Abstract

The presented dissertation thesis ‘Real Property Transactions from Land Surveying Perspective’ deals with real property market issues from land surveying point of view. An emphasis is put particularly on Czech part of domain, however also present state of Swedish part and Spanish part of domain is described. A main topic of the thesis is firstly judge a role and a position of land surveyors within concerned Czech domain by the means of description and analysis of chosen real property transaction and secondly on the basis of the realized analysis make a proposal of possible improvements of both the examined transaction and the position of Czech land surveyors within the given domain.

As the transaction in question was chosen subdivision and consequent sale of subdivided part of land parcel. The transaction was chosen as suitable because it is relatively common transaction and in its course is participating relatively wide spectrum of professionals (including land surveyors) which allows a comparison of the professionals’ role within the given domain. The comparison performed in framework of presented thesis is mainly based on mutual comparison of in the thesis developed models which describe a course of the selected transaction in Czech Republic, Sweden and Spain. The models are presented via appropriate diagrams which presented formalized course of the selected transaction. The thesis is closed with both overall summary of comparison findings and their evaluation and on this basis are proposed below mentioned improvements.

Firstly is proposed optimalization of the Czech transaction in question concerning transaction course. Recently the transaction in its course goes repeatedly and as the thesis finds out unnecessarily through the same cadastral authority, so on the basis of these findings was developed model of the concerned Czech transaction redesigned in order to integrate the mentioned redundant activities. Secondly, following the results of undertaken professionals’ role-and-position comparison was proposed an integration of land surveyors’ and evaluators’ roles within Czech real property market. A goal of the suggestions is both optimize concerned transaction and develop land surveyors’ position within given Czech domain (see figure below).

The research presented in the thesis is inspired with a project COST Action G9 “Modelling Real Property Transactions” and during the research were undertaken research stays in Sweden (Royal Institute of Technology-KTH, Stockholm; Swedish Institute scholarship) and Spain (Universidad Politécnica de Valencia-UPV, Valencia; Socrates/Erasmus scholarship).

Key words

cadastre, land register, cadastral system, transaction, real property, land parcel, subdivision, sale, land surveyor, land surveying, Czech Republic, Sweden, Spain, real property market
Figure: Model describing a course of subdivision and consequent sale of subdivided part of land parcel in Czech Republic with proposed changes (red bold line)
Reference

KRÁLÍK, Jan: Transakce nemovitostí ze zeměměřického hlediska
(Real Property Transactions from Land Surveying Perspective)
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