

## **LAND REGISTRY**

### **ABSTRACT**

The aim of this rigorous thesis was to provide a comprehensive overview of the current legal regulation in the field of Land Registry, which is primarily regulated by two legal regulations, the Cadastral Act No. 256/2013 Coll. and the Decree on Cadastre No. 357/2013 Coll.

The first chapter deals with the theoretical concepts with which the Land Registry works. The author has defined and explained in detail the concept of Land Registry and its purpose.

The second chapter deals with the history of the Land Registry, which dates back to Ancient Egypt. It describes in detail the historical development up to the current legislation.

The third chapter deals with the principles that run through the entire Land Registry and on the basis of which the Land Registry acts. Among others, the principles of material and formal publicity, the principle of superficies solo cedit, intabulation, and disposition can be mentioned.

The fourth chapter regulates the filings to the Land Registry, specifically the entry, the record and the note. It also describes the entry procedure and concludes by explaining what is meant by the term seal.

The fifth chapter covers digitalisation, describing the differences between paper and electronic filing and also discusses in detail what technical requirements are set out for the entry application. In its second part, this chapter deals with the renewal of the Land Registry.

The sixth chapter deals with the geometric plan, explains what it is used for and describes the process of its preparation, subsequent verification, confirmation and delivery to the client.

The seventh chapter deals with the cadastral map and also with digital applications that make it possible to consult the map anytime and anywhere using an internet connection.

The eighth chapter deals with the data that can be obtained from the Land Registry, describing how to consult the Land Registry in person and via the Internet. This chapter does not forget remote access and the output that can be obtained from the Land Registry in this way: an extract. It also discusses personal data, the possibility of its misuse and defences against such misuse.

The ninth chapter presents the current case law related to the Land Registry and the topics discussed in this thesis.

The tenth chapter describes land registries in other European countries such as Germany, Austria, Slovakia and others.

## **LAND REGISTRY, CADASTRAL LAW, DIGITIZATION OF THE LAND REGISTRY**