of this Act. It leads to the study of the possibility of the amendment of the Act in order to yield more efficiency by mean of implementation and being fair to all relevant parties.

The research found that the perfectness of this Act has caused many problems including the limitation of ownership in common property, the representation of the condominium juristic person the appointment of the manager of the condominium, the making of the regulations of the condominium when the condominium is being registered, the joint and separate registration of the condominium, the calling of the general meeting of the joint owners the person, the process on prescribing the qualification of the manager of the condominium, exercise of power of the manager of the condominium, the provision on penalty of the manager of the condominium, the non-provision on the principle for insurance of common property and the liability on various matters including the expenses of the owner of the apartment.

It is therefore proper to propose the means to solve those problems to ensure perfection as follows: to require the operator to submit details of data on common property before offering the apartments for sale and to allow the operation, to appoint a manager and limit his power, to provide for the general meeting of the co-owners to provide for the term of the manager of the condominium juristic person to replace the first one, to provide for set of standard regulations of the condominium, to initiate a study on the principle for establishing sub-condominium for each building, to provide for a managing term, manager of the condominium or co-owner who can call a meeting, to provide for a managerial penalty clause, to require insurance for the condominium and the principle to enforce or penalize the owner of the apartments and the expenses matters of the common property.

ภาควิชา.....นิติศาสตร์.....

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สาขาวิชา.....

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ปีการศึกษา.....2539.....

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