

This thesis deals with housing in terms of housing cooperatives. The introduction explains the general characteristics of housing stock with its long history.

The next part of the thesis elaborately deals with the basics of the legal regulation of the cooperatives according to the Commercial Code. There are legal and property characteristics of a cooperative in Commercial code, effective from 1. 1. 1992.

There are rules emendating the establishment of a cooperative, the abolition and the termination of a cooperative, questions connected to membership in a cooperative and to rights of a member of a housing cooperative, in the Commercial Code.

However, since the legal adaptation of housing cooperatives in Commercial code is very general, the position of the members of these cooperatives, including their rights and obligations, is regulated by their statutes. The members control the substantial matters of cooperative by collectively elected authority (usually board of directors) or at the general members meeting.

The next part of thesis deals with the questions related to the ownership of an apartment, which was formerly a cooperative apartment (it was owned by a housing cooperative), however in connection with transformation of already existing housing cooperatives, which lies on mostly on an adaptation to new social economic conditions in the Czech Republic at the begging of 90s of the 20th century, the obligation raised for these cooperatives to transfer the cooperative apartments for free, into a possession of their users (while meeting the conditions given by transformational law 42/1992 and by law about ownership of apartments law 72/1994), who are members of a cooperative, have right to lease the apartment and asked the cooperative for transfer in lawful terms.