



**EFFECTUS**  
University of Applied Sciences



**Erasmus+**

**Professional Undergraduate Study - Finance and Business Law  
Syllabus**

# **Law of Real Property**

This syllabus informs students about the content of the course " Law of Real property," the teaching methodology, student obligations, and the exam format.

## **1. Basic Course Information Course Objectives**

The aim of this course is to develop students' ability to master the fundamental concepts related to property law, to recognize the basic categories and principles of property law, the development of property rights, types of property rights, and the basics of land registry law. This knowledge is especially necessary for working in administrative bodies of the state, commercial companies, land registry departments of courts, public notaries, and law firms, as well as for various legal tasks in the private and public sectors.

Students will become familiar with the fundamental concepts of property law, which will help them gradually acquire the theoretical legal knowledge they can apply in specific practical situations.

Students are expected to develop:

General Competencies:

- Identification of key concepts
- Systematic and meaningful argumentation of viewpoints
- Written and oral expression

Specific Competencies:

- Understanding the system of property law
- Distinguishing and applying sources of property law
- Distinguishing property rights
- Ability to analyze general institutions of property law
- Understanding the land registry system
- Distinguishing land registry entries

## **2. Learning Outcomes**

Learning outcomes represent the knowledge, skills, and competencies acquired by the student upon fulfilling the course requirements and passing the exam in Law of Real property. After completing the course, students will be able to:

- 1. Interpret the fundamental principles of property law and the concept, types, and legal effects of possession.**
- 2. Explain the concept of ownership rights and their limitations.**
- 3. Illustrate the forms of ownership rights.**
- 4. Distinguish between methods of acquiring ownership rights and types of land registry entries.**

5. Interpret the concepts of servitude rights, real burdens, and building rights.
6. Explain the legal nature and significance of mortgage rights.

## 1. Duration and Delivery Method

**Course Title: Property Law (Elective Course)**

**Course Credits: 5 ECTS**

**Course Description:**

The course "Property Law" is an elective course worth 5 ECTS credits. The instruction is delivered through a combination of lectures and practical exercises. The course schedule is published in the digital reference system and on the school's notice board. The course consists of a total of 45 hours, including 30 hours of lectures and 15 hours of practical exercises.

## 2. Instructors and Communication Methods

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## 3. Literature and Other Sources

### **Mandatory Literature:**

- Klarić, P., Vedriš, M.: *Civil Law – XIV. Amended and Supplemented Edition*, Narodne Novine, Zagreb 2014.

### **Supplementary Literature:**

- Gavella, N., Josipović, T., Gliha, I., Belaj, V., Stipković, Z.: *Property Law Volumes 1 and 2*, Narodne Novine, Zagreb 2007.
- Simonetti, P.: *Essays on Property Law*, Faculty of Law, University of Rijeka, 2001.
- Žuvela, M.: *Property Ownership Relations*, Organizator, Zagreb, 2004 or newer edition.
- *Law on Ownership and Other Property Rights*, NN 91/96, 68/98, 137/99, 22/00, 73/00, 129/00, 114/01, 79/06, 141/06, 146/08, 38/09, 153/09, 143/12, 152/14.
- *Land Registry Act*, NN 91/96, 68/98, 137/99, 114/01, 100/04, 107/07, 152/08, 126/10, 55/13, 60/13.

## 4. Code of Conduct

In addition to general rules of proper behavior, students are expected to:

- Actively and attentively follow the lessons
- Arrive to class on time, prepared, and with the necessary materials

During written exams:

- Students may only have writing materials and an identification document with them. No other personal belongings are allowed, especially mobile phones.
- Leaving the room is not permitted.
- Communication with other students in any form is not allowed.

Students and lecturers are also expected to adhere to ethical principles, which require compliance with the following instructions: In order to maintain a high standard of quality and the school's reputation, we would like to emphasize the school's official position on misconduct during exams.

The use of unauthorized materials (cheat sheets) during exams, as well as any form of communication between students, is prohibited and ethically unacceptable. Lecturers are expected to sanction such behavior. To prevent this, students must be reminded before each exam that cheating will not be tolerated. Measures should be taken to prevent cheating, such as instructing students to leave their personal belongings in designated areas (coat racks), spreading students apart, etc. During exams, the use of mobile phones is strictly prohibited, even for calculations! Students must identify themselves with their student ID card during the exam.

If students engage in unacceptable behavior, the materials they used for cheating must be confiscated, the exam must be taken away and annulled, and the student's name and surname recorded.

Lecturers are expected to ensure that exam grades reflect the students' actual knowledge, not their cleverness, as their competencies will ultimately be assessed by the job market, which is crucial for maintaining the school's reputation.

## **5. Activity Calendar**

### **Classes**

Classes are held according to the academic year activity calendar, which is published on the School's website, in the digital student service system, and on the notice board.

### **Deadlines and Submission of Seminar and Other Papers**

Seminar papers and other assignments are to be submitted during the class of the subject lecturer or course leader, or during consultation hours.

## **6. Tips and Recommendations for Students**

As an additional form of support for mastering the material, students are advised to attend consultations at times that will be specified later.

We especially want to emphasize the necessity of continuous independent work, as this will allow you to meet the relatively high exam criteria by taking full advantage of this teaching concept. The material is such that failure to keep up with the ongoing content can seriously hinder a student's ability to follow the further course of instruction. Difficulties in following the material may lead to demotivation and, ultimately, various undesirable outcomes. Therefore, we suggest a serious approach from the very beginning and throughout the entire course.

In case of any uncertainties, problems, or unforeseen situations, we recommend contacting the lecturer and course leader in a timely manner.