



Spatial Rights legislation in Israel – a 3D approach

FIG Working Week 2009 –
Eilat, May 3rd-May 8th, 2009





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Existing land legislation:

- * Multistrata
- * Mixed jurisdiction
- * Inclusive
- * *Cuius est soli* + unseverability of ownership
- * Torrens registration



Hic Sunt Leones





Possible concepts:

- * Condominium law
- * Surface parcellation *mutatis mutandis*
- * Objects Registry
- * Spatial Parcelling *ad hoc* legislation





Over-regulation & excessive detail
vs.
loose provisions & inferred principles



- * Spatial parcellation *numerus clausus*?
- * Air parcellation?
- * 3D access rights?
- * Regulation of pre-parcelling stage?
- * Interaction with other types of land properties?
- * Interaction with Planning Law



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Whoever said Land Law is boring?



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Thank you !