

## Analysis of The Housing Law System in Order to Improve it

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### Summary

Besides the food and other requirements of the daily subsistence, the necessity to order a safe and durable shelter always was one of the basic needs of the human being.

The buildings designed as temporary or permanent houses, in their various forms of organization and fitting, provided people protection against bad weather and the chance to survive and perpetuate the species in the environmental conditions, sometimes completely unfavorable.

Gradually, people realized the double significance of the house, which is meeting the need for shelter (before the unchained forces of nature or enemies) and symbol of spiritual family solidarity.

The theme of the paper is in keeping with the general interest of all the people involved in making buildings, that is: the beneficiary of the work as contracting



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authority or investor, the designer, the builder, the tenderer or the contractor of the work, the suppliers of materials, the building equipment and vehicle suppliers, the public authority, to create against the background of Romania's adhesion to the European Union, a modern legislative tool that would smooth the development of the building market in our country.

The objective of the thesis is to contribute to the harmonization of the regulations specific to building, to identify existing shortcomings or gaps, to trace adverse provisions of the laws in force, to highlight new aspects in buildings that are not covered by laws, proposing solutions at the same time in order to settle them.

Another objective was to propose the achievement of a unitary and coherent legislative framework in the field of buildings, because at this time there are too many laws, resolutions and governmental orders the enforcement of which is difficult to achieve even by the representatives of specialized institutions.

In the last part we present a practical guide for making a durable house that is addressed to everybody that intends to build or fit a house or an apartment by his/her own efforts and want to know more about this field.

A part of the aspects resulting from the studies carried out, respectively those related to the classification of the regulations specific to buildings and the presented proposals in order to harmonize and create a unitary legislative framework, constitutes a topical theme for the specialists in the field, and can lay at the basis of some new legislative projects.

The practical guide presented in the fourth chapter is to be published as a "Guide for Making a House" designed for the public at large and especially for those who want to make or refit a house.

**KEYWORDS:** building, house, legislative system, regulation, law, decree, resolution, ordinance, organization, improvement, modification, classification, violation, alignment, guidance, adaptation, observance, investment.

