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KEY WORD: CONSUMER'S PROTECTION / CONDOMINIUM BUSINESS

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CONDOMINIUM BUSINESS. THESIS ADVISOR:ASSO.PROF.PAITOON

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In the present time condominiums are significant residences for populations who have fair incomes and are looking for dwellings. While the operation in condominium business is incommensurable and incompetent on the same as operation in land allotment which have a standard of the law to control manufactures completely. The existence of Condominium Act as the name 'Condominium ACT.B.C.2522' is just the act that prescribes the consumers' condition of being after condominiums are constructed completely. During the construction of Condominiums till consumers make a contract to reserve condominiums and an agreement to sell, it is no legal measure to control manufacturers. For this reason, it makes the consumers in condominiums to be inferior in position. Since the manufacturers can change or proceed anything else which causes that the consumers obtain and unfair in condominiums purchasing. It is said to be that the law concerning condominium business is incommensurable enough for protecting the consumers in Condominiums. On account of the deficiency of law, the manufacturers can take advantage of consumers through the period of time which the condominiums were constructed and/or they had been constructing. Furthermore juristic condominiums which are founded after the condominiums had been constructed already, provide a few procedures for interest of consumers.

In Order to find out legal measures for consumer's protection in condominiums business, thus I would research the law concerning condominium business. This make me identify that the law concerning condominium business in the present time is deficient of protecting the consumers, namely the problems of selling condominiums before register juristic condominiums, an advertising to sell condominiums, the problems of makinging a contract to sell condominiums, the insurance against loss and the standard of condominiums including environment.

Because of those deficiency of law, the government should solve the problems and amend the law in order to protect the consumers in condominium business. That the researcher has studied a role of several law concerning condominium business so that analysing and providing the measures to solve its problems and I hope that this thesis give benefit to everyone relating with it.