

ABSTRACT

Thesis Title : Third Party Liability for the Wrongful
Acts of Condominium Unit Possessors
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Due to residential growth in the cities of Thailand, numerous condominiums and other buildings are being constructed. Sometimes these buildings are improperly constructed or there are mistakes concerning the safety of these buildings due to poor design or negligence as in the case of items falling off the building or being throw off the building which may cause damage to others. In all of these incidents, who is responsible ?

The Private, commonly - owned housing Act .1979 did not regulate such responsibilities, as the main intention of this act was directed at the organization of the rights of ownership within complex building arrangements, in general for the purpose of promoting the mutual interests

of the residents. To examine this area of law we must, therefore, look at the Civil and Commercial Code sections 434 and 436, which lead to problems in practice due to the characteristics of complex buliding.

Thus, this thesis will study the state of the problem at the present time, by using comparisons between the Civil and Commercial Code of Thailand and other countries law, and the result will be used to propose solutions for individuals who are effected adversely by the current state of the law, and protect the right and priviledges of the individuals concerned in the best way that we can.