

### Croatian laws related to building management

What does the law say? The basic legal framework for managing the buildings is determined primarily by the Law on Ownership and Other Property Rights, which laid the framework for the regulation of the basic rules of intergovernmental relations in the common property, or regulating the legal concept of ownership. The prime duty of the owner of common property components to participate in the management, determination of a trustee, and the establishment of a joint reserve.

It also has been prescribed minimum requirement is 1.53 kn/m<sup>2</sup> per month, or 0.54% of the value of each separate part of the property.

owned by  
a year.

At the time of  
the adoption  
of the Law  
on Ownership and  
Other Property  
Rights

t  
he standard  
value of the apartments  
was  
3400.00  
m<sup>2</sup>

,  
which means  
3400.00

/  
12 months

=  
283.33

kn  
x  
0.54

% =  
1.53

k  
n/m<sup>2</sup>

per month. Based on the s  
tandard

values  
published  
in the Official Gazette

in April 2008,  
the minimum  
requirement  
of the building  
will be raised to

2.61  
m<sup>2</sup>

,  
which means  
5808.00

/  
12 months

=

484.00

kn

x

0.54

% =

2.61

kn/

m<sup>2</sup>

per month.

Legislation

related to the management

and maintenance, and

generally

real estate

:

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[Etalonska cijena „NN iz 2008“](#)

[Pravilnik o održavanju i izboru vatrogasnih aparata](#)

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[Zakon o gradnji](#)

[Zakon o zaštiti od buke](#)

[Zakon o osiguranju](#)

[Zakon o zemljišnjim knjigama](#)

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[Zakon o zaštiti potrošača](#)

[Zakon o zaštiti na radu](#)

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[Zakon o zaštiti okoliša](#)

[Pravilnik o izmjenama i dopunama pravilnika o održavanju i izboru vatrogasnih aparata](#)

[Pravilnik o povezivanju zemljišne knjige i knjige položenih ugovora](#)

[Zakon o izmjeni i dopuni zakona o vlasnistvu](#)

For further information, ask your manager !