

Contents

<i>List of contributors</i>	<i>page</i> xii
<i>General editors' preface</i>	xiv
<i>Preface</i>	xvi
<i>List of statutes</i>	xix
<i>List of abbreviations</i>	xxxviii
Part I Introduction and content	1
1 Introduction	3
2 Genesis of condominium	9
3 Comparative survey of jurisdictions represented	25
4 The many faces of condominiums	55
5 Establishment and basic condominium concepts	67
Part II Case studies	79
Case 1 Purchasing a unit based on building plans	81
Comparative observations	81
Austria	84
Belgium	88
Catalonia	89
Croatia	92
Denmark	94
England	95
Estonia	96
France	98
Germany	100

	Greece	102
	Ireland	103
	Italy	105
	The Netherlands	107
	Norway	108
	Poland	110
	Portugal	114
	Scotland	116
	Slovenia	118
	South Africa	120
	Spain	122
	Sweden	123
Case 2	Restrictions on sale and letting of apartments	125
	Comparative observations	125
	Austria	132
	Belgium	133
	Catalonia	135
	Croatia	137
	Denmark	139
	England	141
	Estonia	143
	France	146
	Germany	148
	Greece	151
	Ireland	154
	Italy	155
	Netherlands	158
	Norway	160
	Poland	162
	Portugal	163
	Scotland	165
	Slovenia	167
	South Africa	170
	Spain	172
	Sweden	173
Case 3	Who is responsible for maintenance?	176
	Comparative observations	176
	Austria	181
	Belgium	183

	Catalonia	186
	Croatia	189
	Denmark	191
	England	192
	Estonia	194
	France	196
	Germany	198
	Greece	200
	Ireland	203
	Italy	205
	Netherlands	208
	Norway	210
	Poland	212
	Portugal	216
	Scotland	219
	Slovenia	221
	South Africa	223
	Spain	225
	Sweden	228
Case 4	My apartment is my castle: leave me alone!	230
	Comparative observations	230
	Austria	241
	Belgium	244
	Catalonia	249
	Croatia	255
	Denmark	259
	England	263
	Estonia	266
	France	270
	Germany	274
	Greece	277
	Ireland	279
	Italy	282
	Netherlands	286
	Norway	289
	Poland	291
	Portugal	296
	Scotland	300
	Slovenia	303

	South Africa	306
	Spain	310
	Sweden	313
Case 5	How does one deal with the assessment defaulter?	317
	Comparative observations	317
	Austria	326
	Belgium	328
	Catalonia	329
	Croatia	332
	Denmark	334
	England	335
	Estonia	337
	France	339
	Germany	342
	Greece	345
	Ireland	347
	Italy	348
	Netherlands	349
	Norway	352
	Poland	354
	Portugal	356
	Scotland	358
	Slovenia	360
	South Africa	363
	Spain	367
	Sweden	369
Case 6	How does one deal with an obnoxious owner?	371
	Comparative observations	371
	Austria	376
	Belgium	377
	Catalonia	378
	Croatia	379
	Denmark	381
	England	382
	Estonia	383
	France	384
	Germany	385
	Greece	386

	Ireland	387
	Italy	388
	Netherlands	389
	Norway	390
	Poland	391
	Portugal	392
	Scotland	392
	Slovenia	393
	South Africa	394
	Spain	396
	Sweden	397
Case 7	No more rules please!	399
	Comparative observations	399
	Austria	402
	Belgium	404
	Catalonia	405
	Croatia	407
	Denmark	408
	England	409
	Estonia	410
	France	412
	Germany	413
	Greece	414
	Ireland	414
	Italy	416
	The Netherlands	419
	Norway	420
	Poland	421
	Portugal	422
	Scotland	423
	Slovenia	425
	South Africa	426
	Spain	428
	Sweden	429
Case 8	Are all resolutions binding?	430
	Comparative observations	430
	Austria	444
	Belgium	445
	Catalonia	447

Croatia	450
Denmark	452
England	454
Estonia	457
France	460
Germany	464
Greece	466
Ireland	469
Italy	471
The Netherlands	473
Norway	475
Poland	477
Portugal	479
Scotland	482
Slovenia	484
South Africa	486
Spain	489
Sweden	492
Case 9 ‘We, the tenants in condominium schemes, want more rights!’	494
Comparative observations	494
Austria	497
Belgium	499
Catalonia	500
Croatia	500
Denmark	501
England	502
Estonia	503
France	504
Germany	506
Greece	507
Ireland	507
Italy	508
The Netherlands	509
Norway	510
Poland	510
Portugal	511
Scotland	512
Slovenia	513

	South Africa	514
	Spain	515
	Sweden	516
Case 10	The condominium scheme needs a face lift	517
	Comparative observations	517
	Austria	532
	Belgium	534
	Catalonia	536
	Croatia	538
	Denmark	539
	England	541
	Estonia	544
	France	547
	Germany	549
	Greece	551
	Ireland	555
	Italy	558
	The Netherlands	559
	Norway	562
	Poland	564
	Portugal	565
	Scotland	568
	Slovenia	569
	South Africa	572
	Spain	577
	Sweden	581
Part III	Recent developments in condominium law	583
	<i>General bibliography</i>	611
	<i>Bibliography by jurisdictions represented</i>	613
	<i>General index</i>	634
	<i>Country index</i>	636