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II. — A, the owner of a piece of land, wishes to build a dwelling house on that land, but he is anxious to make sure beforehand that none of the adjoining owners will create on their respective lands an establishment likely to become a nuisance. He asks them to enter with him into an agreement creating on their lands a servitude to that effect. One of the adjoining pieces of land belongs to the private domain of the State. The competent government officials may enter with A into an agreement of the kind above referred to and render the State's land subject to a servitude.

III. — The competent government officials let to A a house belonging to the private domain of the State. The reciprocal rights and liabilities of the State and of A shall be governed by the provisions of law concerning hire of immovable property.

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OWNERSHIP.

TITLE I.

Acquisition of Ownership.

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GENERAL PROVISIONS.

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- (1) by the effect of law, or
- (2) by way of occupation, or
- (3) by way of usucapion, or
- (4) by way of inheritance, or
- (5) by the effect of obligations.

F. 711, 712. I. 710.

20. — The acquisition of ownership on immovables by the effect of obligations is complete only by registration of the right of the owner in the Land Register.

S. 656, 1st. para., 657.

Illustration. — *A sells to B a piece of land. Section 391 of the Code on Obligations provides that the sale of immovable properties is void unless made in accordance with the Land Laws. The Land Law (s. 41) specifies that such a sale must be made in writing and before the Registry Officer. The contract between A and B is valid, and the ownership of the piece of land transferred to B if these formalities are complied with.*

21. — As regards immovables which are acquired by the effect of the law, by way of occupation or by way of inheritance the right of ownership devolves, even before the registration, upon the acquirer, when he has complied with the conditions required by law. But he cannot set up his right against third persons or dispose of it until registration has been made.

J. 176, 177. S. 656 § 2, 657, 662.

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