

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/m² 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
m²

,
which means

3400.00

/

12 months

=

283.33

kn

x

0.54

% =

1.53

k

n/m²

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

m²

,

which means

5808.00

/

12 months

=

484.00

kn

x

0.54

% =

2.61

kn/

m²

per month.

Legislation

related to the management

and maintenance, and

generally

real estate

:

[Zakon o vlasništvu i drugim stvarnim pravima](#)

[Uredba o održavanju stambenih zgrada](#)

[Etalonska cijena „NN iz 2008“](#)

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

[Zakon o zaštiti od požara](#)

[Zakon o gradnji](#)

[Zakon o zaštiti od buke](#)

[Zakon o osiguranju](#)

[Zakon o zemljišnjim knjigama](#)

[Zakon o zaštiti prirode](#)

[Zakon o zaštiti potrošača](#)

[Zakon o zaštiti na radu](#)

[Zakon o prostornom uređenju](#)

[Zakon o otpadu](#)

[Zakon o obveznim odnosima](#)

[Program prostornog uređenja](#)

[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 !