The Authors	3
List of Abbreviations	13
General Introduction	15
§1. GENERAL BACKGROUND OF THE COUNTRYI. GeographyII. Cultural SituationIII. Political System	15 15 15 16
 §2. LEGAL BACKGROUND OF THE COUNTRY I. Legal Family or Tradition A. Czech Lands as a Part of Austria-Hungary B. From the Establishment of Czechoslovakia until the 1948 	16 16 17
Communist Coup C. Communist Law D. The Transformation Period E. Private Law after 2014 1. Conceptual Framework	17 18 18 20 21
 Absolute Property Rights Legal Transplant (Legal Borrowing): The Trust Fund II. Relation and Hierarchy Between the Sources of Law 	23 24 25
 §3. INTRODUCTION TO THE LAW OF PROPERTY AND TRUST Historical Origins and Evolution The Concept of Ownership Unity and Fragmentation Immovable and Real Property Movable and Personal Property III. Estate and Patrimony Unity and Fragmentation Trust and Fiduciary Mechanisms (See Also Parts IV and V) IV. Possession and Title 	26 26 27 27 27 28 28 28 28 28 28 28
Part I. Immovable Property and Real Property	29
Chapter 1. General Classification	29

5

§1. DEFINITION OF IMMOVABLE PROPERTY	29
I. Tracts of Land	29 29
II. Underground Structures with a Separate Intended Purpose	29
III. Rights In Rem in Immovable Property	30
IV. Rights Declared Immovable Property by Law	50
V. Property That Is Not Part of the Tract of Land by Law and	
Cannot Be Relocated Without Its Substance Being Interfered	20
With	30
§2. THE MEANING OF THE CATEGORY OF IMMOVABLE PROPERTY	31
32. The fillen and of the company	
Chapter 2. Legal Interests	37
Chapter 3. Equitable Interests	39
	41
Chapter 4. Limited Interests	41
§1. Usufruct	41
51. Oberneer	
§2. Building and Planting Rights	42
I. Building Rights	42
A. Structure Established on the Basis of an Obligational Right	42
B. Structure Established on the Basis of a Servitude	43
C. Structure Established on the Basis of the Right of Superficies	43
II. Planting Rights	46
	16
§3. LEASEHOLD INTERESTS: CHATTELS REAL (SEE ALSO PART II)	46
§4. Emphyteusis and Rent Charge	47
I. Pension	47
II. Reserved Rights of Enjoyment	49
§5. Use and Habitation/Occupation	50
I. Obligational Legal Titles	50
A. Lease	50
B. Loan for Use (Výpůjčka)	51
C. Precarious Loan (Výprosa)	51
II. Property Titles: Habitation	51
§6. Easements and Profits	52
I. Definition of Easements	52
II. Servitudes	54
A. Extent and Content of a Servitude	54
B. Acquisition of a Servitude	55
C. Cost Associated with Servient Property	56
D. Scope of a Servitude	56

 E. Competition of Servitudes and Other Rights F. Servitude as a Legal Defect G. Protection of a Servitude H. Extinction of a Servitude I. Some Selected Servitudes Regulated by the Law 1. Servitude of Public Utilities 2. Servitudes of Passage, Cattle Path and Passage 	57 57 58 59 59 60
III. Real Burdens	60
 §7. LICENCES I. Contractual Authorisation to Interfere in the Ownership of Another II. Statutory Authorisation to Interfere in the Ownership of Another 	62 62 63
§8. Restrictive Covenants	65
Chapter 5. Joint Ownership	67
 §1. JOINT OWNERSHIP OF IMMOVABLE PROPERTY General Introduction Undivided Co-ownership II. Co-ownership of Accessory Property III. Community Property of Spouses IV. Co-ownership Applied to Apartment Buildings 	67 67 67 70 70 71
§2. JOINT OWNERSHIP OF MOVABLE PROPERTY	73
Chapter 6. Neighbourhood and Urban Problems	75
§1. GENERAL CLAUSE	75
§2. PROTECTION AGAINST POLLUTION	75
§3. TREES, SHRUBS AND FRUITS	78
§4. CONSTRUCTION AND ECONOMIC ACTIVITIES ON A TRACT OF LAND	78
§5. A THING ON A TRACT OF LAND OF ANOTHER	79
Chapter 7. Agrarian Problems	80
Part II. Movable Property and Personal Property/Chattels	83
Chapter 1. General Classification	83

7

§1. TANGIBLE MOVABLE PROPERTY AND CHOSES IN POSSESSION	83
§2. INTANGIBLE MOVABLE PROPERTY AND CHOSES IN ACTION	83
§3. Funds (Capital; Investment Fund)	84
§4. CHATTELS PERSONAL AND CHATTELS REAL (SEE ALSO PART I)	85
Chapter 2. Legal Interests	86
Chapter 3. Equitable Interests	87
Chapter 4. Security Interests (See Also Parts I, IV, and V)	89
Part III. Acquisition of Property Rights	91
Chapter 1. Transfer of Property by Contract Inter Vivos	91
§1. INTRODUCTION	91
§2. PREREQUISITES OF A TRANSFER OF A RIGHT OF OWNERSHIP	91
§3. SPECIFIC RULES FOR THE TRANSFER OF A RIGHT OF OWNERSHIP I. Transfer of a Right of Ownership in Property Not Subject to	92
Registration in Public Registers II. Transfer of a Right of Ownership in Property Subject to	92
Registration in Public Registers	93
 III. Transfer of a Right of Ownership in Generically Defined Property IV. Source is a back of the Transfer of a Bight of Ownership 	94 95
IV. Specific Rules for the Transfer of a Right of Ownership	
Chapter 2. Transfer of Property by Death	96
§1. The Broader Context	96
§2. AN OUTLINE OF INHERITANCE LAW UNDER THE CC	97
§3. PROCEDURAL ISSUES: A DIVERSION	104
Chapter 3. Possession	105
§1. DEFINITION OF POSSESSION	105 105
I. Introduction II. Exercise of a Right and Possession Will	105
III. The Person of the Possessor IV. Kinds of Possession	107 107
IT. ANNO VI I ODDODAVA	

V. Claims of a Possessor in Good Faith and in Bad Faith	108
VI. Acquisition of Possession	108
VII. Extinction of Possession	109
VIII. Protection of Possession	109
§2. ACQUISITION OF THE RIGHT OF OWNERSHIP BY ACQUISITIVE	
PRESCRIPTION	111
I. Introduction	111
II. Acquisitive Prescription Pursuant to CC 1964	112
A. Property Eligible for Acquisitive Prescription	112
B. Possession	112
C. Acquisitive Prescription Period	112
D. Lawful Possession	113
III. Acquisitive Prescription under the CC	116
A. Ordinary Acquisitive Prescription	118
B. Extraordinary Acquisitive Prescription	118
Chapter 4. Accession	120
§1. INTRODUCTION	120
§2. ACQUISITION OF A RIGHT OF OWNERSHIP IN FRUITS AND REVENUES OF PROPERTY	121
§3. ACQUISITION OF A RIGHT OF OWNERSHIP AS A RESULT OF PROPERTY PROCESSING	121
§4. ACQUISITION OF A RIGHT OF OWNERSHIP AS A RESULT OF MIXING	123
§5. Acquisition of a Right of Ownership in Structures; Encroachment	124
§6. Acquisition of a Right of Ownership as a Result Sowing a Tract of Land	125
Chapter 5. Appropriation	126
Chapter 6. Expropriation	128
§1. Use of Owner's Property in an Emergency or Urgent Public Interest	128
§2. EXPROPRIATION	129
Chapter 7. Insolvency	132

9

Part IV. Trust and Fiduciary Mechanisms	133
Chapter 1. Administration of Property. Fiducia cum Amico	133
§1. INTRODUCTION	133
§2. ADMINISTRATION OF PROPERTY OF OTHERS	134
I. Administration of Property of Others: Conceptual Framework, Basic Elements	134
II. The Extent of Application of Rules for Administration of Property of Others	136
III. Other Forms of Administration Not Subject to the General	137
Regulation of Administration of Property of Others	137
IV. Inception of Administration of the Property of Others	138
V. Termination of Administration of Property of Others	140
VI. Administrator of the Property of Others	140
A. Scope of Administrator's Activity, Types of Administration, Personal Nature of the Role of Administrator	140
	142
B. Duties of Administrator of the Property of Others VII. The Role of Third Persons	145
VIII. Trust Fund	146
A. Trust Fund: Characterisation, Legal Framework	146
B. Purpose of Trust Fund	148
C. Creation of a Trust Fund, Charter, Name	149
D. Inception of a Trust Fund	152
E. Establishment of a Trust Fund	153
F. Settlor of a Trust Fund	153
G. Beneficiary of a Trust Fund	155
H. Trustee	156
I. Supervision over a Trust Fund	158
J. Termination of Administration and Cessation of Existence of a Trust Fund	159
K. Comparable Legal Constructions for Administration of	
Property of Others	160
L. Trust Funds and Procedural Law (1st Detour)	161
M. Accounting and Tax Regimes of a Trust Fund (2nd Detour)	162
Chapter 2. Security. Fiducia cum Creditore (See Also Parts I, II and V)	164
§1. TRANSFER OF A RIGHT (OF OWNERSHIP) (IN REAL PROPERTY) AS SECURITY	164
§2. Deviation from Transfer of a Right of Ownership (in Real Property) as Security	165

Table	of	Contents
-------	----	----------

Part V. Security	167
Chapter 1. Securities in Immovable Property	167
§1. PRIVILEGES	167
 §2. PLEDGE (MORTGAGE) The Nature, Function and Principles of Pledge (Mortgage) Elements of a Pledge Relationship Existence of a Pledge (Mortgage) Content and Realisation of a Pledge (Mortgage) Limitation of Actions and Extinction of a Pledge VI. Subpledge 	168 169 170 171 173 173
Chapter 2. Securities in Movable Property	174
§1. Privileges	174
 §2. PLEDGE Deviations from Mortgage Pledging a Share in a Corporation Pledge of Securities or Book-Entry Securities Pledging the Account of an Owner of Book-Entry Securities V. Pledge of a Claim 	174 174 174 176 176 176
 §3. RETENTION RIGHT Nature, Function and Principles of Retention Right Elements of Retention Right Existence of Retention Right Content and Exercise of a Retention Right Extinction of Retention Right 	177 177 178 179 179 179
 §4. DELEGATION, DIRECT CLAIM (POSSIBILITY CREATED BY STATUTE LAW TO CLAIM PAYMENT DIRECTLY FROM THE DEBTOR OF ONE'S DEBTOR) General Subrogation Voucher II. Change in the Person of the Creditor Assignment of a Claim Assumption of a Debt Accession to a Debt Takeover of Property Cumulative Novation Assignment of a Contract 	180 180 181 181 182 182 182 183 183

Selected Bibliography	18	5
Index	18	9