

The principle idea of condominium management system is the establishment of private and common property rights of the respective condominium. The provision of personnel to form committee members to manage and discharge the entrusted tasks as well as the control of the team, is usually organized by the co-owners.

The Thai Condominium Act, B.E. 2522 contained basic rules and regulations along the lines as described above. However, loopholes are constantly found due to fact that the Act only put emphasis on the mainframe of the condominium rights system, enabling the differential of the individual and common property rights, which is only part of the many basic rules of the condominium set up. Yet, its insufficiency indicates the importance of management performed, overall system and maintenance of the common property. Moreover, it failed to touch upon useful ways and means, standards of operation and other detailed requirements, which subsequently will lead to happy lives of the co-owners. This is, of course, the core of the whole set-up of living standard in the condominium.

Condominium Act is a law specifically set up with the aim to systematize and benefit the collective living condition of the "co-owners in a condominium". It is apparent that the "co-owners" are direct beneficiaries and at the same time recipients of direct impact of this set of law. It is therefore considered appropriate to endeavour to improve or amend by having an in-depth study by taking into account those advantages of the various regulations and measures of laws currently in use in other countries which have been refined and developed for the purpose of analytical review to bring about proper recommendations and solutions to suit a country like Thailand.

This Thesis undertook to study these regulations and protection measures for co-owners of the condominium in accordance with the Thai Condominium Act, B.E. 2522. Efforts are also made to adapt and amend, from the result as found in such Acts of Singapore and the U.S.A. as stipulated in Chapters 2-3. The summaries of various problems encountered from this study and their recommendations are given in Chapters 4-5, with the aim to lay down guidelines for consideration and improvement for the future of the Thai Condominium Act.