

Index

- Abolition of Feudal Tenure etc (Scotland) Act (2000), 198
- absolute ownership, xiv, 6, 99, 188, 195–196, 308
- abuse of property rights, 439–441
- accretions and property rights, 32, 301–302
- acquisition of property, 90
- actual occupation interests, 642–667
- adequate standard of living rights, 126–127
- Administration of Estates Act (1925), 182
- adverse possession of land
- in civil law, 481–482
 - common law and, 300–301, 481–482, 488
 - criminal law and, 494–498
 - effect on titles, 481
 - efficiency arguments, 486–487
 - elimination of state claims, 484–486
 - evolution of, 482–483
 - expiration of moral rights, 484
 - extinguishing of titles by, 483–488
 - extinguishing titles and, 463–464
 - justifications for, 486
 - Land Registration Act (1925), 483, 489
 - Land Registration Act (2002), 483, 487, 489–492
 - lived boundaries and, 487–488
 - meaning of, 492
 - property interests and, 216
 - protecting possessors, 483
 - rejection of requirements, 493–494
 - time impact on psychological attachment, 483–484
- Advisory Opinion on Western Sahara* (ICJ), 385
- African Charter on Human and Peoples' Rights, 129–130
- Agricultural Holdings Act (1948), 679
- Ainsworth* test, 255–259, 386
- airspace above land, 285–287, 293–294
- Alberta Métis Settlement Act (2000), 422
- Alexander, Gregory, 83–84, 133, 432–433
- alienability of property rights and interests, 31–32, 125, 191, 200, 234, 259–261, 308, 320, 389–390, 398
- alienable leases, 230
- Allain, Jean, 373
- allocation of property rights. *See* property rights allocations
- alteration of land register, 663–665
- alternatives to full guarantees in registered land, 601
- American Convention of Human Rights, 30
- American Declaration (1948), 128–129
- animals as legal entities, 373–374
- annexation degree, 304–305
- anthropocentric approach to value, 437
- appropriative labour, 48
- appropriator entitlement, 46–47, 50–52
- appurtenance rights, 232, 521–522, 608
- arbitrary deprivation rights, 126
- arbitrary interference with home rights, 126
- Article 1, Protocol 1 (A1P1) (ECHR). *See also*
- European Convention on Human Rights
 - control of use *vs.* deprivation, 150–153
 - interference justifications, 148–153
 - interpretation of, 143–144
 - introduction to, 142–143
 - material economic consequences, 149–150
 - monetary value and marketability, 146–148
 - nature and origins, 143
 - overview of, 141–157
 - proportionality in, 153–156
 - regulatory licences, 259–261
 - rights of possession, 144–153
- Article 8 of ECHR, right to respect for home, 118, 128, 134, 157–174
- artificial individual property interest holders, 331–335
- artificial legal persons, 123–125
- asset lock, 366–367, 369

- assignment of leases, 672
 assurance and proprietary estoppel, 533
 attachment to land, 243–244
 Australian indigenous peoples property rights
 colonisation effect, 388–389
 extinguishment of, 390
 group differences, 383
 introduction to, 382
 legislative and interpretive criticisms, 392–393
 native title and, 383–384, 389–390
 overview of, 382–393
 terminology, 382
 terra nullius doctrine, 384–385, 388
 Australian Law Reform Committee, 419
 Austrian Civil Code, 439
 autonomy. *See also* individual freedoms
 of co-operatives, 364
 of human body, 310, 335
 individual autonomy, 4, 10
 meaning of possessions in A1P1, 145–148
 private property and, 19–20
 self-interested private property, 328
- Banjul Charter. *See* African Charter on Human
 and Peoples' Rights
- bank mortgage, 12, 27, 33, 600
 bankruptcy, 33, 207, 354–355
 Baron, Jane, 86–87
 beaches, public right to use, 298–299
 Becker, Lawrence, 39, 41
 beneficial interests
 authorised transactions by trustees, 581
 enforceability of, 225–227
 equitable interests, 584–587
 overreaching doctrine, 576–577, 583–584
 property title and, 540–541, 547
 of prospective purchasers, 608
 under trusts, 633, 653–654, 660–662
- beneficiaries of trusts
 duty to consult, 347–348
 nature of, 225
 off-register property interests, 660–662
 overreaching doctrine, 576–577
 overview of, 223, 239
 property interests of, 213
 right to occupy property, 348–349
- benefits of property rights, 4–5, 9–10
 Bentham, Jeremy, 35, 116
 Birks, Peter, 528–529
 Blackstone, William, 185–187
 Boeger, Nina, 337
 bona vacantia property, 206
 bond of attachment, 278
- bottom-up allocation system, 91
 boundaries of registered land, 615–616
 building works, 441–443
 buildings and land property, 304–305
 ‘bundle of sticks’ model, 187–188
 bundling of property, 8–9
 business premises rights, 163–164
 Buyse, Antoine, 158–159
- Cabinet Office Strategy Unit Report “Private
 Action, Public Benefit,” 366
 cadastres vs. registered land, 589–592
 Canadian indigenous peoples property rights
 aboriginal rights, 395–396
 aboriginal title, 395–403
 compelling and substantial government
 objective, 404
 constitutional recognition of, 394–395
 continuity of occupation, 401–404
 duty to consult and accommodate, 404
 exclusivity of occupation, 402
 fiduciary obligation of Crown, 405
 group differences, 383
 infringement of, 403–404
 introduction to, 382
 overview of, 382–383, 394–405
 sufficient occupation, 400–401
 terminology, 382
- categorisation of objects of property interests
 animals and, 282–283
 common treasury resources, 281–282
 home, as distinct category, 277–281
 human bodies and human body parts, 265–266,
 282–283, 306–325
 introduction to, 264
 land interests, 265–266, 283–305
 overview of, 264
 real and personal property, 266–268
 subjective value or function, 274–277
 tangible and intangible personal property,
 268–271
- certainty criterion, 261–262
 certainty of duration of leases rule, 690–692
 Charge Certificate, 610–611
 Charges Register, 609, 652
 charitable trusts, 221, 322, 335–336
 Charity Commissioners, 221
 charity principle, 51–52
 Children Act (1989), 352
 civil law
 adverse possession of land, 481–482
 basis of, 264
 European civil law systems, 17

- civil law (cont.)
 German land title registration system, 602–603
 patrimonies in, 228
 possession rights, 471
 property interest holders, 328
 property ownership and, 192–197
 specific justification and, 42
 trusts and, 196–197, 221, 227–228
- civil order and possession, 468–469
- Civil Partnerships Act (2004), 258
- Claeys, Eric, 48–49, 51
- clarity principle, 113
- clearly defined boundaries in communal property, 71
- club goods, 68
- Co-operative and Community Benefit Societies Act (2014), 368–369
- co-operative property holdings, 363–364
- co-owner property interest holders
 application for sale by co-owner, 351–352
 application for sale by mortgagee/chargee, 352–354
 application for sale by trustee in bankruptcy, 354–355
- community property holders vs., 360
- condominium co-ownership, 355–357
 defined, 338
 dispute resolution between, 349–350
 ending against opposition, 351–355
 forms of, 338–339
 joint tenancy, 338–345
 land in English law, 345–346
 nature of joint tenancy/tenancy in common, 339
 overview of, 338–357
 tenancy in common, 338–345
 trusts of land, 346–350
- Coase, Ronald, 444–445
- collective-choice arrangements in communal property, 71
- collective interests, 8, 41, 323
- collective landlord model of leases, 701–703
- collective ownership, 189, 196
- collectivism in indigenous peoples property rights, 406–411
- colonised peoples. *See* indigenous peoples property rights
- Commentaries on the Laws of England* (Blackstone), 185–187
- commercial non-human legal entities, 2
- commodification and property, 10, 180, 308, 310, 318, 320–321
- common intention constructive trust
 ascertaining actual intentions, 544–546
 changing intentions, 549
- detrimental reliance, 549–550
 establishing intention in, 544–549
 introduction to, 538–543
 overview of, 543–544
 size of share and intentions, 546–548
- common land, 234–235, 520–522
- common law
 adverse possession of land, 300–301, 481–482, 488
 co-owner property interest holders, 338
 conception in property rights allocations, 97
 doctrine of estates, 202
 doctrine of tenure, 204
 land use regulations, 446–448
 obligations under leases, 674–675
 possession rights, 471
 property interest holders, 328
 property ownership and, 196–197
 specific justification and, 42
 test for possession, 401
 traditional categorisation of things, 266–274
 the trust and, 177–178
- Common Law Courts, 208–210
- common pool resources, 20, 68–69, 71
- common treasury resources, 281–282
- Commonhold and Leasehold Reform Act (2002), 356
- Commons Act (2006), 520, 522
- Commons Registration Act (1965), 361–362, 520
- communal/community property
 analysis of institutions, 65–66
 club goods, 68
 co-operatives, 363–364
 co-owners vs., 360
 common pool resources, 68–69
 communities, defined, 20–21
 communities as entities, 21
 defective models of human behaviour, 69–70
 design principles of Elinor Ostrom, 70–72
 grazing rights, 520–521
 human rights and, 123–125
 incorporation of communities, 364–366
 introduction to, 20, 43, 54, 65
 legislative acts and, 361–363
 multi-unit leasehold developments, 363
 non-possessory land use rights, 234–236
 off-register property interests, 654–656
 open access vs. public, 21–22
 oversimplification of organisational forms, 66–67
 oversimplification of resource categorisation, 68–69
 overview of, 20–22, 359

- private goods/public goods dichotomy, 68
- property interest holders, 358–369
- property rights among herders, 64–65
- recreation rights, 522–526
- rights of common, 362–363
- shaping of, 84
- town and village greens rights, 235, 362, 522–526
- community benefit societies, 368–369
- community interest companies (CICs), 366–368
- Companies (Audit, Investigations and Community Enterprise) Act (2004), 366
- Companies Act (2006), 336, 365–366
- conception and justification of property
 - analytical approaches, 42–43
 - fundamental questions about, 39–42
 - indigenous peoples property rights, 414
 - property rights and, 39–40
 - reasons for property, 38
- conditional (contingent) fee, 201
- condominium co-ownership, 355–357
- conflict resolution in communal property, 71
- connection with nature, 437–438
- conscious creationism and the *numerus clausus*, 256
- Constitution Act of Canada (1962), 421
- constitutional expression of inherent obligations, 432
- constitutional human rights, 125
- constitutive registration of title, 617
- constructive notice, 565–572
- constructive trusts, 219, 222, 530–543. *See also*
 - common intention constructive trust
- Consultative Assembly of the Council of Europe, 120
- contemporary property theory, 81
- continuity of occupation, 401–404
- contracts, leases as, 677–678
- control in property rights allocations, 96–97
- control of use vs. deprivation (A1P1), 150–153
- copyhold tenure, 200
- corporate dissolution, 206
- corporate entities, 2, 124, 185, 235, 359
- corporations as property interest holders, 336–338
- Countryside and Rights of Way Act (2000), 236, 520
- Court of Chancery, 209
- court order of changes to registered land, 663
- Courts of Equity, 213–214
- covenant enforcement between successor lessors and lessees, 676–677
- creators and property rights allocations, 97–100
- Criminal Law Act (1977), 478–479
- criminal law and adverse possession of land, 494–498
- criminal liability and possession rights, 479
- crown ownership, 291–292, 389
- cultural identity, 122, 411–413, 424, 426
- customary resource use, 121–122
- customary rules and institutions, 414–415
- customary use and control, legitimising, 107
- Dagan, Hanoch, 48, 99–100
- database managers, 270–271
- Davidson, Nestor, 280–281
- Davies, Margaret, 281, 330–331, 372
- de facto family property, 358
- dead bodies as property prohibitions, 306–307
- debt-bondage, 373
- deeds registration, 593–594
- defective models of human behaviour, 69–70
- degree of annexation, 304–305
- deliberate exclusion of off-register property interests, 651–654
- democratic membership control of co-operatives, 364
- democratically elected governmental decisions, 154
- Demsetz, Harold, 54, 63–65. *See also* property rights among herders
- design principles of communal property (Ostrom), 70–72
- detrimental reliance, 533–534, 549–550
- development of land, 442
- Dickenson, Donna, 321–322
- dishonest transactions by trustees, 582–583
- dispute resolution between co-owners, 349–350
- distribution of property, 10–12, 90, 103, 105–106, 108–109, 111, 122–123
- distributive effect of human rights, 122–123
- doctrine of estates, 197, 200, 202–204, 513
- doctrine of notice, 554–555, 564–572, 635
- Doctrine of Right* (Kant), 74–75
- doctrine of tenure, 204
- documentary intangibles, 272–273
- domesticated animals categorisation, 282–283
- dominant tenement, 232, 504–505
- duty of attentiveness, 433–434
- duty of property, 26
- duty to consult, 347–348, 404
- dynamic security in registered land, 601
- easements
 - appurtenance rights, 521–522
 - common land rights distinguished from, 234–235, 520–522
 - communal grazing rights distinguished from, 520–521

- easements (cont.)
- dominant tenement, 504–505
 - duration of, 513
 - express or implied grant/reservation of, 514–515
 - fencing easements, 512–513
 - function of, 502–503
 - law reform proposals, 518
 - modification of, 513–514
 - nature of, 503
 - negative easements, 511
 - non-possessory land use rights, 502–515
 - off-register property interests, 659–660
 - positive obligations, 518–519
 - profits and, 519
 - property interests and, 233
 - recognized categories of, 510–511
 - recreational easements, 507–510, 522–526
 - requirements of, 503–510
 - restrictive covenants, 515–519
 - statutory restrictions, 525–526
 - subject matter of grant, 506–507
 - user ‘as of right,’ 523–525
- economic policy making, 446
- economic purposes of land trusts, 578–580
- economic theory, 55–56, 85, 332–333
- economics and property law
- externalities and, 59–60
 - free-riders and hold-outs, 58–59
 - markets and, 55–56
 - ‘prisoner’s dilemma’ and, 60
 - public goods, rivalrousness, and excludability, 56–57
 - rational maximisation of self-interest, 54–55
 - relationship between, 54
 - transaction costs, 57–58
 - values and, 73
- economisation of life, 321–322
- electronic conveyancing and registered land, 626–627
- electronic land register, 609
- embodiment of will, 80
- Emerich, Yaëll, 339
- endowment effect, 469–471
- enforceability of property rights and interests
- constructive notice, 566–570
 - with constructive trust, 644–647
 - distinctive features of, 554–555
 - doctrine of notice, 565–571
 - equitable principles, barring, 642–644
 - equitable principles, modifying, 575–576
 - general principles governing, 552–557
 - generally, 243–244, 253–254
 - good faith, value and notice, 553–554
 - good faith and, 570–571
 - importance of, 555
 - introduction to, 31
 - later registered proprietors, 627–628
 - legal vs. equitable interests, 554
 - nemo dat* principle, 553, 557–563
 - notice, defined, 565–566
 - overreaching doctrine, 554–555, 575–576
 - policy objectives, 555–557
 - prior tempore* (first in time) principle, 572–575
 - priority of, 572–575
 - pro-purchaser rule, 571–572
 - problems with, 563
 - publicity principle, 552–553
 - purchaser for value of a legal interest, 564–565
 - registered land modifications, 555
 - rules governing, 564–565
- English long leasehold model, 697–701
- Enlightenment and human rights, 117–157
- entities holding rights in themselves, 373–376
- entitlements
- appropriator entitlement, 46–47, 50–52
 - duty of attentiveness, 433–434
 - immunity as an entitlement (Hohfeld), 25–27
 - imposing externalities on neighbours, 444–445
 - land use regulations, 444–445
 - legal entitlements, 25–27
 - power as an entitlement (Hohfeld), 25–27, 84
- environmental benefits, 9–10
- environmental property holdings, 374–376
- environmentally sensitive resource management, 94, 425
- environmentally significant land usages, 122
- Epstein, Richard, 249, 484–485
- equal opportunity property allocation, 92
- equitable property interests, 177–239, 584–587, 626. *See also* legal and equitable property interests
- equity of redemption, 210–215
- erosion of foreshore, 298–299, 301–302
- escheating land to the crown, 205–207
- estate, defined, 201–203
- estate contracts, 210–212
- estoppel rights, 216, 239, 647–648. *See also* proprietary estoppel
- EU Common Agricultural Policy, 438
- European civil law systems, 17
- European Convention on Human Rights (ECHR). *See also* Article 1, Protocol 1 (A1P1); right to respect for home
- Article 8 of ECHR, right to respect for home, 118, 128, 134, 157–174
- co-owner property interest holders, 354

- human rights and, 118–121, 127–128, 136–142
 individual freedoms, 330
 limitation on state action, 246–247
 periodic tenancy and, 689–690
 pre-existing property rights, 600
 public authorities and, 137–140
 regulatory licences, 236, 259–261
 right to respect for home under, 157–174
 violation of rights, 136–137
- European Court of Human Rights (ECtHR), 121, 127, 140–141
- European Union Carbon Emission Allowances (EUAs), 258–259
- eviction and home rights under Family Law Act 1996, 165–172
- exclusion
 indigenous peoples property rights, 413–414
 ownership model of, 187–188
 property and, 2–3, 7–8, 82, 110
 property law and, 56–57
 in property rights allocations, 96–97
 spaces and property, 110
 use rights vs., 29
- express contractual terms of leases, 675–676
- expressly created trusts, 221
- externalities and property law, 59–60
- extinguishment of Australia indigenous peoples property rights, 390
- factual possession, 462, 464–465, 471–475
- families as property interest holders, 357–358
- Family Law Act (1996), 234, 358
- family property, 19–20, 328, 338, 357–358, 543
- federal states property rights systems, 378–379
- fee simple estate, 201–202, 265
- fee tail, 201
- fencing easements, 512–513
- Fennell, Lee-Anne, 111–112, 487
- feudalism
 abolition of, 193, 700
 land tenure as, 181, 197–200
 legal systems and, 183
 property ownership and, 85, 177, 204–205, 338–339
- fiduciary duty, 309, 371, 405
- Financial Conduct Authority (FCA), 364, 368
- first come, first served property rights allocations, 91–95
- first registration of title, 623–624
- fixed-term tenancies, 691
- fixtures and land, 304–305
- fluctuating assets, 262
- flying freeholds, 293–294
- foreshore
 accretion of, 301–302
 changing boundaries, 302–304
 erosion of, 298–299, 301–302
 property interests in, 299–300
 recreational rights and, 299–304
 shifting boundaries, 301–304
- forest governance studies, 67
- formalities, role of, 216–217
- four unities of joint tenancy, 342–343
- fragmented ownership, 189
- fraud prevention with registered land, 597–598
- fraudulent transactions by trustees, 581–583
- free market principles, 196
- free-riders and property law, 58–59
- freedoms and property rights, 24–27, 75–77
- freehold ownership
 in England and Wales, 197, 200–204, 339
 flying freeholds, 293–294
 foreshore, 300
 property interests and, 230–231
 registered land and, 604–606, 608–609
- French Civil Code, 193, 439
- fundamental universal values and human rights, 116–117
- future enjoyment of land, 202
- general boundaries of registered land, 615–616
- German Civil Code, 193, 269
- German Constitution, 158, 432–433
- German Constitutional Court, 149–150
- German constitutional protection, 130–133
- German Federal Hunting Act, 149
- German land title registration system, 602–603, 611–612, 618
- good faith, 553–554, 570–571, 628–629
- Goymour, Amy, 621–622, 658
- graduated sanctions in communal property, 71
- grant of possession, 679
- Greasley, Kate, 318
- Gretton, George L., 228, 619, 664–665
- Griffin, James, 117, 126–127, 129
- Hardin, Garrett, 54, 60–64, 519. *See also* population control argument
- Hegel, Georg Wilhelm Friedrich, 43, 78–81
- herder property rights. *See* Demsetz, Harold
- Herring, Jonathan, 319
- Hickey, Robin, 658
- hidden dealings in off-register property interests, 653
- highway rights-of-way, 9, 236, 295–298
- historically significant land usages, 122

- Hohfeld, Wesley Newcomb, 2, 24–29, 65, 186–187, 244, 369, 373–374, 440
- hold-outs and property law, 58–59
- Holmes, Oliver Wendell, 469
- home, as distinct category, 277–281
- home protection in German constitution, 130
- Honoré, A.H., 188–193, 196–197
- horizontal divisions of land, 293–298
- horizontal effect of ECHR, 172–174
- horizontal relationships in leases, 703
- Howe, Helena, 436–439
- human behaviour, defective models of, 69–70
- human bodies and human body parts
- categorisation of, 306–325
 - as commons, 321–323
 - dead bodies as property prohibitions, 306–307
 - general principle and, 311–314
 - individual property interest holders, 329
 - no-property principle, 308–310, 314–317
 - as person *vs.* property, 323–324
 - prohibition against property rights in, 306–308
 - property interests, 265–266
 - property or regulation, 317–321
 - self-ownership prohibitions, 307–308
 - slavery prohibitions, 306
 - as *sui generis*, 324–325
 - work and skill exception, 310–311
- human dignity, 308, 310
- human endeavor and property, 5–6
- Human Fertilisation and Embryology Act (1990), 314–315, 317
- human individual property interest holders, 331–335
- human rights
- adequate standard of living, 126–127
 - arbitrary deprivation rights, 126
 - arbitrary interference with home, 126
 - basis of, 123–125
 - distributive effect of, 122–123
 - ECHR conflicts, 141–142
 - fundamental universal values, 116–117
 - German constitutional protection, 130–133
 - historically or environmentally significant land usages, 122
 - indigenous land rights, 121–122
 - individual freedoms, 330–331
 - international, regional and constitutional, 125
 - international human rights, 125, 135–136
 - legal recognition of customary resource use, 121–122
 - by possession or long use, 121
 - private property rights, 123
 - property and, 118–125
 - property ownership and, 118–119
 - property rights and, 117–118
 - proportionality considerations in, 153–156
 - protection of property, 118–119, 156–157
 - public authorities and, 137–140
 - regional instruments, 127–130
 - to restitution of property, 121
 - South African constitutional protection, 133–135
 - to specified resource, 120
 - US constitutional protection, 132–133
 - violation of, 136–137
 - water rights, 135–136
- Human Rights Act (1998), 117–118, 127, 136–137, 246–247
- human rights protection, 34
- Human Tissue Act (2004), 314–315, 317
- Hume, David, 90, 107–109
- hybrid property model, 322
- hybrid public authorities, 138
- idiosyncratic rights, 252
- immunity as entitlement (Hohfeld), 25–27
- income and property rights (Honoré), 32
- incomplete formalities, 217–219
- incorporated communities property interest holders, 334–335
- incorporation of communities, 364–366
- incorporeal hereditaments, 267
- indemnity and registered land, 665–666
- independence of co-operatives, 364
- indigenous land rights, 121–122
- Indigenous Land Use Agreements (ILUAs), 392
- indigenous people, defined, 424
- indigenous peoples property rights
- in Australia, 382–393
 - burden of proof, 419
 - in Canada, 382–383, 394–405
 - characteristics of, 405–406
 - collectivism and individualism, 406–411
 - cultural identity, 411–413
 - customary rules and institutions, 414–415
 - environmentally sensitive resource management, 425
 - exclusion and sharing, 413–414
 - indigenous people, defined, 424
 - individual rights by status, 411
 - intergenerational group holdings, 410–411
 - international law protection, 422–427
 - issues over, 380–381
 - land registration, 421–422
 - length and cost of proceedings, 418–419
 - minority culture protection, 426

- multiple property rights systems, 380–393, 419–420
- national and international values, 421
- needing to prove, 415–419
- obligations and responsibilities in, 436
- oral culture, 415–417
- organisational structure of community, 407–410
- past oppression and discrimination, 424
- personhood claims on resources, 425–426
- physical evidence, lack of, 417
- prior occupancy, 425
- problems of recognition, 405–422
- purchases and treaties, 417–418
- reasons for special claims, 424–427
- recognition of, 381–382
- redressing wrongs, 426–427
- relationships between people, 411–414
- responsibility for territory, 407
- individual autonomy, 4, 10
- individual freedoms, 77, 330, 335. *See also* autonomy
- individual property interest holders
 - corporations as, 336–338
 - defined, 329
 - human vs. artificial, 331–335
 - incorporated communities, 334–335
 - large commercial companies, 331–334
 - non-beneficial and limited purpose holdings, 335–338
 - overview of, 329–338
 - personhood and, 329–331
 - public enterprises, 334–335
 - small commercial companies, 334
 - trustees as, 335–336
- individual rights by status, 411
- individualism in indigenous peoples property rights, 406–411
- inequality and property, 109
- inflexibility objection to *numerus clausus* of property interests, 247–249
- informal acquisition of property interests
 - formal requirements for, 530–531
 - justifications for, 528–530
 - proprietary estoppel, 531–538
 - resulting and constructive trusts, 538–550
- information theory, 82–83, 87
- Infrastructure Act (2015), 290
- insolvency and property rights, 32–33, 245–246, 475–477
- institution of property, 23
- intangible personal property
 - common law categories of, 273–274
 - documentary intangibles, 272–273
 - introduction to, 6–7
 - new categories of, 273
 - tangible personal property vs., 268–271
 - things in action, 271–272
 - traditional categories of, 271–273
- intellectual property rights, 89, 98–100
- intentional physical control and possession, 80, 230, 465
- Inter-American Commission on Human Rights, 128–129
- interdependent living leases, 696–697
- intergenerational group holdings, 410–411
- International Court of Justice (ICJ), 385
- International Covenant on Civil and Political Rights, 126
- International Covenant on Economic, Social and Cultural Rights, 126
- International Federation of Surveyors (FIG), 591–592, 594–595
- international human rights, 125, 135–136
- intestate deaths, 206
- inventors and property rights allocations, 97–100
- involuntary absences from home, human rights, 159–161
- Italian Civil Code, 439
- Jennings Report (1958), 360–361
- joint tenancy
 - advantages/disadvantages of, 343–344
 - characteristics of, 339–343
 - as co-ownership, 338–345
 - four unities of, 342–343
 - identification of, 344–345
 - nature of, 339
 - severance and, 340–342
 - size of shares, 339
 - survivorship and, 341
 - transmissibility of shares, 340
 - unity of interest, 343
 - unity of possession, 342–343
 - unity of time, 343
 - unity of title, 343
- justice-in-holding principle, 90–91, 102–103, 105–106
- Kant, Immanuel, 43, 74–77, 307
- labour, defined (Locke), 47–48
- labour-desert justification (Locke)
 - alternatives to, 89–91
 - appropriator entitlement, 46–47
 - charity principle and, 51–52
 - labour, defined, 47–48

- labour-desert justification (Locke) (cont.)
 labour theory of value, 45–46
 limitations of, 49–51
 overview of, 42–47
 political appeal of, 52–53
 practical difficulties, 47–49
 property rights allocations, 98
 self-ownership, 44–45
 spoilation proviso, 49–50
 sufficiency proviso, 50–51
- labour theory of value (Locke), 45–46
- land as object of property interests
 airspace above, 285–287, 293–294
 buildings and fixtures, 304–305
 categorisation of property interests, 265–266,
 283–305
 crown ownership, 291–292
 defined, 283–284
 flying freeholds, 293–294
 foreshore recreational rights, 299–304
 German approach to, 291
 highway rights-of-way, 295–298
 horizontal and vertical segments, 293–298
 Infrastructure Act, 290
 introduction to, 8–9, 15
 lower boundary of, 287–290
 multi-storey blocks, 294–295
 registered land, 587–588
 shores, beaches and foreshore, 299–304
 subsurface land, 291–293
 three dimensional space of, 284
 unpropertised water, 292–293
 unregistered land, 558–559
 upper boundary of, 285–287
- Land Certificate, 610–611
- Land Charges Act (1925), 182
- Land Charges Act (1972), 182, 571
- Land Charges Register, 609, 652
- land ownership in England and Wales
 bankruptcy and liquidation, 207
 co-owner property interest holders, 345–346
 corporate dissolution, 206
 Crown's interest in land, 198–200
 defined, 283–284
 estate, defined, 201–203
 evolution of, 197–198
 freehold ownership, 197, 200–204
 intestate deaths, 206
 leases and, 204
 modern land ownership, 203
 nature and function of, 204–205
 overview of, 197–207
 ownerless land, 205–207
 registered land and overreaching doctrine, 587
 tenure, defined, 200
- Land Registration (Scotland) Act (1979), 603–604
- Land Registration (Scotland) Act (1997), 619
- Land Registration (Scotland) Act (2012), 603–604,
 665
- Land Registration Act (1925), 181–182, 483, 489,
 598–599, 659
- Land Registration Act (1988), 611
- Land Registration Act (2002), 212, 483, 487, 489–492,
 582, 589, 599, 604–616, 619–623, 626–644
- Land Registration for the Twenty-first Century:
 A Conveyancing Revolution* (Law Com 271),
 489, 649
- Land Registry links with information sources, 651
- land rights registers vs. cadastres, 589–592
- Land title registers, 611–612
- Land Transfer Act (1879), 613
- land use regulations
 common law solution, 446–448
 enforceable by private citizens, 443–444
 entitlements to impose externalities on
 neighbours, 444–445
 limitations on, 441–458
 planning regulation, 441–443
 private nuisance, 443–444, 447–452, 457–458
 public regulation, 441
 reasonableness principle in nuisance, 452–457
 trespass and, 443–444, 447–448
- Lapp Commission, 416
- large commercial companies property interest
 holders, 331–334
- last occupancy in property rights allocations,
 106–107
- Law Commission and HM Land Registry, 649
- Law Commission of England and Wales (2005),
 198, 630–631
- Law of Property (Miscellaneous Provisions) Act
 (1989), 530–550
- Law of Property Act (1922), 181
- Law of Property Act (1925), 181, 204, 210, 214,
 220, 342, 357–358, 530–531, 580–581, 692
- lease-license distinction, 679–682
- leasehold ownership
 complexity of, 700–701
 as depreciating asset, 699
 drawbacks of, 699–701
 exploitation vulnerability, 699–700
 leases as, 698
 traditional English long model, 697–701
- leases
 assignment of, 672
 certainty of duration rule, 690–692

- collective landlord model, 701–703
- common law obligations, 674–675
- complexity of, 703
- covenant enforcements against successors, 676–677
- defined, 670–672
- duration of, 687–690
- exceptional cases of possessory licenses, 682–683
- express contractual terms of, 675–676
- as grant of possession, 679
- horizontal relationships, 703
- interdependent living and working spaces, 696–697
- justifications for certainty of duration, 694–696
- land ownership and, 204
- lease-license distinction, 679–682
- 'lease' where grantor has no property interest, 684–687
- as ownership substitutes, 696–703
- periodic tenancy, 688–690, 692
- as property interests and contracts, 677–678
- property relationship source, 674
- rent and other payments under, 671–672
- requirements for validity, 679–696
- separate sharer agreements, 684
- sharing with grantor or others, 683–684
- sources of terms of, 674–676
- statute source of terms, 675
- subletting, 670–671
- tenancy at sufferance, 690
- tenancy at will, 690, 692
- tenancy for fixed period, 687–688
- uses in England and Wales, 672–673
- vertical relationships, 702–703
- voiding lease for uncertainty of duration, 692–694
- Legal Aid Sentencing and Punishment of Offenders Act 2012 (LASPOA), 479, 495–497
- legal and equitable property interests
 - beneficiary under a trust, 213
 - constructive trust relationship, 219
 - differences between, 207–208
 - different kinds of, 210
 - equitable property interests, 177–239, 584–587
 - estate contracts, 210–212
 - historical background, 208–210
 - incomplete formalities, 217–219
 - interests arising by implication, prescription or adverse possession, 216
 - mortgagor's equity of redemption, 210–215
 - options to purchase, 212–213
 - overview of, 207–220
 - property interest in the wrong hands, 219–220
 - restrictive covenant, 213–214
 - rights of pre-emption, 212–213, 246
 - role of formalities, 216–217
- legal property interests. *See* property interests
- legal recognition of customary resource use, 121–122
- legitimacy of property holdings, 103–106
- legitimate expectation, 147
- legitimising customary use and control, 107
- liability (Hohfeld), 25–27
- liberal concept of ownership, 188–190
- libertarian objection in *numerus clausus* of property interests, 249
- limitations on property
 - abuse of rights, 439–441
 - constitutional expression of inherent obligations, 432
 - defined, 374
 - duty of attentiveness, 433–434
 - inherent obligations, 432–441
 - land use regulations, 441–458
 - obligations and responsibilities in indigenous land rights, 436
 - progressive property concept, 432–434
 - property interest holders, 431–432
 - social obligation norm, 432–433
 - stewardship and, 434–436
 - Wild Law of property, 436–439
- limited liability companies, 336, 368
- limited purpose holdings, 335–338
- liquidation and land ownership in England and Wales, 207
- Local Land Charges Act (1975), 651–652
- Localism Act (2011), 365
- Locke, John, 43–53, 89–91, 111, 113, 486. *See also* labour-desert justification
- long leasehold model, 697–701
- long-use acquisitions, 104, 121
- loss aversion, 470
- Lu Xu, 356–357
- Lucy, William, 434–435
- mapping registered land, 615–616
- margin of appreciation, human rights, 154
- marginalisation of off-register property interests, 654
- Marine and Coastal Access Act (2009), 236
- market economy, 55–56, 599
- Marriage (Same Sex Couples) Act (2013), 258
- Martinez Cobo, José R, 424
- Marx, Karl, 54
- material economic consequences test, 149–150
- Matrimonial Homes Act (1967), 258

- matrimonial property, 357–358
 Mattei, Ugo, 486–487
 McCarthy, Frankie, 119–120
 McGlashan, Derek J., 299
 member economic participation of co-operatives, 364
 mere equities, 215–216, 239
 Merrill, Thomas, 252–255
 Mill, John Stuart, 483–485
 minority culture protection, 426
 mission-driven/-led businesses, 337
 Mitchell, Catherine, 434–435
 mixed property rights systems, 183–184
 modern land ownership, 203
 money and *nemo dat* principle, 561–562
 monitoring in communal property, 71
 mortgagor's equity of redemption, 210–215
 multi-storey residential blocks, 294–295
 multi-unit leasehold developments, 363
 multiple homes, human right to, 161
 multiple property rights systems
 culturally distinct groups, 379
 federal states, 378–379
 indigenous peoples and, 97, 359, 380–393, 419–420
 interest holders, 2
 post-colonial states, 379–380
 state authority and, 378–380
 mutual recognition and private property, 80–81

 national licensing of resource exploitation, 100–102
 National Native Title Tribunal, Australia, 391–392
 National Planning Policy Framework (2018), 442
 National Trust, 337
 Native Title Act (1993), Australia, 390–392, 419
 native title content, 389–390
 natural law, 117, 145, 331
 natural resources, 46, 49–52
 negative easements, 511
nemo dat principle
 enforceability of property rights and interests, 553, 557–563
 enforceability problems and, 563
 exceptions to, 558–563
 money and, 561–562
 overview of, 557–558
 registered land, 587–588
 in relation to goods, 560–561
 unregistered land, 558–559
 nested enterprises in communal property, 72
 no-property principle, 308–310, 314–317
 non-beneficial purpose property holdings, 335–338
 non-occupying beneficiaries, 661
 non-ownership property interests, 27
 non-possessory land use rights
 benefit to neighboring land/locality, 501–502
 easements and, 502–515
 legal protections, 369
 positive obligations burden, 502
 possessory land use rights vs., 500
 property interests, 231–236
 restrictive covenants, 214
 rights of common, 234–235, 362–363, 520–522
 town and village green rights, 361
 types of, 501
 non-property rights, 3, 30–34, 244
 Nordic Sami Convention, 427
 notice, doctrine of, 565–571
 Nozick, Robert, 45, 47–49, 51, 90, 102–103, 105–106
numerus clausus
 application to interests in land, 243–244
 certainty criterion for entry on list, 261–262
 conscious creationism and new property interests, 256
 in England and Wales, 254–262
 essential characteristics of property interests, 255–259
 fluctuating assets, 262
 importance of property/personal interest distinction, 243–247
 inflexibility objection, 247–249
 insolvency priority of interests categorised as property interests, 245–246
 introduction to, 16, 34, 83, 241
 justifications for, 251–254
 justifications for prohibiting new types, 247
 libertarian objection, 249
 objections to, 247–251
 optimal standardisation, 252–254
 overview of, 241–258
 property interests in mixtures and substitute assets, 245
 regulatory licences, 236, 259–261
 strict approach to, 254–256
 territorial certainty, 261–262
 Typenzwang and *Typenfixierung* types, 242–243
 unitary theory of ownership and, 251–252

 objects of property interests. *See* categorisation of objects of property interests
 occupancy rights, 397–398
 occupying beneficiaries, 661–662
 off-register property interests
 beneficial interests under trusts, 660–662
 communal and public property rights, 654–656

- deliberate exclusion, 651–654
- easements and profits, 659–660
- existence of, 649–650
- hidden dealings, 653
- increasing beneficiary protection, 662
- land registry links with other agencies, 651
- local land charges, 651–652
- marginalisation, 654
- non-occupying beneficiaries, 661
- occupying beneficiaries, 661–662
- public participation in land development policy, 652–653
- public property rights, 652
- public registers, links between, 651–652
- relative titles from adverse possession, 657–659
- short leases, 656–657
- vulnerability of, 653–654
- Office of the Regulator of Community Interest Companies, 366
- Open Access Land under the Countryside and Rights of Way Act (2000), 655
- open access property, 21–22
- open membership co-operatives, 364
- operation of law, trusts by, 222
- opposition to ending co-ownership, 351–355
- optimal standardisation, 252–254
- options to purchase, 212–213
- oral culture, 415–417
- Organisation of American States, 128
- Ostrom, Elinor, 43, 54, 65–72, 359, 519. *See also* communal/community property
- Otsuka, Michael, 111
- Overreaching, doctrine of
 - beneficial interests and, 583–584
 - confusion over, 578
 - defined, 576
 - enforceability of property rights and interests, 554–555, 575–576
 - equitable interests outside of trusts, 584–587
 - original intent of, 576–577
 - registered land and, 587
 - social and economic purposes of land trusts, 578–580
 - statutory framework of, 580–581
 - trusts and, 226–227
 - unauthorized transactions by trustees, 581–583
- overriding interests in registered land system
 - constructive trusts and, 645, 647
 - easements and profits, 659–660
 - interests of adverse possessors, 659
 - introduction to, 621, 624, 628
 - LRA 2002 provisions about, 629, 632
 - marginalisation and, 654
 - non-copy beneficiaries, 661
 - non-registrable leases, 657
 - occupying beneficiaries, 662
 - overview of, 630–632
 - of persons in actual occupation, 642–667
 - oversimplification of organisational forms, 66–67
 - oversimplification of resource categorisation, 68–69
 - ownerless land, 205–207
 - ownership of property. *See* property ownership
 - Paine, Thomas, 112–113
 - particular justification of property rights, 39
 - patrimonies in civil law, 228
 - Peñalver, Eduardo, 84
 - periodic tenancy, 688–690, 692
 - person-object distinction in property interest, 372–376
 - personal liability in tort, 648–649
 - personal property
 - home, as distinct category, 277–281
 - real property vs., 266–268
 - subjective value or function, 274–277
 - tangible and intangible, 268–271
 - personal rights vs. property rights, 196, 242
 - personhood theory (Radin)
 - claims on indigenous resources and, 425–426
 - human rights and, 123–125
 - individual property interest holders, 329–331
 - overview of, 274–278, 280–281
 - possession rights and, 469–471
 - Pigou, Arthur, 444
 - planning land use regulation, 441–443
 - political appeal of labour-desert justification, 52–53
 - positive obligations, 119, 294–295, 373–374, 502, 518–519, 645–647
 - Posner, Richard, 55
 - possession, 500. *See also* adverse possession of land; non-possessionary land use rights
 - civil order and peace, 468–469
 - in common and civil law, 471
 - criminal liability and, 479
 - effect of time on, 471
 - in England and Wales, 471–474
 - European Convention on Human Rights, 144–153
 - exceptional cases, 682–683
 - factual possession, 462, 464–465, 471–475
 - grant of possession, 679
 - home rights, 168–172
 - intangibles and, 475–477
 - intentional physical control, 80, 230, 465

- possession, (cont.)
 justifications for, 465–471
 lawful protection of, 464, 478
 lease-license distinction in, 679–682
 leases and, 230, 679
 non-possessory interests, 231
 as origin of property, 464–465
 ownership and, 474–475
 personhood and, 469–471
 principles or, in English law, 462–464
 property rights and interests as, 96–97, 229–231, 460–461
 as proprietary concept, 477
 as proxy for ownership, 465–467
 by public authorities, 171–172
 publicity principle and, 467–468
 relative titles and adverse possession, 657–659
 relativity of title, 462–463
 self-help remedies and, 478–479
 social norms and, 469
 squatting and, 479
 title and English law, 461–462
 unity of possession, 342–343
 use and, 231
- post-colonial states property rights systems, 379–380
- power as entitlement (Honoré), 25–27, 84
- pre-emption rights, 212–213, 246
- pre-existing property rights, 600
- present enjoyment of land, 202
- principle of publicity, 467–468, 552–553, 596–597
The Principles of Psychology (James), 372
- prior occupancy in property rights allocations, 106–107
- prior tempore* (first in time) principle, 572–575
- ‘prisoner’s dilemma’ and property law, 60, 64
- private-communal right hybrid, 66–67
- private goods/public goods dichotomy, 68
- private nuisance
 claimant coming to, 456–457
 damage as requirement, 457–458
 give and take, 454
 land use regulations, 443–444, 447–452, 457–458
 locality and, 454–455
 planning permission and, 455–456
 reasonableness principle, 452–457
 unusual sensitivity, 453
- private ownership, 5, 176–177, 189, 241, 292
- private property
 contemporary property theory, 81
 embodiment of will, 80
 human/non-human owners, 18–19
 human rights and, 123
 introduction to, 17–18, 43, 78
 labour-desert justification for, 42–47
 mutual recognition, 80–81
 overview of, 18–20, 78
 property ownership benefits, 78–80
 self-interest, 19, 328
- private resource-sharing arrangements, 249–251
- private sector providers and public authorities, 140
- private trust characteristics, 222–224
- privileges of property, 26
- privity of contract/estate, leases, 676
- pro-purchaser rule, doctrine of notice, 571–572
- probative registration of title, 617
- problem of proof in property rights allocations, 105
- productive labour (Locke), 48
- productiveness of natural resources, 46
- profits, profits à prendre, 233, 519, 659–660
- progressive property concept, 83–86, 432–434
- propertisation alternatives, 16–17
- property. *See also* conception and justification of property; limitations on property; private property; public property
 allocation and distribution, 10–12
 bundling of, 8–9
 commodification and, 10, 180, 308, 310, 318, 320–321
 defined, 1–2, 35–36, 132, 552
 distribution of, 10–12, 90, 103, 105–106, 108–109, 111, 122–123
 economics and values, 73
 environmental benefits, 9–10
 as essential for human flourishing, 74
 exclusion and, 2–3, 7–8, 82, 110
 family property, 19–20, 328, 338, 357–358, 543
 function of, 86–87
 human endeavor and, 5–6
 human rights and, 118–125
 inequality and, 109
 information theory, 82–83, 87
 institution of, 23
 as institution outside law, 34–35
 intangible property, 6–7
 land and buildings, 8–9
 as product of law, 35
 Progressive Property Statement, 83–86
 protection of, 118–119, 130–132, 156–157
 questioning classical analysis, 5
 real property, 112, 255–256, 266–268, 330, 396
 reasons for, 3–4
 relationship, source of lease terms, 674
 as relationships, 27–30

- as rights or interests, 24
 - rights vs. interests, 2
 - scarcity, rivalrousness, and excludability, 7–8
 - as social obligation, 30
 - society and, 72–73
 - terminology, 23
 - as things, 23–24
 - three-dimensional space, 9
 - ‘Property and Personhood’ (Radin), 81, 275
 - property developers, 517
 - property interest holders. *See also* individual
 - property interest holders
 - co-owners, 338–357
 - communities, 358–369
 - families, 357–358
 - introduction to, 327–328
 - limitations on property, 431–432
 - objects of property, 373–376
 - person-object distinction, 372–376
 - public as, 369–370
 - slavery and, 372–373
 - state as, 370–371
 - property interests. *See also* categorisation of objects
 - of property interests; informal acquisition of
 - property interests; legal and equitable
 - property interests; *numerus clausus*; off-register property interests; property rights
 - adverse possession of land, 216
 - alienability of, 31–32, 125, 191, 200, 234, 259–261, 308, 320, 389–390, 398
 - defined, 24
 - easements, 233
 - enforceability of, 31, 627–628
 - equitable property interests, 177–239, 584–587, 626
 - foreshore, 299–300
 - freehold ownership, 230–231
 - holders of, 229
 - kinds of, 40–41
 - leases and, 677–678
 - non-property interests vs., 30–34
 - overview of, 178–183, 229–239
 - ownership, proving provenance, 104
 - possession rights and, 145–146, 229–231
 - profits as, 233
 - property ownership and, 176–177
 - property rights vs., 2, 27, 238
 - public non-possessory land use rights, 236
 - registered land, protection by notice, 606–607
 - regulatory licences as, 236
 - restrictive covenants, 233–234
 - rights of common, 234–235
 - security interests, 237
 - statutory use rights, 234
 - tenant rights in common spaces, 235–236
 - town and village green rights, 235
 - transmissibility and, 31–32
 - types of, 12
 - unregistered property interests, 629–630
- property law
- economics and, 54
 - introduction to, 34–35
 - questions about, 36–37
 - reading of, 36
- property ownership
- absolute ownership, xiv, 6, 99, 188, 195–196, 308
 - benefits of, 78–80
 - beyond common law, 196–197
 - characteristics of, 190
 - civil law and, 192–196
 - complexity of, 186–187
 - confusion over, 13
 - constraints on, 186
 - crown ownership, 291–292, 389
 - in England and Wales, 197–207
 - exclusionary ownership model, 187–188
 - extent of, 189–190
 - feudalism and, 85, 177, 204–205, 338–339
 - fragmentation metaphor, 13–16
 - fragmented ownership, 189
 - human rights and, 118–119
 - jurisdictions not centred on, 16
 - kinds of, 40
 - liberal concept of, (Honoré), 188–190
 - limitations of, 14–16
 - possession and, 474–475
 - private ownership, 5, 176–177, 189, 241, 292
 - property interests and, 176–177
 - reciprocal rights/duties, 14
 - relativity of title, 195–196
 - restrictions on private owners, 291
 - standard incidents of, 190–192
 - unitary theory of ownership, 194–195, 251–252
- Property Register, registered land, 608
- property rights. *See also* indigenous peoples
- property rights; multiple property rights systems; property interests
 - to accretions, income, and substitutions, 32
 - accretions and property rights, 32, 301–302
 - Administration of Estates Act (1925), 182
 - alienability of, 31–32, 125, 191, 200, 234, 259–261, 308, 320, 389–390, 398
 - benefits of, 4–5, 9–10
 - ‘bundle of sticks’ model, 187–188
 - conception and justification of, 39–40
 - constitutional limitations, 132–133

- property rights. (cont.)
- different legal families, 183
 - enforceability of, 31
 - features in England and Wales, 177–178
 - freedoms and, 24–27
 - historical background, 178–179
 - Hohfeld's analysis of, 24–27
 - in houses, 3
 - human rights and, 117–118
 - insolvency and, 32–33
 - interests vs., 2, 27
 - introduction to, 24–25, 43, 74–75
 - Land Charges Act (1925), 182
 - land ownership, 197–207
 - Land Registration Act (1925), 181–182
 - Law of Property Acts, 181
 - legal and equitable property interests, 207–220
 - legal entitlements and, 25–27
 - legal system and, 5–8
 - major statutory reforms, 179–181
 - mixed property rights systems, 183–184
 - non-property rights vs., 30–34
 - numerus clausus* of property interests, 254–262
 - overview of, 177–178
 - parallels to other jurisdictions, 183–184
 - particular justification of, 39
 - possession and, 96–97, 460–461
 - pre-existing property rights, 600
 - private ownership, 176–177
 - property interests and, 178–183, 229–239
 - property ownership, 176–177, 185–197
 - public duty to support poor, 114
 - regulatory property rights, 16
 - relationships arising from, 28–29
 - sale of goods, 179
 - same legal families, 184
 - Settled Land Act, 182–183
 - shared and subsidiary interests, 185–186
 - sole and despotic dominion, private ownership as, 185–187
 - specific justification of, 39–40
 - stewardship and, 434–436, 486
 - transmissibility and, 31–32
 - Trustee Act, 182–239
 - trusts and, 220–228
 - US property rights theory, 43
- property rights allocations
- alternative to Lockean theory, 89–91
 - control, exclusion and possession, 96–97
 - creators and inventors, 97–100
 - first come, first served, 91–95
 - intellectual property rights, 89, 98–100
 - justice-in-holding principle, 90–91, 102–103, 105–106
 - last or prior occupancy, 106–107
 - legitimacy of property holdings, 103–106
 - legitimising customary use and control, 107
 - long-use acquisitions, 104
 - by national or supra-national licensing, 100–102
 - problem of proof, 105
 - propertyless and, 109–115
 - provenance of property rights and interests, 104
 - resource rights and, 114–115
 - in unpropertised things, 91–102
 - virtual queues, 95–96
 - windfall effect, 96
- property rights among herders (Demsetz)
- co-operation between, 64
 - community property and, 64–65
 - defective models of human behaviour, 69–70
 - introduction to, 54, 63
 - long-term effects of over-use, 63
- propertyless and property rights allocations, 109–115
- proportionality and human right to protection of home, 167–172
- proportionality considerations in human rights, 153–156
- proprietary estoppel
- assurance and, 533
 - defined, 531–532
 - detrimental reliance, 533–534
 - discretion of courts, 535–536
 - enforceability against third parties, 536–538
 - informal acquisition of property interests, 531–538
 - overview of, 647–648
 - requirements for, 532–535
 - unconscionability and, 534–535
- proprieters in possession, registered land, 664–665
- Proprietorship Register, registered land, 609
- Protection from Eviction Act (1977), 478
- protection of property, 118–119, 156–157, 599
- protest camps, 162
- provenance of property rights and interests, 104
- psychological attachment and adverse possession of land, 483–484
- public as property interest holders, 369–370
- public authorities
- Aston Cantlow* test, 138–139
 - courts as, 140
 - defined, 137
 - government outsourcing, 139
 - human rights and, 137–140
 - introduction to, 137

- as landlords, 169
- private sector providers and, 140
- rights of, 123–125
- public duty to support poor, 114
- public enterprise property interest holders, 334–335
- public goods, 56–57, 68
- public infrastructure, 288
- public interest in land ownership, 595–596
- public interest in South African constitution, 133–135
- public land use regulation, 441
- public non-possessory land use rights, 236
- public property
 - compared to communal property, 21–22
 - introduction to, 17–18
 - off-register property interests, 654–656
 - state property vs., 22–23
- public trusts, property holding by the state, 370–371
- publicity principle, 467–468, 552–553, 596–597
- purchaser for value of a legal estate, 564–565
- PXE International Foundation, 322

- Racial Discrimination Act (1975), Australia, 390
- Racial Discrimination Act (1975), Australia, 390
- Radin, Margaret, 81, 274–277, 329–330, 372, 470
- Raff, Murray, 283, 596, 611–612
- rational maximisation of self-interest, 54–55
- Re Ellenborough Park* (1956), 503–510
- real property, 112, 255–256, 266–268, 330, 396
- reasonableness principle in nuisance, 444, 452–457
- reciprocal rights/duties, property and, 14
- recognised property interests in England and Wales, 242–243
- recognition problems in Canadian indigenous property rights, 405–422
- recreational easements, 507–510, 522–526
- rectification in registered land, 662–667
- regional human rights, 125, 127–130
- Register of Sasines, Scotland, 603–604
- registered land. *See also* overriding interests in registered land system
 - actual occupation and property interests, 642–667
 - actual occupation of relevant land, 639–640
 - actual occupation which is not obvious, 642
 - alteration of register, 663–665
 - alternatives to full guarantees, 601
 - cadastres vs., 589–592
 - changes in form of register, 609–611
 - compensation and, 602
 - court order and changes to the land register, 663
 - deeds registration, 593–594
 - electronic conveyancing, 626–627
 - enforceability and constructive trusts, 644–647
 - enforceability of property interests, 627–628
 - in England and Wales, 604–605
 - equitable interests, 626
 - equitable principles barring enforceability, 642–644
 - facilitating land transactions, 598–599
 - failure to disclose interest, 640–642
 - first registration of title, 623–624
 - fraud prevention, 597–598
 - gaps and overlaps between titles, 615
 - German land title registration system, 602–603, 611–612, 618
 - good faith and, 628–629
 - historical information on, 609–610
 - how system operates, 612–613
 - indemnity and, 665–666
 - indigenous peoples property rights, 421–422
 - indirect protection of an interest by entry of restriction, 607–608
 - information recorded on register, 605–608
 - interest, defined, 633–634
 - interests protected by notice, 606–607
 - introduction to, 589
 - land ownership as public interest, 595–596
 - Land Registration Act (1925), 181–182, 483, 489, 598–599, 659
 - Land Registration Act (2002), 212, 483, 487, 489–492, 582, 589, 599, 604–616, 619–623, 626–644
 - mapping and boundaries, 615–616
 - modifications of land register, 555
 - off-register property interests, 649–662
 - organisation of land register, 608–609
 - overreaching doctrine and, 587
 - overriding interests, 630–632
 - overview of, 587–588
 - paper evidence of title, 610–611
 - passing legal title, 625
 - personal liability in tort, and enforceability of property interest, 648–649
 - policy objectives, 595–599
 - proprietary estoppel, 647–648
 - proprietors in possession, 664–665
 - public access to register, 611–612
 - publicity principle, 596–597
 - rectification of, 662–667
 - Register of Sasines, Scotland, 603–604
 - registered proprietor, 625
 - registered titles, 592–593, 605–606, 616–622
 - registrable interests, 606

- registered land. (cont.)
 rival claims, 600
 sporadic registration, 613–616
 static and dynamic security, 601
 systematic vs. sporadic, 594–595
 title by registration, 616–621
 Torrens system, 603
 unregistered interests and, 629–630
 voluntary registration of land, 613–615
- registered proprietor, 625
- registered titles, 592–593, 605–606, 616–622
- registrable disposition, 628
- registrable interests, 606
- regulatory licences, 236, 259–261
- regulatory property rights, 16
- Reid, Kenneth G.C., 228, 320–321, 619
- relative titles and adverse possession, 657–659
- relativity of title, 195–196
- rent payments under leases, 671–672
- reparation for loss of indigenous peoples property rights, 426–427
- res vindicatio*, 678
- resource categorisation, oversimplification of, 68–69
- resource rights and property rights allocations, 114–115
- responsibility for territory, 407
- restitution of property rights, 121
- restriction of ownership, 291
- restrictive covenants, 213–214, 233–234, 515–519
- resulting and constructive trusts, 222, 530–550
- right to respect for home (ECHR)
 breaches of privacy, 164
 business premises and, 163–164
 eviction and, 165–172
 home, defined, 158–162
 horizontal effect, 172–174
 interference justifications, 166–167
 introduction to, 157–163
 multiple homes, 161
 nuisance and pollution, 165
 overview of, 157–174
 private workplace and, 163
 proportionality and, 167–172
 protest camps, 162
 public authority landlords, 169
 sufficient and continuous links, 158–159
 trespassers and, 161–162
 use restrictions, 164–165
 violations of, 164–166
 voluntary and involuntary absences, 159–161
- rights of common, 234–235, 362–363, 520–522
- rights of pre-emption, 212–213, 246
- rights to a home, 278–279
- rivalrousness and property, 7–8, 56–57, 600
- Roman law, 192–193, 264
- Rose, Carol, 467–468
- Rosser, Ezra, 109
- Rousseau, Jean Jacques, 45
- Royal Commission on Common Land, 360
- royal demesne, 200
- Royal Society for the Protection of Birds, 337
- Rudden, Bernard, 253
- Sale of Goods Act (1893), 179
- scarcity and property, 7–8
- Scottish Law Commission, 198, 609–610, 619
- season-ticket sales, 95
- secured creditor, 246
- security interests, 237
- self-help remedies and possession rights, 478–479
- self-interest and property interests, 19, 54–55, 328
- self-ownership, 44–45, 307–308
- self-regulating communal resource use, 249
- self-sufficiency and private property, 19–20
- separate sharer lease agreements, 684
- serfdom, 373
- servile marriage, 373
- Settled Land Act (1925), 182–183
- settlers of trusts, 224
- severance and co-ownership, 340–342
- shared property interests, 185–186
- shared resource relationships, 29–30
- shareholders as property interest holders, 331–334
- sharing and indigenous peoples property rights, 413–414
- shore, public rights in, 298–299
- Simpson, A.W.B., 198–199, 688
- Singer, Joseph, 85–86, 433–434
- size of share and intentions under common intention constructive trust, 546–548
- skill exception and human bodies, 310–311
- slavery, 306, 372–373
- small commercial companies as property interest holders, 334
- Smith, Adam, 54–56
- Smith, Henry, 252–255
- social costs, 354, 444–446
- social norms, 465, 469, 483
- social obligation of property, 30, 84, 432–433
- social purposes of land trusts, 578–580
- sole and despotic dominion, private ownership as, 185–187
- South African constitutional protection of property, 133–135
- specific justification for property, 39–40, 42

- specific performance, order of, 211
 sperm ownership of, 311–314, 323–324
 spoilation proviso of labour-desert justification, 49–50
 sporadic first registration of land, 594–595, 613–616
 Sprankling, John, 487
 squatting and possession, 479, 488
 stale claims, elimination of and adverse possession, 484–486
 standard incidents of ownership, (Honoré), 190–192
 state interference with human rights, 4, 164, 246
 state property
 introduction to, 17–18
 multiple property rights systems, 378–380
 open access property vs., 22
 public property vs., 22–23
 state as property interest holder, 370–371
 static security in registered land, 601
 statute as source of terms of lease, 675
 statutory use rights, 234
 stewardship and property rights, 434–436, 486
 subinfeudation, 199
 subjective value of property interests, 274–277
 subletting of leases, 670–671
 subsidiary property interests, 185–186, 192, 674
 substitute assets, 245
 substitutions and property rights, 32
 subsurface land, 291–293
 sufficiency proviso of labour-desert justification (Locke), 50–51
 sufficient and continuous links, human rights and the home, 158–159
 Sun, Haochen, 79
 supra-national licensing, 100–102
 Supreme Court of Canada, 397
 survivorship and co-ownership, 341
 systematic first registration of land, 594–595
- tangible personal property, 268–271
 Tasioulas, John, 116, 125–126
 tenancy and lease, 670, 687–688
 tenancy at sufferance, 690
 tenancy at will, 683, 688, 690, 692
 tenancy in common
 advantages/disadvantages of, 343–344
 characteristics of, 339–343
 as co-ownership, 338–345
 identification of, 344–345
 nature of, 339
 rights under, 235–236
 severance and, 340–342
- size of shares, 339
 survivorship and, 341
 transmissibility of shares, 340
 tenants in demesne, 199–200
 tenure, defined, 200
 Tenures Abolition Act (1660), 200
terra nullius doctrine, 384–385, 388
 territorial certainty and property interests, 242, 261–262
 things in action, 271–272
 three-dimensional space, 9
 time impact on psychological attachment to objects of property interests, 483–484
 title
 aboriginal title, 395–403
 adverse possession of land, 481
 English law and, 461–462
 extinguishing through adverse possession, 483–488
 extinguishing titles of dispossessed, 463–464
 first registration of title in registered land, 623–624
 gaps and overlaps between registered titles, 615
 native title, 383–384, 389–390
 paper evidence of titles at common law, 610–611
 registered titles, 592–593, 605–606, 616–622
 registration of title, 616–622
 relative titles and adverse possession, 657–659
 relativity of, 195–196
 relativity of title, 462–463
 unity of title in joint tenancy, 343
 top-down allocation system, 91–92
 Torrens system of registered land, 603
 tort liability for interference with land, 648–649
 tort of conversion, 309
 total overall costs (Coase), 445
 Town and Country Planning Act (1947), 441
 town and village greens, 235, 362, 522–526
 traditional English long leasehold model, 697–701
 traditional logic of property, 333
 ‘The Tragedy of the Commons’ (Hardin). *See* Hardin, Garrett
 transaction costs, 57–58, 445
 transmissibility of property rights and interests, 31–32
 transmissibility of shares, 340
Treatise of Government (Locke), 43
A Treatise of Human Nature (Hume), 90, 107–109
 trespass/trespassing, 161–162, 285–287, 443–444, 447–448
 Trustee Act (1925), 182–239

- trusts. *See also* beneficiaries of trusts; common intention constructive trust
 application for sale in bankruptcy, 354–355
 beneficiaries of, 213, 223, 225, 239, 660–662
 charitable trusts, 221, 322, 335–336
 in civil law jurisdictions, 227–228
 common law and, 177–178
 defined, 220–229
 enforceability against third parties, 225–227
 in England and Wales, 220–228
 equitable property interests, 227
 expressly created trusts, 221
 fraudulent transactions by trustees, 581–583
 imposed by operation of law, 222
 imposed on co-owner property interest holders, 346–350
 overreaching doctrine, 226–227
 private trust characteristics, 222–224
 public trusts, 370–371
 resulting and constructive trusts, 222, 530–543
 settlors of, 224
 social and economic purposes of land trusts, 578–580
 terms of, 224
 trustees, 223–225, 335–336
- trusts of land
 co-owners as property interest holders, 346–350
 dispute resolution, 349–350
 duty to consult beneficiaries, 347–348
 overview of, 347
 right to occupy by beneficiaries, 348–349
- Trusts of Land and Appointment of Trustees Act (1996), 203, 224, 347, 580–581
- Typenfixierung* and the numerus clausus, 242–243
- Typenzwang* and the numerus clausus, 242–243
- unconscionability and proprietary estoppel, 534–535
- unitary theory of ownership, 194–195, 251–252
- United Nations Declaration on the Rights of Indigenous Peoples (2007), 136, 380, 422–423
- unity of interestco-ownership, 343
- unity of possession, co-ownership, 342–343
- unity of time, co-ownership, 343
- unity of title, co-ownership, 343
- Universal Declaration of Human Rights (1948), 125–127, 135
- Updating the Land Registration Act 2002* Law Commission Consultation Paper (2016), 579–580, 657
- Updating the Land Registration Act 2002* Law Commission Report (2018), 211–212
- US constitutional protection of property rights, 132–133
- US property rights theory, 43
- user ‘as of right,’ 741.10, 362, 522–525
- Valera, Eamon de, 120
- values and property, 73
- vertical division of land, 293–298
- vertical relationships in leases, 702–703
- village greens rights, 235, 362, 522–526
- virtual queues, 95–96
- void lease, 692–694
- voluntary absences from home, human rights, 159–161
- voluntary registration of land, 613–615
- vulnerability of off-register property interests, 653–654
- Waldron, Jeremy, 44, 53, 81, 107–110
- waste proviso (Locke), 49–50
- water rights, 135–136
- wealth generation and property, 90
- Wild Law of property, 436–439
- will, embodiment of, 80
- windfall effect of property, 11, 91, 96, 156, 310, 490
- work and skill exception and human bodies, 310–311