

The purpose of the research proposal '*European property law: between harmonisation and fragmented unification*' is to assess the chances and obstacles for the emergence of a new field of law – European property law. Within the framework of my proposal I will analyse, whether the European Union has the competence in private law to regulate the content and rules of disposition of proprietary rights on movables and immovables. The first goal is to present the current state of harmonization and legal transplants in the field of property law in Europe. The main research question to be answered within this innovative project is whether private law systems in Europe are converging and in which direction. Are successful legal transplants in property law directed at implementing *common law* institutions in the continental legal systems? The second goal of this research is to consider, which legal means are the most appropriate and effective to execute unification of national property law structures. Is there emerging a unified and consistent European property law system from UE legislation and jurisprudence of Court of Justice of European Union? Are existing unbridgeable differences enough justification for adoption of uniform European rules that should precede analogous national principles and change well-established traditional rules: *numerus clausus*, *lex rei sitae*, *potior tempore*, *superficies solo cedit*? Is there a threat that EU legislation in the field of property law would contribute to the progressive fragmentation of private law in Europe?

The outcomes of the research proposal will enable to elaborate rational optimal models for increasing the economic effectiveness of European economic system solely through the adoption of legal innovations in property law. Appropriate unification will contribute to lowering of transaction costs on the real property market and in the international trade of goods, on the mortgage loans market, to simplification of legal provisions and to removal of ineffective national structure of property rights. Existing barriers in access to affordable housing will no longer contribute to increased social costs.