

Thesis Title	Legal Measures on Management of Condominium's Juristic Persons : A Case Study Calling Penalty for Overdue Payment of Common and Utility Expenses
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Student	Eiad Srisuwanwichain
Thesis Advisor	Associate Professor Suphol Ingprasarn
Thesis Co-advisor	Mr. Pratheep Tabuttanon
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ABSTRACT

The purposes of this study were to determine the business operation of condominium juristic person that registered according to the Condominium Act B.E. 2522 to perform the duty as representative of all co-owners in taking care of maintaining the common property. The condominium juristic person could issue the rules and regulations through the resolution of the general meeting of co-owners by the committee controlling the condominium juristic person as well as specify punishment that breached the provisions of the Condominium Act by calling for unfair penalty from the unpaid amount of common property expense.

Legal action should be set up to specify guidelines for solving the problems and the Condominium Act B.E. 2522 should be amended as well as to issue ministerial regulations should be issued to set the rules for operation of condominium juristic person that there still be many short-coming items so that the provisions of the Act would be clear and more efficient. The committee from the government organization which is neutral should be set up to create fairness for the owners of condominium units, to possess the power to supervise the committee controlling the condominium juristic person, and to specify the ceiling rate of penalty for unpaid amount of common property and public utility expenses which was unfair.