

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 m

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."

