

## European Condominium Law The Common Core Of European Private Law

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The Common

This is the first comprehensive comparative treatment of condominium (apartment ownership, commonhold, horizontal property) law in 21 European jurisdictions. This book explores the genesis of condominium law in Europe and in each of the jurisdictions represented and the use made of the condominium format to structure residential, commercial, industrial and tourist condominiums.

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European Condominium Law edited by Cornelius Van Der Merwe

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condominium, the uniqueness of the unit, the availability of common elements for exclusive or shared use, and the overall dimensions of the particular unit. 2. The common interest appurtenant to each unit as expressed in the declaration shall have a permanent character and shall not be altered

NEW YORK ARTICLE 9-B Condominium Act

It protects the common interests, it protects the common elements and it sets forth the parameters of what rules and regulations the condo board can oppose. Information Highway The Condominium Act is more commonly known as Article 9-B of the Real Property Law, published as volume 49 of McKinney ' s Consolidated Laws of New York Annotated ...

Governing By the Book - Understanding the Condo Act - The ...

It ' s not unusual for condominium documents to set aside parts of the development ' s common area for the exclusive use of particular units. This device allows the developer to offer a degree of privacy in decks, driveways, garages, attics, and similar spaces that are affiliated with, but outside of, a unit.

The Limits Of Exclusive Use Rights In Condominium Common ...

The Common Interest Ownership Act (CIOA) governs the creation, alteration, management, termination, and sale of condominiums and other common interest communities formed in Connecticut after December 31, 1983 (CGS § 47-200 et seq.). The Condominium Act governs condominiums created from 1977 through 1983 (PA 76-308; CGS § § 47-68a to 47-90c).

CONDOMINIUM ACT-RIGHTS OF UNIT OWNERS

August 21, 2014 by Jimerson Birr. Any classification of the condominium begins with the declaration of condominium, which sets forth the boundaries of an individual ' s unit. In addition, an owner owns an undivided share of the common elements, i.e., " portions of the condominium property not included in the units. " . Fla. Stat. § 718.103 (8).

Defining and Maintaining Condominium Common Elements in ...

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The Common Core of European Private Law - Cambridge Core

This is the first comprehensive comparative treatment of condominium (apartment ownership, commonhold, horizontal property) law in 21 European jurisdictions. This book explores the genesis of condominium law in Europe and in each of the jurisdictions represented and the use made of the condominium format to structure residential, commercial, industrial and tourist condominiums.

The Common Core of European Private Law Ser.: European ...

The condominium acts as a non-profit legal entity maintaining the common areas of the property, and is managed by a representative elected by the owners' convention. Decisions that involve changes to the terms and conditions, or larger common expenses need to be approved by the convention, where voting power is based on the percentage of property owned.

Condominium - Wikipedia

A portion of a flexible condominium not within a building containing a unit, within which additional units or limited common elements, or both, may be created.

PENNSYLVANIA UNIFORM CONDOMINIUM ACT TABLE OF CONTENTS

The Law of Condominium Operations, by Gary A. Pollakoff. Powell on Real Property. Chapter 54A - The Operation of Common Interest Communities. Restatement of the Law (third), Property: Servitudes. Chapter 6: Common Interest Ownership Uniform Laws Annotated. Volume 7, Part I - Uniform Common Interest Ownership Act, Page 835 et seq.

Connecticut Law About Condominiums

The unit owners of a condominium collectively own the common elements thereof and are responsible for the common expenses. Thus, the rationale that existed for a shareholder to examine a corporation ' s books and records at common law applies equally to a unit owner vis-a-vis a condominium. Pomerance v.

New York HOA Laws & Resources — Homeowners Protection ...

In the state of New York, a condominium form of ownership of real property is defined as a division of a single parcel of real property into individual units and common elements in which an owner holds title in fee to his [or her] individual unit as well as an undivided interest in the common elements of the parcel.

Condominium Owners & By-Laws in New York - Law Offices of ...

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exceeds common expenses. (11) " Condominium " meansthat formof ownershipof real property created pursuant to this chapter, which is comprised entirely of units that may be owned by one or more persons, and in which there is, appurtenant to each unit, an undivided share in common elements. (12) " Condominium parcel " means a unit, together

European Condominium Law The Common Core Of European ...

The first comprehensive comparative treatment in English of condominium (apartment ownership, commonhold) law in the 21 most important European jurisdictions.

Derived from the renowned multi-volume International Encyclopaedia of Laws, this practical analysis of the law of property in Poland deals with the issues related to rights and interests in all kinds of property and assets – immovable, movable, and personal property; how property rights are acquired; fiduciary mechanisms; and security considerations. Lawyers who handle transnational disputes and other matters concerning property will appreciate the explanation of specific terminology, application, and procedure. An introduction outlining the essential legal, cultural, and historical considerations affecting property is followed by a discussion of the various types of property. Further analysis describes how and to what extent legal subjects can have or obtain rights and interests in each type. The coverage includes tangible and intangible property, varying degrees of interest, and the various ways in which property is transferred, including the ramifications of appropriation, expropriation, and insolvency. Facts are presented in such a way that readers who are unfamiliar with specific terms and concepts in varying contexts will fully grasp their meaning and significance. The book includes ample references to doctrine and cases, as well as to relevant international treaties and conventions. Its succinct yet scholarly nature, as well as the practical quality of the information it provides, make this book a valuable time-saving tool for any practitioner faced with a property-related matter. Lawyers representing parties with interests in Poland will welcome this very useful guide, and academics and researchers will appreciate its value in the study of comparative property law.

This is the first comprehensive comparative treatment of condominium (apartment ownership, commonhold, horizontal property) law in 21 European jurisdictions. This book explores the genesis of condominium law in Europe and in each of the jurisdictions represented and the use made of the condominium format to structure residential, commercial, industrial and tourist condominiums. It examines the establishment of condominiums, basic condominium concepts and the role by-laws play in establishing harmony in a condominium. Included are ten case studies, which illustrate a variety of factual scenarios and focus on providing legal solutions to practical cases. The scenarios include, amongst others, the legal consequences of a sale of apartments from building plans; restrictions on the sale and letting of apartments; the keeping of pets and the conduct of a profession (such as a medical practice) in an apartment; the sanctions against defaulters of contributions; and the requirements for undertaking maintenance and improvements.

Effective and efficient housing management is important to support the implementation of key UN agreements, including the 2030 Agenda for Sustainable Development, the New Urban Agenda and the Geneva UN Charter on Sustainable Housing. Efficient housing management results in economic benefits and decent housing conditions for inhabitants of condominiums. Housing management, through housing refurbishment programmes, protects the environment and contributes to decrease in greenhouse gas emissions, which supports the efforts of governments and stakeholders to address climate change.

Derived from the renowned multi-volume International Encyclopaedia of Laws, this concise exposition and analysis of the essential elements of law with regard to family relations, marital property, and succession to estates in Poland covers the legal rules and customs pertaining to the intertwined civic status of persons, the family, and property. After an informative general introduction, the book proceeds to an in-depth discussion of the sources and instruments of family and succession law, the authorities that adjudicate and administer the laws, and issues surrounding the person as a legal entity and the legal disposition of property among family members. Such matters as nationality, domicile, and residence; marriage, divorce, and cohabitation; adoption and guardianship; succession and inter vivos arrangements; and the acquisition and administration of estates are all treated to a degree of depth that will prove useful in nearly any situation likely to arise in legal practice. The book is primarily designed to assist lawyers who find themselves having to apply rules of international private law or otherwise handling cases connected with Poland. It will also be of great value to students and practitioners as a quick guide and easy-to-use practical resource in the field, and especially to academicians and researchers engaged in comparative studies by providing the necessary, basic material of family and succession law

This book examines condominium, property, governance, and law in international and conceptual perspective and reveals this urban realm as complex and mutating. Condominiums are proliferating the world over and transforming the socio-spatial organization of cities and residential life. The collection assembles arguably the most prominent scholars in the world currently working in this broad area and situated in multiple disciplines, including legal and socio-legal studies, political science, public administration, and sociology. Their analyses span condominium governance and law on five continents and in nine countries: the United States (US), China, Australia, the United Kingdom (UK), Canada, South Africa, Israel, Denmark, and Spain. Neglected issues and emerging trends related to condominium governance and law in cities from Tel Aviv to Chicago to Melbourne are discerned and analysed. The book pursues fresh empirical inquiries and cogent conceptual engagements regarding how condominiums are governed through law and other means. It includes accounts of a wide range of governance difficulties including chronic anti-social owner behaviour, short-term rentals, and even the COVID-19 pandemic, and how they are being dealt with. By uncovering crucial cross-national commonalities, the book reveals the global urban context of condominium governance and law as empirically rich and conceptually fruitful. The book will appeal to researchers and students in socio-legal studies, law, sociology, political science, urban studies, and public administration as well as journalists, social activists, policymakers, and condo owners/board members.

Currently, China is drafting its new Civil Code. Against this background, the Chinese legal community has shown a growing interest in various legal and legislative ideas from around the world. "Towards a Chinese Civil Code" aims at providing the necessary historical and comparative legal perspectives. The book addresses the following topics: property law, contract law, tort law and civil procedure.

Drawing on a series of EC policy areas that possess a cultural component, this book offers an encompassing and in-depth analysis of the integration of cultural considerations in EC law and action, assessing the impact of Article 151(4) EC in the process.

The majority of people now live in cities and for many that means apartment living. Apartments are where we spend our time, make our homes, raise our families and invest our money. Apartment living requires that we try to get along with our neighbours and make decisions collectively about the management of our buildings. This book examines how different housing markets, development practices, planning regimes, legal structures and social and cultural norms affect people ' s everyday experiences of apartment living.

This book offers an interdisciplinary and comparative study of the complex interplay between private versus public forms of organization and governance in urban residential developments. Bringing together top experts from numerous disciplines, including law, economics, geography, political science, sociology, and planning, this book identifies the current trends in constructing the physical, economic, and social infrastructure of residential communities across the world. It challenges much of the conventional wisdom about the division of labor between market-driven private action and public policy in regulating residential developments and the urban space, and offers a new research agenda for dealing with the future of cities in the twenty-first century. It represents a unique ongoing academic dialogue between the members of an exceptional group of scholars, underscoring the essentially of an interdisciplinary and comparative approach to the study of private communities and urban governance. As such, the book will appeal to a broad audience consisting of policy-makers, practitioners, scholars, and students across the world, especially in developing countries and transitional and emerging economies.

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