

# **Disposition of land in Czech law and the law of Israel**

## **Abstract**

The main goal of the thesis is to analyse and compare the legal regulation of disposition of land and its protection in the Czech Republic and the State of Israel and answer the question whether the Czech legislation and the State of Israel can benefit from such regulations.

Protection of land from degradation is absolutely crucial task that in the light of climate change, accompanied by extreme drought along with social and economic development becomes very actual.

The thesis deals with the land and its peculiarities in the legal sense, which together with other factors significantly affect the relationship to land. The introduction to the issue is given by a part of the work devoted to the history and geography of both countries, focusing on the current state and major environmental problems. Emphasis is placed on the legal development over the last hundred years in relation to land-legal relations. Furthermore, the thesis focuses on defining current ownership relations and on the context of land disposition in both countries. Both the private-law structure and the public-law organization of these relations, which are significantly different in both countries, are described in detail. In this respect, much of the attention is focused on the public leasehold system of Israeli land, which was established in the beginning of modern Israeli state.

Legislation on land protection, land categorization and approaches of both countries to its protection with respect to current environmental problems are the subject of a separate chapter which considers current problems and challenges for both countries. Israel does not have so much legislation, however, achieved good results particularly in agriculture, water management and forestry. On the contrary, the Czech Republic is legally well secured. The system of component and cross-sectional protection is effective, and, unlike Israel, a reliable land registration system operates in the Czech Republic.

In the conclusion of the thesis, the system and effectiveness of Czech and Israeli legislation are compared taking into account the initial conditions of both countries and assessed the possibility of using the examined instruments and institutes of one country in term of the other country.

## **Keywords**

land, ownership, disposition of land