

The aim of the thesis is to analyse a legal environment about the ownership of a flat in various forms. The goal is to provide the reader with advantages and disadvantages of each of those forms.

The thesis is composed of five main chapters. First two chapters are devoted to a short summary of both the cooperative and non-cooperative form of ownership of a flat. After the evaluation of existing legislation in historical context, the following text is focused on fundamental and also application-often problematic legal institutes. View of the academic and judicial community is provided as well.

Chapter three analyzes the procedure of transformation of a housing stock after the velvet revolution in 1989, when the economic and political situation has significantly changed and all legal relations have to adapt to new times. This chapter explains the legal way of transferring flats from cooperative to non-cooperative ownership and conditions to be fulfilled.

Chapter four compares these forms of ownership on the background of major legal institutes and highlights or warns on the other hand about challenges arising in connection with the appropriate form of ownership.

In the last main chapter, several amendments on new legislature are critically assessed, pros and cons are described and some thoughts are pointed out how to improve existing legislation. I suggest that an amendment should be passed because of the low quality of the current legislature, on the other hand I am willing to admit that until the adoption of the new civil code it could be a waste of effort. Until then, the practice of the courts and academia will cultivate the legal framework in the area of an ownership of a flat.