

A construction site at sunset, featuring two large cranes and a building under construction. In the foreground, several rolls of blueprints are visible. The sky is a vibrant orange and yellow, with the sun low on the horizon.

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CONSTRUCTION PAPERS



**The place of the newly introduced building right in the system of rights of use**



	LAND USE	USUFRUCT	USE	BUILDING RIGHT
Created	<ul style="list-style-type: none"> <li>- by operation of law;</li> <li>- under an agreement, or</li> <li>- on the basis of a court ruling</li> </ul>	<ul style="list-style-type: none"> <li>- under a contract or otherwise, and → in the case of movable property: with the transfer of possession → in the case of real property or a right entered in the property register: with entry in the property register</li> <li>- on the basis of a statute: with entry in the property register</li> <li>- on the basis of a court or regulatory order</li> </ul>	<ul style="list-style-type: none"> <li>- under a contract or otherwise, and → in the case of movable property: with the transfer of possession → in the case of real property or a right entered in the property register: with entry in the property register</li> <li>- on the basis of a statute: with entry in the property register</li> <li>- on the basis of a court or regulatory order</li> </ul>	<p>on the basis of a written contract: with entry in the property register</p>
Rights and obligations	<ul style="list-style-type: none"> <li>- using the land;</li> <li>- collecting its benefits;</li> <li>- bearing the costs associated with the maintenance of the land (proportionately with the rate of use)</li> </ul>	<ul style="list-style-type: none"> <li>- possessing</li> <li>- using</li> <li>- exploiting</li> <li>- collecting the benefits of</li> </ul> <p>a thing that is owned by another person</p>	<ul style="list-style-type: none"> <li>- using the property</li> <li>- collecting its benefits;</li> </ul>	<ul style="list-style-type: none"> <li>- constructing / exploiting a building on, or under the surface of, the property                             <ul style="list-style-type: none"> <li>- constructing a building</li> <li>- using a building</li> </ul> </li> <li>- in the case of a completed or existing building:                             <ul style="list-style-type: none"> <li>- possessing and</li> <li>- using the building</li> <li>- collecting its benefits;</li> </ul> </li> </ul>



	LAND USE	USUFRUCT	USE	BUILDING RIGHT
Rights holder	the building's owner	usufructuary	user	the building's owner; consumers may not acquire a building right, with the exception of cases of inheritance
Scope	to the extent necessary in order to exploit the land	in the case of real property: based on the status of the property on the date of the contract (does not apply to extensions to the subject of the usufruct)	<ul style="list-style-type: none"> <li>- if the rights holder is a natural person: to the extent of the needs of the rights holder and their co-habiting family members</li> <li>- if the rights holder is a legal entity: for the purpose stated in the founding document</li> </ul>	applies to the newly built/exploited building and its fittings and fixtures
Length	as long as the building exists	<ul style="list-style-type: none"> <li>- if the rights holder is a natural person: up to their death</li> <li>- if the rights holder is a legal entity: up to 50 years</li> </ul>	<ul style="list-style-type: none"> <li>- if the rights holder is a natural person: up to their death</li> <li>- if the rights holder is a legal entity: up to 50 years</li> </ul>	for a fixed period
Transfer	not permitted	not permitted, but the right to possess, use and collect benefits may be transferred	not permitted	permitted