

The aim of the diploma thesis is to give readers an idea of cadastral legislation. The main attention is paid to the importance of Land registry for the area of private law. The thesis is logically structured and consists of three separate chapters, subdivided into parts and sections.

The first chapter is composed of three parts and contains a historical guide through the development of real estate records since the period of land registry books to the current form of cadastre of real estates. Emphasis is placed on the legal institution of Land registry books, which is the main source of inspiration for the treatment of so-called public directories contained in the new Civil Code. Author of the work include a historical chapter for better understanding of the current form of the cadastre and its main weaknesses.

The second chapter is divided into five parts. The first two sections explain the basic concepts (eg, land, plot, building, dwelling unit and non-residential premises unit), and the principles on which the modification of cadastre costs (eg the principle of priority, the principle of formal and material publicity). Remaining three parts of the second chapter deal with the private aspects of the cadastral proceedings. Special emphasis is placed on the entry of legal relations, which is from the perspective of private law the most important part of cadastral agenda. The author here maps the decision-making practice of cadastral offices with regard to the judgements of ordinary courts and his own experiences.

The last chapter presents a number of arguments, leading the legislature to pass a new Civil Code and its implementing regulations. The first independent part of the third chapter, which looks into the return of superficies solo cedit principle (in Czech translation of "Povrch ustupuje půdě") and legal institution of building right, is following. The second part of this chapter provides an explanation of the concept of material publicity and notes of contentiousness, as defined by the new Civil Code. New concepts of material publicity and notes of contentiousness should increase confidence in the cadastre of real estate and also enhance legal certainty and the protection of property rights.