

# **The concept of changes in the process of regulating the legal status of a real estate property in the aspect of geodetic execution**

## **Abstract**

The process of bringing any real estate property into the adequate and so-called 'fully regulated' legal condition is of extreme importance in real estate property turnover and with great frequency constitutes an indispensable phase in a number of both civil-legal operations as well as procedures of administration or court character. The aforementioned is one of the most complex and most difficult tasks from the scope of real estate property management. What is of key importance in a number of procedures connected to the regulation of the legal condition of real estate property are geodesic works along with all of the information contained within the provisions of the geodesic-legal documentation that attributed to such property. Their proper execution and exploitation requires not only comprehensive knowledge within the field of geodesy and cartography but also formulates a demand for proficiency in resolving of very often complex legal issues.

The hereby PhD treatise undertakes the topic of unregulated legal conditions of real estate property in Poland upon the basis of land plots located within the administration boundaries of the city of Cracow, which constitute the subject of ownership attributed to natural persons. What has been subjected to analysis were first of all the transformations of the law regulating the issue of real estate property in Poland, along with the methods of its documentation along with the mode of determination of its scope in space. The further phase of the thesis elaborates upon the issues connected directly to the definition of "legal condition of a real estate property" followed by the presentation of the basic geodesic-legal issues associated with the regulation of the legal status of a real estate property, including identification of the factors which influence the occurrence of situations of non-regulated legal status of real estate property located upon the territory of Poland along with the presentation of the role of geodesic works and geodesic documentation within the procedures of regulation of the legal status of a real estate property. In accordance with the adopted target of the thesis what has also been performed was the analysis of the chosen procedures of the legal status of real estate property along with the formulation of proposals with regards to the concept of solutions to the observed and classified problems which occur within the area which has been subjected to the research.

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