

### What is the building management and why is it necessary?

Building management is the art of managing the property in order to preserve and increase its value

- Legal term management of each co-owner's right to decide on all the things of which he co-owned, along with the other owners

- Direct participants in the management and co-manager. The owners care and are responsible for their own property, and executive tasks entrusted to the manager about it as a subcontractor

.  
Law  
on Ownership and  
Other Real  
Rights  
provides that  
every building  
must have a  
manager  
that is registered  
for that activity.  
Manager  
manages  
the building  
,  
it  
maintains  
, collects  
requirements  
for the building  
and performing all  
other tasks  
entrusted by  
the co-owners  
.

There was a time when more and more often to the question about the price of a square meter  
of a question:  
What is the state  
building?  
What are the  
co-owners and  
tenants  
?  
How is the  
management?  
Expect  
that each  
manager  
with good organization  
, price, amenities, competent  
monitoring and  
supervision of  
state

property  
managed

,

co-owners of  
the manner of information  
, counseling  
and education  
co-owners

,

independent professionals  
and  
certificates  
achieved  
and  
promised to  
justify the  
quality of  
governance and to  
gain confidence

.

That's the  
important  
collaboration with  
co-owners.  
Eventually  
it will all  
come  
to the fore  
more  
examples of good practice  
management.

When  
you ask questions,  
like  
: Is it  
possible that  
the  
"same  
" building  
as our  
reserves  
twice  
bigger or smaller  
?

- Will help  
a good

example from the  
real practice

.

It will be seen  
somewhere  
realized  
why  
what seems  
hard to accomplish and  
whether the  
experience with  
this example  
is applicable  
?

### **What is Međuvlasnički contract?**

Međuvlasnički contract must contain attachments:

1. "The list of co-owners with established co-owned shares and shares in the cost of maintenance  
"
2. "The list of common parts and machine building"

This agreement regulates the relationship between co-owners regarding the management and use of  
buildings,  
and in particular:

- \* size of the co-ownership of the building
- \* conditions and methods of building management
- \* a detailed information on the person who will manage the building and the scope of work to be performed by the person
- \* establishment, terms and method of collection and disposal of common fund
- \* name and address of the co-owners authorized for representation to the controller of the co-owners  
or  
third parties, and  
the scope  
of its powers
- \* conditions and manner of use of common areas, including the flat intended for the superintendent, and  
equipment  
and land  
belonging to  
a particular  
property
- \* other issues related to the management and use of buildings

**What is the Management Agreement, and what is it?**

Contract for building management includes appendices:

1. "Cost of common reserve funds" for the accounting period of 12 months or one year
2. "Record of the transfer, the common parts of the building and equipment." Compiled by the head manager of the co-owners

This agreement regulates the relations between the co-owners and managers of buildings, especially :

\* content and scope of regular maintenance of common parts of the building and equipment according to the annual or multi-year maintenance program

\* urgent and necessary repairs

\* questions regarding specific interventions to maintain and improve the building to increase its value

\* obligations and deadlines for drafting proposals annual or multi-year maintenance program, financial plan and annual reports on

\* way of establishing a common requirement, as well as ensuring the common reserve funds to cover the costs of managing and maintaining

\* monthly benefit manager

\* representation of the co-owners in court and other authorities

\* responsibility for the conduct of

### **What are the responsibilities of the owner and co-owner?**

Under the law, the co-owners are required to participate in the management, the person who will perform the duties of a trustee and establish a common fund. Legal provisions can be found in the category of "law."

