

zamijenile su elektroničke javne dražbe, no temeljna je razlika što su potonje zamišljene kao prikupljanje ponuda, a ne puko dražbovanje. Pored četiri glavne ovršne radnje, možda bi bilo dobro uvrstiti i radnju predaje nekretnine jer kupac najčešće, iako uredno uknjižen kao vlasnik u zemljišnim knjigama, nakon dovršetka ovrhe mora „stupiti“ u postupak kao ovrhovoditelj zahtijevajući deložaciju ovršenika u vidu ovrhe radi ispraznjenja i predaje nekretnine.

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ENFORCEMENT PROCEDURE ON REAL ESTATE – SOLUTIONS OF THE CROATIAN ENFORCEMENT ACT

Summary: The paper analyzes and discusses some solutions of the Enforcement Act, especially after its Amendments 2014, 2017 and 2020 on the enforcement procedure on real estate in relation to the protection of the debtor natural person and real estate in which he lives and which is necessary to meet its basic living needs and persons who are obliged by law to support. Also, the paper describes that procedure of selling real estate through the Financial Agency.

Key words: enforcement, Enforcement Law Act, real estate, value criterion, proportionality test.