






EVALUATING THE LEGAL REGULATION OF PROPERTY EXPECTATIONS IN THE CONTEXT OF CONTRACTUAL OBLIGATIONS: A SYSTEMATIC LITERATURE REVIEW



 Dmytro Lutsenko ^{(a)1}  Valentyna Sverdlichenko ^(b)  Oleksandr Martyniuk ^(c)  Maksym Hura ^(d)
 Yaroslava Meniv ^(e)

^(a) Law Firm "Novels", Kyiv, Ukraine; E-mail: ba.novels@gmail.com

^(b) V. N. Karazin Kharkiv National University, Kharkiv, Ukraine; E-mail: sverdlichenko.valya@gmail.com

^(c) Interregional Academy of Personnel Management, Kyiv, Ukraine; E-mail: martyniukO@outlook.com

^(d) V. N. Karazin Kharkiv National University, Kharkiv, Ukraine; E-mail: guralis@gmail.com

^(e) V. N. Karazin Kharkiv National University, Kharkiv, Ukraine; E-mail: yaroslava_n3luba@ukr.net

ARTICLE INFO

Article History:

Received: 11th March 2025

Reviewed & Revised: 11th March 2025
 to 20th August 2025

Accepted: 24th August 2025

Published: 27th August 2025

Keywords:

Public policy, Property expectation,
 Contract, Legal rights, Legislation,
 Ukraine

JEL Classification Codes:

K00, K11, K12, K33

Peer-Review Model:

External peer review was done through
 double-blind method.

ABSTRACT

The protection of property expectations plays a crucial role in contemporary legal systems, particularly in the context of fulfilling contractual obligations. It promotes predictability and fairness in legal relations, establishing a framework for balancing private and public interests. In countries with transitional legal systems, such as Ukraine, property rights and contractual mechanisms face additional challenges as the global economy continues to evolve. Given the difficulties outlined above, there is a pressing need for research into how legal systems adjust to the ever-changing political, social, and economic climates. Property expectations are essential for public policy, economic stability, and legal accountability. This study aims to conduct a systematic literature review (SLR) of existing studies on legally controlled expectations of property, with a particular focus on works published between 2019 and 2024. The PRISMA (Preferred Reporting Items for Systematic Reviews and Meta-Analyses) framework utilized in this study ensures openness and completeness of the process for selecting, excluding, and reviewing relevant material. Research was limited by the review scope, which included only peer-reviewed articles, reviews, and conference papers, ensuring the quality and credibility of the SLR. The findings of this study highlight research gaps, particularly in relation to socio-environmental factors and legislative changes in transition economies. In contrast, the current study emphasizes the need for an interdisciplinary approach to address existing gaps. By analyzing contemporary literature, it aims to enhance understanding among researchers and legislators regarding the interplay between property rights and legal obligations.

© 2025 by the authors. Licensee CRIBFB, USA. This open-access article is distributed under the terms and conditions of the Creative Commons Attribution (CC BY) license (<http://creativecommons.org/licenses/by/4.0>).

INTRODUCTION

Contractual obligations involving both tangible and intangible property, as well as a party's respective rights and obligations concerning that property, have been the focus of considerable legal scholarship and litigation. Because such expectations form the foundation upon which the validity of contracts and the remedies available for breach are based, they must be controlled relatively, predictably, and consistently (Hartley, 2015; Wolff, 2020; Crawford, 2023).

As economies become increasingly integrated and globalization becomes all-pervasive, understanding the evolution of various legal regimes governing property expectations has become of singular importance (Lehavi, 2019; Allott, 2020).

As an area of the law, balancing the parties' interests in the contract against broader social and economic interests—and, most importantly, their legal counterparts—has presented singular difficulties. Precise and predictable enforcement mechanisms within legal governance are another key emphasis that scholars have developed (Thomas, 1914; Cutts, 2018).

The aim of this research is informed by a systematic literature review (SLR) approach, which evaluates past research according to guidelines set by the PRISMA protocol. This paper draws on Scopus, which features several high-quality scholarly articles from diverse legal traditions and perspectives. For this review, materials will be considered up to

¹Corresponding author: ORCID ID: 0009-0003-9881-8467

© 2025 by the authors. Hosting by CRIBFB. Peer review under responsibility of CRIBFB, USA.
<https://doi.org/10.46281/bjmsr.v10i6.2590>

this period to trace the development of the regulatory framework, adding to the changing academic debates from 2019 to 2024.

The article is structured to provide a comprehensive and methodologically sound examination of the topic. It begins with a Literature Review that synthesizes existing academic and legal sources concerning property expectations and their treatment within contractual frameworks. The Methods section outlines the systematic approach employed, in accordance with PRISMA guidelines, to identify, select, and analyze relevant literature. The Results section presents the key findings, including thematic trends, identified gaps, and areas of scholarly consensus or contention. In the Discussion, the authors interpret these findings, emphasizing the implications for legal theory and practice, particularly in transitional legal systems. Finally, the Conclusions summarize the main insights, highlight the need for interdisciplinary research, and offer recommendations for future legal and policy development.

LITERATURE REVIEW

Property concerns both tangible and intangible property rights, encompassing ideas, concepts, sports, technology, and other forms of entertainment. Iasechko et al. (2022) explore the regulation of intellectual property in sports and shed light on particular problems inherent in getting adequate protection for intangible property using legal tools.

Their research concludes that new complex industries and altered property rights are managed through strong legal frameworks. Environmental, social, and legal concerns, as well as monetary restraints, exist in property requests. Environmental protection, resource conservation, and land use disputes involve broader social and ecological issues (Daniels, 2025a). For example, Shevchuk et al. (2023) compare the legal standpoints of the EU and Ukraine to illustrate fallacies in the decision-making process regarding disputes concerning property contracts. In this regard, clearly defined legal instruments, supported by robust court systems, can effectively address these cases and remedy such regulatory gaps. One can also gain insight into how other legal systems function in setting expectations regarding property through a comparative study of the law.

The various advantages and disadvantages of different approaches can be understood by considering how other countries address similar situations (Graziadei & Smith, 2017; Reimann & Zimmermann, 2006). In this respect, Shevchuk et al. (2023) comment, “The European Union focuses on justice and transparency in all court decisions, strikingly contrasting with the grossly corrupted Ukrainian judiciary”. These variations raise fundamental questions about protecting property rights in transitioning jurisdictions where the law has not yet met international norms.

For instance, Dei et al. (2019) speak about prosecutors becoming more environmentally and ethically aware and requesting modifications toward more sustainable legal frameworks. Although this study focuses on the prosecutorial function, it demonstrates how ecological factors impact property rights and responsibilities in a contract (UNEP, 2019). When these factors combine, legal systems face significant difficulties striking appropriate balances among several, often discordant interests (Daniels, 2025b). Even considering the progress made in prior works, some lacunae in the literature remain: many contributions appear not to position their results in relation to specific jurisdictions or sections of property expectations taken into consideration (Ojanen et al., 2017)—for example, sections such as intellectual property regulation and judicial discretion.

Environmental and social variables are prevalent in modern legal practice, yet there is a limited understanding of how these variables influence property expectations (Graham, 2010; Howe, 2016). Although this country is attempting to adopt a market economy and align with European legal norms, there is a lack of literature on how Ukraine regulates property expectations (Yurkevych et al., 2021).

This study tries to fill these knowledge gaps by reviewing existing knowledge on regulating property expectations within the context of contractual obligations, particularly in Ukraine. The objective is to identify current trends, knowledge gaps, and implications for legal policy and practice.

It is a structured approach wherein procedures for conducting each step of data collection and analysis are appropriately documented, making them transparent and reproducible. Drawing on ecological insights and comparative legal studies, as well as intellectual property regulation, this combination of perspectives offers new dimensions to research on property expectation regulation.

In this context, the paper addresses a significant gap in the existing literature by evaluating Ukraine's internal and international challenges in aligning its legal system with European standards. It forms the basis of concerns affecting the country. The findings are essential to researchers, lawyers, and lawmakers because they make specific recommendations that may help better regulate contract property expectations. This research contributes to the understanding of property expectations through a rigorous methodology that analyzes previously unexplored areas, thereby helping to develop more effective legal frameworks.

MATERIALS AND METHODS

This study uses the SLR methodology to examine the existing literature on the contractually imposed legal regulation of property expectations. The methodology is organized to follow the PRISMA declaration laid down by Moher et al. (2009).

The PRISMA framework provides a sound and open-source structure for conducting systematic reviews, ensuring comprehensive data collection, processing, and reporting. This is especially helpful to the reviewer in making critical decisions during the review process, such as identifying studies to be selected and excluded, and selecting data from the selected studies (Figure 1).

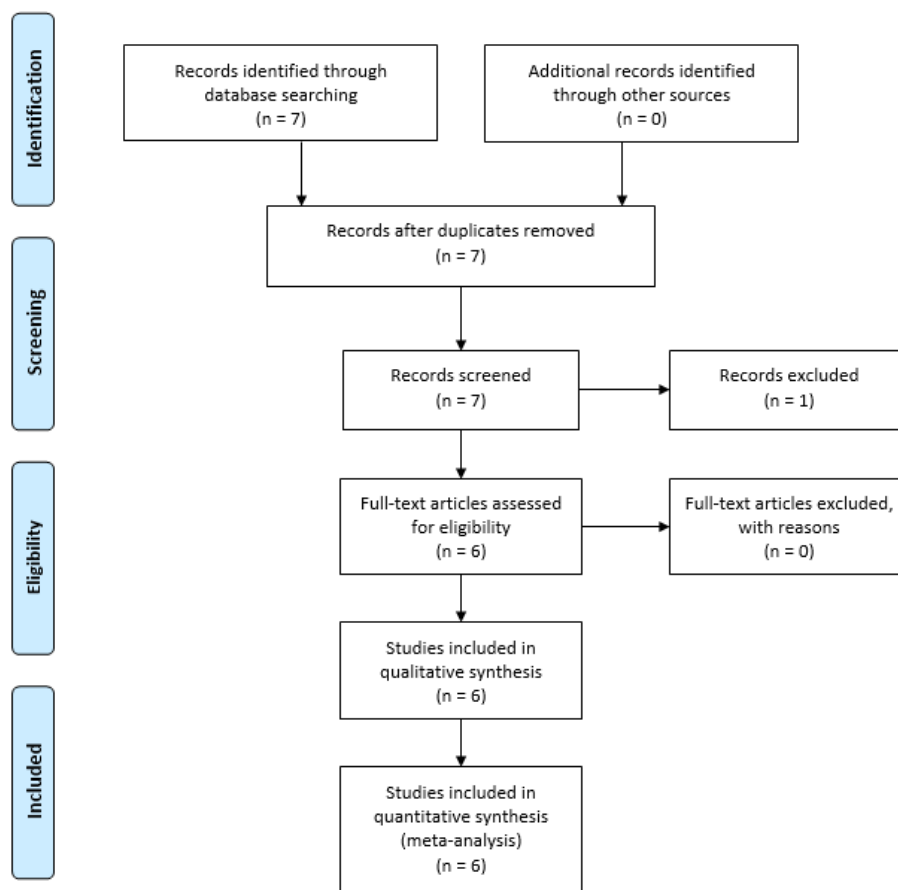


Figure 1. PRISMA 2009 diagram

Source: Own elaboration

The selection step involves locating and screening studies in the Scopus database, guided by inclusion and exclusion criteria that allow only relevant and high-quality publications to be reviewed. Every rejected research does not meet the requirements or fails to align with the study goals.

In the extraction stage, details about each selected study's objectives, methodology, findings, and contribution toward answering the research question are extracted.

The PRISMA criteria ensure this study's review process is straightforward, accurate, and reproducible. Such a systematic approach makes for comprehensive results on which one can rely with minimal chance of bias. Figure 1 above illustrates a PRISMA flowchart outlining the process of identifying, screening, excluding, and including studies. This systematic approach enhances the study's credibility and is helpful for future researchers conducting similar reviews.

Quality Assessment

The limitation of the scope to only available articles, reviews, and conference papers ensures a quality and trustworthy systematic literature review. Focusing on these papers in this study means that it upholds a high academic rigor, as they typically undergo the most rigorous peer review processes.

The areas of subject focus of the study in carrying out an efficient literature search include "Business, management and accounting", "social sciences", "economics, econometrics and finance", and "Arts and humanities". It will aid in retrieving a wide range of perceptions, which is deemed necessary for analyzing property expectation regulation within a contractual framework of responsibility.

Key features of this report, which involve choosing keywords with care, include "property rights", "law and legislation", "legal rights", "public policy", "legal system", "regulatory framework", and "Ukraine." These phrases ensure that the review covers a range of topics within the given subject, excluding those that are irrelevant. Source types will strictly include only scholarly publications and conference proceedings.

Material that has been published in the English language shall only be included in this study to maintain consistency and understandability. All articles must also be in their final form to ensure reliability and completeness.

Extensive duplication removal, aided by tracking and recording on Excel sheets, has been implemented. For choosing or rejecting, a paper will have its merit judged based on reading its abstract and conclusion about relevance to the research objective. Thus, in the process alone, irrelevant, low-quality studies have been excluded from the selection process.

The approach incorporated here is painstakingly meticulous, comprehensive, and structured to increase the reliability of findings obtained from a systematic literature review and to maintain their integrity.

Qualitative Synthesis

After a thorough search and application of the inclusion criteria, six relevant papers were identified for the final analysis. These articles were selected after a comprehensive evaluation, as they pertain to the main topic of the study, which is the regulation of property expectations by law within the framework of contractual duties.

Papers selected between 2019 and 2024 will lead this research, presenting insight into the most recent happenings in the area. By implication, the review encapsulates the ever-changing nature of the issue, capturing the latest research, theories, and legal frameworks as they evolve.

It utilizes graphs that categorize the research subject-wise to present the research patterns, making the selection process more transparent. These graphs represent the distribution of included papers and are excluded to illustrate the magnitude of the search and the efficiency of the filtering procedure.

This study ensures that the review covers all the relevant bases and describes the range of scholarship by categorizing articles based on their subject matter. Graphs will be a valuable tool for evaluating research gaps and illustrating where research is concentrated.

Besides, the research has ensured that all the selected documents pertain to the field of study. In relation to the selected papers and legal frameworks in Ukraine, the papers primarily discuss the interconnection between property rights, legal systems, and contractual duties.

The careful selection ensures that the review's findings are reliable and relevant, anchoring the literature review in the most appropriate, timely studies. This narrow focus enables the survey to contribute to existing knowledge by providing a deep understanding of delicate nuances.

Annual Publications

With the field of study seemingly having reached a plateau, there are few new contributions or those focusing on subsets, as evidenced by the consistent production of a single document annually from 2021 to 2024. Several variables could be at play in influencing this decline in document output.

Figure 2 illustrates the abrupt decline in document production between 2020 and 2021, after which it leveled off at a lower output. The two produced documents indicated a much higher level of research activity observed for 2020, but that number dropped sharply to just one in 2021. From 2021 to 2024, the creation of only one document per year persisted, indicating that the output level remained constant after its initial decline.

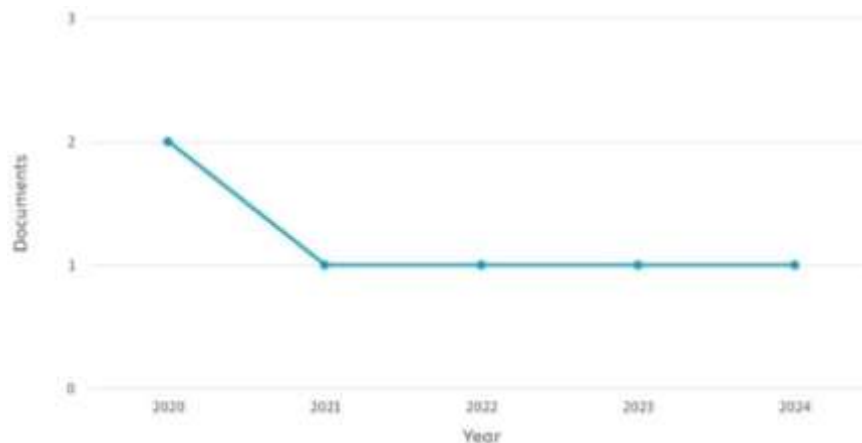


Figure 2. Year-wise publications

Source: Own elaboration

This could be because the researchers may have shifted their concentration to other law, policy, or economics areas, which could explain the trend. Other extraneous variables during this time may include the state of the economy, constraints on available funds, or interruptions caused by events such as the COVID-19 pandemic.

The regular publication of one paper yearly, even when document production is at its lowest, implies that research output has stabilized. This indicates that academics are very interested in the released documents and find them relevant.

Another interpretation of this trend is that researchers are not seeking new topics to study, but rather improving and building upon existing presentations. Although this output pattern is lower than expected, it may reflect a changing dynamic in the research productivity ratio, in which fewer but perhaps more focused contributions to the area are made.

Documents per Year by Source

As illustrated in Figure 3, a regular pattern exists for document creation across multiple sources. Each source will contribute one document per year from 2020 to 2024. Furthermore, according to this distribution throughout these years, no single source produced more documents than any other.

This pattern aims to maintain a balance, ensuring that different types of publications are represented. Each source will contribute at different points across the years; hence, there is no concentration in any year.

The dispersion of the annual contributions also indicates this. The production may reflect a plan to disperse publishing dates or level the playing field; even so, all sources are motivated enough to make their presence known year after year.

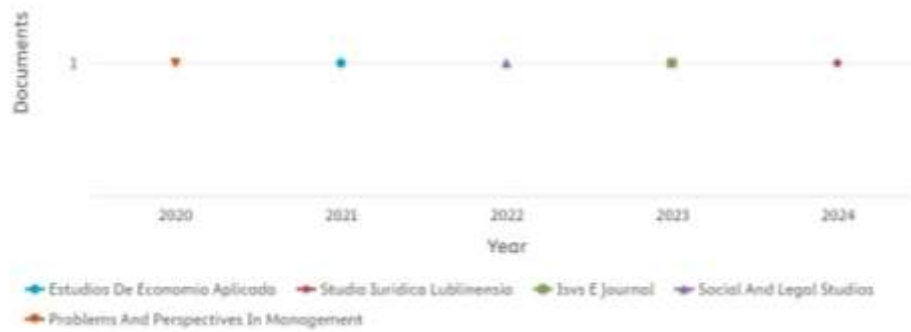


Figure 3. Documents per year by source
Source: Own elaboration

By corollary, this would be a field where, in a single year, large outputs come from few sources; the latter fact informs even distribution across the sources in terms of publication dynamics. Further consideration of these trends can help one better appreciate how a publication strategy can be adequately designed to ensure continuous output during these years.

Documents by Affiliations

Figure 4, which depicts documents by affiliation, shows that each affiliation represented reflects the same number of documents produced. From this, there is no significant disparity in output or productivity between different affiliations. This could be due to the standardization of research or documentation, heavy collaboration, or even a governmental mandate on these institutions to produce documents at a specific rate.

There was likely a balance in research effort considering the myriad subjects and fields of specialty represented by the various affiliations, in light of different universities attaining the same number of documents. This ranges from Ivano-Frankivsk National Technical University to Sumy National Agrarian University, posting equally impressive counts of documents.

This reflects Stability and homogeneity in the figure; hence, any hope for variance in the document output becomes null. This collaborative or competitive mindset, which maintains a steady output of documents with all participating institutions working together or competing with one another, will enhance the quality and quantity of research across the board.

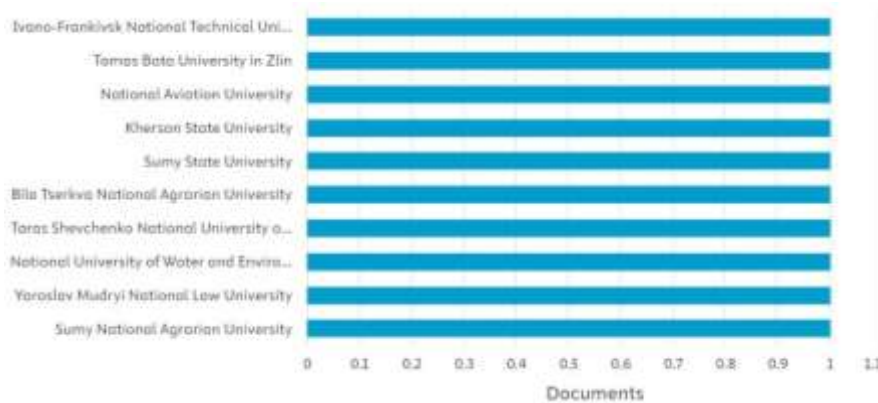


Figure 4. Documents by affiliations
Source: Own elaboration

A balanced number of documents can foster diversity, inclusion, and equality within research and academic output; further promoting equality within the framework of fields and specializations is essential. This pattern may warrant further analysis to understand what motivates such a balance in creating documents between these affiliations.

Documents by Type

In the graph shown in Figure 5, "Reviews" account for 16.7% of the total number of papers, while "Articles" account for 83.3% of all documents represented by the blue section. With this large margin, it can be reasonably assumed that articles comprise the majority of the document types in this dataset.

Articles dominate this dataset; therefore, their in-depth exploration and extensive reporting will be the primary focus. Articles often include critical research approaches and debates that lead to analyses that help gain new information or reevaluate already gained knowledge.

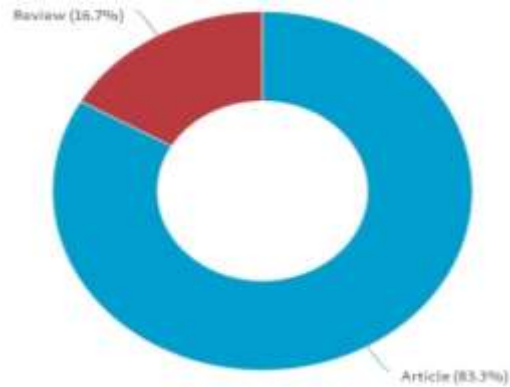


Figure 5. Documents by type
Source: Own elaboration

Nevertheless, review summaries synthesize and critically evaluate existing literature; their relatively modest share reflects this. Although review articles are relatively infrequent, they are essential to any research strategy, given their potential for revealing patterns, gaps, and consensus within the area of interest.

The chart indicates that scholars and researchers must be familiar with the priority document types. This is related to the different publication strategies and trends of their respective journals and institutions.

Papers constituting the bulk of this dataset highlight the essence of originality in research and intellectual contribution. At the same time, reviews stand out as comprehensive overviews of issues currently being actively researched. Document format dissemination is crucial, as it determines how research literature and its findings are created, consumed, and further studied for a comprehensive understanding of the subject.

Documents by Subject Area

Figure 6 presents "Documents by subject area" and distributes the documents to various subject areas. Each pie slice in the chart represents a percentage of documents related to a specific topic area. Approximately one-third of all documents fall into the category of Social Sciences, which represents the largest share. Given the broad applicability and importance of this dataset across various concerns and fields, the primary focus lies within the social sciences, within which it enjoys a substantial presence.

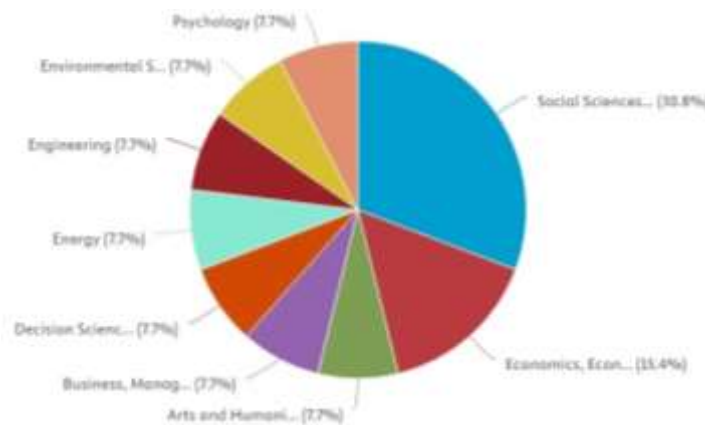


Figure 6. Documents by Subject Area
Source: Own elaboration

The second place belongs to the category of Economics, Econometrics, and Finance, with a percentage of 15.4%, which suggests that the works are highly inclusive of topics from economics.

Additionally, the other seven fields of knowledge are pretty varied, with broad interests and coverage areas, contributing 7.7 percent overall. These include the Arts, Engineering, Energy, Decision Sciences, Environmental Science, Business, Management, and Accounting.

These represent a wide range of fields, from the intensive effort in researching and documentation to its balance with the other subject areas. Working with diverse people means that researchers can gain increased depth and breadth in their findings, as such environments nurture multidimensional analysis and interdisciplinary partnerships. Diversity furthers inclusivity and interdisciplinary collaboration, augmenting academia into a whole of vitality.

Documents by Country/Territory

Figure 7 illustrates the number of documents countries can produce within a specified period. Among them, the best country is Ukraine, which has produced more than six documents, while the Czech Republic has produced about 1 document. This implies a significant difference between the two countries in terms of the paperwork produced.

With its disproportionate number of documents, Ukraine is likely one of the most significant contributors to this dataset, churning out scholarly articles and research papers in abundance. However, the Czech Republic is probably at the opposite end of that spectrum, as it does not hold a significant stake in this dataset and dedicates fewer resources to document output.

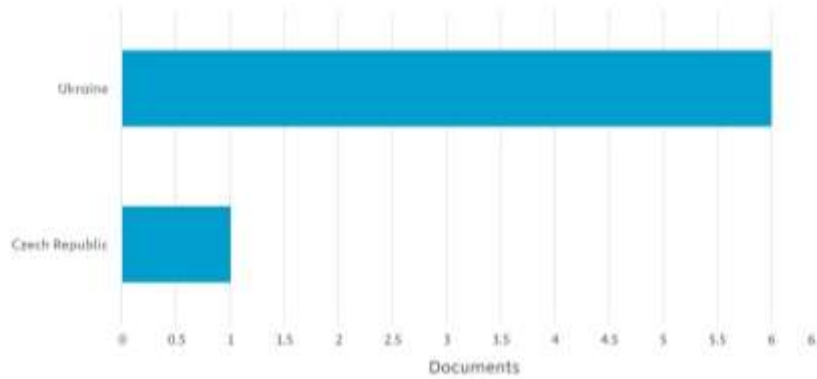


Figure 7. Documents by country

Source: Own elaboration

This distribution makes the research environments and manufacturing capacities of such nations more understandable. Other factors that may be responsible for a high count in the case of Ukraine could be increasing R&D expenditure, more affiliations, or an increase in named researchers contributing to the dataset, or even a deliberate action taken to prioritize the production of documents in such areas.

There is an observable difference in the document output of the Czech Republic and Ukraine, suggesting a disparity that further distinguishes these countries within the dataset. This may lead to further research on the causes of such a disparity between countries. Based on this data, researchers, legislators, and academic institutions can further inform their decision-making processes regarding resource allocation, partnerships, and identifying problem areas to ensure an even distribution of document production among regions.

Documents by Author

According to Figure 8, each of the contributors contributed approximately one document: Antonova, O.M., Bilan, Y., Dudenko, T., Dziuba, A.Y., Hrushchynska, N., Ivanchov, P.V., Khodyko, Y., Kovalev, V., Kozmenko, Y., and Kurafeieva, I. Such a contribution to the dataset is well-balanced and uniform, as all contributors have an equal number of contributions.

It suggests that the authors have contributed equally to the work. It could imply that the researchers are all working on the same topic, share the same objective in research, must publish their results, or are all equally productive in relation to each other.

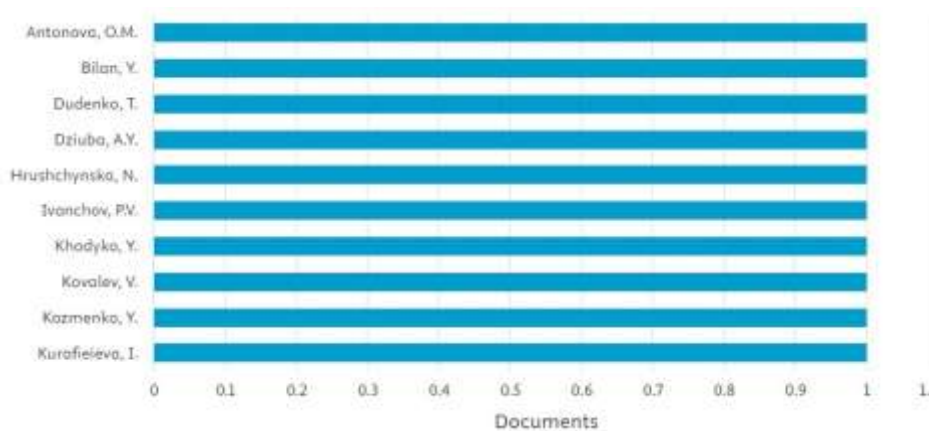


Figure 8. Documents by author

Source: Own elaboration

This is a critical distribution because it fosters inclusion and fairness in research by prioritizing equal representation and contribution from all listed authors. Possible causes include institutional policies governing such sharing, incentives for collaboration, or other specific research requirements. It will again inspire further studies into these issues.

The above bar chart indicates equal contributions from each writer mentioned, creating a level playing field for the writers and fostering a collective approach to document development. This would foster an equitable research environment, and further investigations are needed to ascertain the root cause of this wholesome productivity among writers. It also emphasizes the importance of collaboration and fair participation in research.

RESULTS

Previous Research

The law governing parties' expectations regarding property transfer in contracts is an evolving area of law. Property expectations must be reasonable and unopposed in all contractual relationships involving physical and/or intangible property. All these legal frameworks regarding such expectations have been developed to promote social and economic welfare, stability, and resolve conflicts that aim to regulate these expectations.

The primary focus is on the interaction between IP and legal enforcement, as well as socio-environmental issues, drawing on relevant literature. This paper also discusses how comparative legal studies suggest contrasting updates to contractual frameworks, which would benefit the readers.

The degree of conditioning of property expectations varies significantly across different legal regimes; some jurisdictions have honest and forthright procedures to enforce contracts, while others range from corrupt to inept. In this paper, Shevchuk et al. (2023) pointed out a striking variance in the measures taken to enforce contracts between Ukrainian and European Union law. They argue that predictability in economic matters is reduced because the courts in Ukraine, through conflicting court decisions, do not enforce property-related contracts.

There is a more conducive environment for maintaining property expectations in the European Union, which has developed strong procedures emphasizing equality and consistency. These results underscore the imperative need for judicial changes in transitional legal systems, all the more important as inefficiencies may hinder the realization of property rights.

Like physical capital, intellectual property is part of the international economy, engendering various property expectations and numerous moving parts, including ownership, transfer, and enforcement issues. Iasechko et al. (2022) center their paper on regulating intellectual property in sports, highlighting the challenges of managing intangible assets in a rapidly growing commercial business. They emphasize that there is a complete lack of standardization in national intellectual property legislation, which inhibits the efficiency of law enforcement and contract comprehension. For example, different international perceptions of various intellectual property policies may lead to legal confusion, resulting in cross-border conflict over trademark ownership. Adopting standardized global policies, such as TRIPS, can be used to harmonize various policies and minimize dispute occurrences.

Intellectual property control has become increasingly complex with advances in technology-based organizations. Where new technologies outpace current legal regimes, substantial gaps exist in the definition of property obligations and enforcement methods. A new form of property has arisen in cryptocurrencies and blockchains, raising concerns about how settled notions of ownership and transferability might apply, making it a challenge within established concepts.

It is so complex that smart contracts and automated enforcement systems, as reflected by works such as Pasa and DiMatteo (2020), present a call for adaptive legal structures. There are question marks over the viability of smart contracts in terms of their compliance with pre-existing legal principles, particularly regarding their ability to offer fair redress. Smart contracts achieve automation of performance through blockchain technology.

It shall be subjected to various economic, ecological, and social purposes. Increasingly, environmental protection agreements on land use and natural resource management incorporate provisions that promote a more comprehensive societal vision for sustainable development. Dei et al. (2019) state that sustainability promotion can only be enhanced when environmental consciousness is anchored within regulatory frameworks.

Their workplaces emphasize the need to raise awareness amongst key stakeholders, such as contracting parties and agencies responsible for enforcing the law. Laws need revision in areas where environmental exploitation and degradation have been allowed to occur due to a lack of restraint, bringing private property rights into conformity with ecological imperatives.

Land acquisition and urban development contracts specify the social consequences of land requirements. Legally and morally, concerns have been raised over fairness and equity amid increased ownership conflicts and displacements. Cotula (2016) found, in studying the effects of large-scale land deals on poor communities, that such instances require rights-based legislative protections.

These agreements have a disproportionate impact on indigenous peoples and are used to perpetuate existing social injustices. The legislative frameworks involved should include participatory mechanisms and arrangements for just compensation. Their contribution to transitional forms would harmonize the extended dimensions of social justice and land rights. Despite the significant contributions of previous studies, a gap remains in understanding property expectations within contractual responsibilities.

Many studies have been unable to explore key regulatory issues, such as judicial decision-making and intellectual property governance, due to the lack of a comprehensive framework for analysis. This fragmented approach has hindered the generalization of findings and the identification of overarching concepts. There is also scant research on how social and environmental factors influence property expectations in different jurisdictions. Even though the convergence of property expectations with sustainability and equity has been gaining increasing importance in modern legal discourse, the area has been largely unexplored.

The research lacuna in studying legal systems in transition, for instance, in Eastern Europe and parts of Asia, remains highly problematic. In the case of these systems, issues arise from corrupt judges, flawed mechanisms, or a failure to act in accordance with established standards, as noted by Shevchuk et al. (2023). One cannot address these issues without comparative studies of how more developed legal systems handle similar situations and how they might be related to transitional settings.

The result could be very real suggestions for enhancing the enforceability of property obligations by aligning local legal practices to internationally accepted standards. Moreover, critically evaluating the methodological aspects of the existing literature is also relevant. While most studies lack empirical strength, they employ qualitative approaches, such as analyzing legal texts and case law, to support their findings.

These methods provide valuable insights into some data. Of course, researchers could strengthen their studies by employing quantitative approaches, such as surveys of lawyers or econometric analyses of court decisions. SLRs and meta-analyses have proven effective in identifying research trends and synthesizing findings across jurisdictions. Examples of promising future developments enabled by state-of-the-art technology are machine learning for analyzing legal texts and network analysis for mapping court decisions.

Further research is therefore needed, aiming at an in-depth framework that describes the governance of property expectations in light of contractual obligations. Socio-environmental factors, governance of intellectual property, and comparative Legislation in the development of the framework need to be combined.

Property expectations arise from significant variations in culture, law, and economics, which must be taken into account. Drawing from fields other than law, such as sociology, economics, and environmental science, would give a more complex picture.

More studies should be conducted to understand how technology completely alters property expectations. The legal frameworks will need to adapt in response to the challenges posed by the proliferation of digital assets and smart contracts.

Academics should study how new technologies affect long-standing notions of contracts and the adaptations of the law necessary to include them. For example, the court's role must be considered when interpreting and resolving disputes related to smart contracts.

In summary, when approaching property rights from a contractual perspective, considering the duties within a legal paradigm, the area of law involving property becomes multifaceted. Property expectations are defined and contested, as their realization heavily intersects with economic, ecological, and social factors.

While there is much good literature on these junctions, there are still many gaps, particularly in attempting to combine results from different jurisdictions in examining the broader implications of property expectations.

A gap will require a methodologically sound and multidisciplinary strategy using state-of-the-art analytical tools and comparative standpoints. This will help future studies shape laws that predictably and durably regulate property expectations.

Classification of Literature

This research has selected data exclusively from the SCOPUS database. Various papers in the works chosen will introduce variations in land property regulation and impacts on contract setting. A review of this aspect also promises to provide a broader understanding of the problem by classifying the literature as relevant and incorporating additional analysis.

Hrushchynska et al. (2024) present insights in their paper, "Protection of Intellectual Property Rights in Economic Activity," into the various methods of protecting intellectual property rights in business operations. It has been recognized that intellectual property rights are crucial in contemporary markets, playing a significant role in driving innovation and competition in the business sector.

Key laws protecting and managing intellectual property rights to achieve economic growth and Stability are discussed. They conclude that a robust intellectual property legal system is imperative to provide the proper setting regarding intellectual property rights (IPR) contracts. Additionally, property laws relate to how they facilitate the protection of property and promote economic development.

Nizalov et al. (2016) also analyzed "Security of Property Rights and Transition in Land Use". This research highlights the significance of stable property rights in shaping the evolution of land-use patterns and facilitating economic transition. The study focuses on how well-defined land tenure provides confidence in transitional economies that experience conditions that challenge property rights, thereby hindering development.

Results show that laws play a significant role in making property transactions transparent and stable. Since legally binding contracts and a sound economy are based on secure property rights, they directly affect control over property expectations.

Another significant addition is the work by Kurafieieva et al. (2023), "Construction of Real Estate with the Involvement of Individual Funds: The Ukrainian Experience". This research provides a detailed examination of the financial-legal mechanisms that regulate real estate development, particularly in the context of private investments (Bondarenko et al., 2021). The paper reflects on the difficulties private investors face due to the insufficient level of protection the Legislation provides and offers suggestions for its modification.

The analysis will be based on how the legal framework should be adjusted to protect stakeholders' interests in improving trust and efficiency in contractual duties related to property development. By analyzing firsthand accounts, the study's author demonstrates how property rules influence the expectations and rights of contracting parties.

The article published in 2021, titled "Privatization in Ukraine as a Deterrent to the Innovative Development of the National Economy", by Paryzkyi et al. (2021) researched the impact of privatization on the development of innovations and

GDP. Though property regulation is not the primary emphasis, there is value to be taken from studying the contractual and legal aspects of privatization offers.

Complex contractual responsibilities and regulatory hurdles have been standard features in the change of ownership in privatized enterprises. This study sheds light on the relationship between regulatory frameworks and economic development by explaining the broader legal and economic context in which expectations about property have been framed.

According to Bilan et al. (2020), "Impact of Income Distribution on Social and Economic Well-Being of the State", income distribution ensures the Stability of society and the economy. This paper presents a macroeconomic perspective on what determines property expectations and contractual relations, without addressing the issue of regulating property.

The paper examines the relationship between economic disparity and legal frameworks to gain a deeper understanding of property regulation within its social context. Such a perspective allows for identifying how the outside world impinges on the rights and expectations of those entering property contracts.

However, the research by Dziuba (2022), entitled "Legal Regime of Human Organs and Tissues as Objects of Civil Law in the Field of Transplantation", discusses human organs and tissues from a civil law perspective. While this article addresses concepts related to property involving human tissue, its focus is on contractual obligations that extend beyond the scope of property law. This study would be less related to the property expectations examination, as its subject matter does not concur with those essential topics in review.

Skliar et al. (2020) provide research titled "Assessment of the Reforms and Programs Results of Ukraine's Economy Sustainable Development by Means of Neural Networks", in which neural network models were implemented to assess economic reforms.

This is intended to help explain the state of the economy. Still, it cannot be applied to the systematic review since the research does not relate to the legal control of property expectations. Due to the approach and subject of this study, the current research falls outside its scope.

Synthesis and Analysis

Therefore, the literature examined will highlight property regulation as complex, contractual, and with widespread impacts. Discussions in various literature pieces, including those by Hrushchynska et al. (2024), Nizalov et al. (2016), and Kurafieieva et al. (2023), delve more in-depth into the way diverse legal regimes shape expectations about property.

What appears across the literature discussed is how clarity of property rights, namely, suitable legal protection along with a sturdy enforcement apparatus, guarantees trust and efficiency in a contract.

For instance, the background material on the possibilities and difficulties of property regulation by Bilan et al. (2020) and Paryzkyi et al. (2021), although practical, is relevant only in an indirect way; they provide a higher-order perspective on the significant social, economic, and legal factors shaping expectations of property.

Even though these research results are not directly related to contractual requirements, they provide a broader social and economic context framework within which the information needed for such an analysis can be found.

On the other hand, literature considered not eligible, such as Dziuba (2022) and Skliar et al. (2020), was also excluded because most of these works' contents primarily focused on areas touching on property legislation and contract duties, which the study did not scope, or adopted approaches conflicting with the themes presented herein.

Various books on property rights or the role of law in their protection are reviewed to provide insights for further work. It affirms the importance of legal regulation in setting property expectations on contractual obligations. The categorization and analysis of the selected research in the review add value to creating a deeper understanding of property ownership from social, economic, and legal perspectives.

These findings suggest that robust legal frameworks are crucial in safeguarding the interests of various parties, ensuring transparency, fairness, and equality in property contracts. It would be instructive to consider how property legislation intersects with emerging concepts such as digital property rights, blockchain contracts, and sustainable development.

DISCUSSIONS

Legal Regulation of Property Expectations in Ukraine

Over the last few years, concerns have been raised regarding the legitimate management of property expectations in Ukraine, particularly regarding agreements and obligations.

This new evidence-based analysis provides assessments of existing legal frameworks, identifies problems, and offers recommendations for modifying laws to address emerging needs related to property control in the country. Property rights add value to Ukraine's socioeconomic and legal context in encouraging economic growth and Stability, along with faith in contractual agreements.

Importance of Secure Property Rights in Contractual Obligations

The security of property rights is closely tied to the safety of monetary transactions and adherence to legal requirements. In that respect, well-defined property rights are essential contributors to land-use patterns and economic development in Ukraine and other economies in transition.

Poorly defined property rights have the potential to lead to inefficiencies and disputes, resulting in mistrust among parties to transactions and hindering economic development (Zavhorodnii et al., 2021). After considerable fighting, Ukraine has finally adopted thorough and open property legislation long connected with the land and property markets.

The other groups emphasizing the importance of property rights security are Kurafieieva et al. (2023). Based on a study of private capital real estate development, the authors highlight how investors are exposed to high risks due to the failure of real estate regulation mechanisms to protect their rights. Due to this, an efficient legal system is necessary to protect parties' rights and establish confidence in property contracts.

Challenges in Property Regulation in Ukraine

On the other hand, one impeding factor standing in the way of living up to all expectations concerning private property in Ukraine is history, Legislation, and institutions. According to Paryzkyi et al. (2021), a key sphere for consideration is the impact of privatization on innovation activity and economic growth.

The findings indicated that ineffective legal frameworks had contributed to corruption, inefficiency, and disagreements during the transition. Due to the country's property laws, it is unable to attract investment and stimulate innovation, making it high time for legislative reforms in this field.

Similarly, Hrushchynska et al. (2024) pointed out that the IPR of Ukraine is underestimated. While intellectual property rights are considered crucial for economic activity, their effectiveness is crippled due to the deficiency of relevant systems and proper awareness among their stakeholders.

According to the authors, one of the critical policy tools that may help stimulate innovative activity and ensure economic Stability is the enhancement of intellectual property rights, supplemented by corresponding Legislation and public education programs (Stryhul et al., 2019).

Land-use regulations and management remain another serious challenge. Have identified the security of land ownership as one of the hotly debated issues in Ukraine. Inefficient rules regarding land use and ownership imply inefficiency and conflicts. Property rights uncertainty means that investment and productivity in Ukraine's agricultural economy are muted; hence, this is a pressing problem.

Role of Legal Frameworks in Addressing Property Expectations

A good legal environment is required when there is a property expectation. Using concrete legal measures ensures that risks are reduced and stakeholders have confidence, as observed by Kurafieieva et al. (2023). Stringent rules on the utilization of private funds in real estate development projects are one of the ways the authors suggest protecting investors. This practice adheres to international standards and can therefore be replicated in other fields.

Correspondingly, Hrushchynska et al. (2024) plead for expanding a holistic approach toward enhancing IP rights protection. Concerning this, Ukraine's legal system needs to be updated to meet global standards, and with this score, Ukraine would become an environment conducive to innovation and economic prosperity. To gain a deeper understanding of intellectual property rights and ensure compliance with them, the authors stress the importance of public awareness campaigns and capacity-building programs.

Socioeconomic Implications of Property Regulation

Weak control of property contributes to social and economic impacts, including more considerable income inequality, less social Stability, and slower GDP growth. This is supported by the research of Bilan et al. (2020) on the connection between welfare and income distribution, which suggests that an equalized property legislation can reduce inequality.

According to them, only balanced and transparent property rules can offer sustainable growth and social harmony. Property ownership and access gaps must be filled out for Ukraine's social and economic stabilization. In addition to the industries discussed above, land restrictions have also caused significant harm to the agricultural sector. According to the assertion made by Nizalov et al. (2016), it is impossible to justify suitable land ownership, investments, or output. Nevertheless, Ukrainian authorities can guarantee that the agricultural sector is as productive as possible, which will benefit the economy and the people who live in rural areas and rely on it.

Opportunities for Reform and Innovation

Despite some existing barriers to improvement, innovation, and progress in Ukraine's system of property regulation, there is still considerable room for improvement. For instance, among the positive features of digital technologies in real estate transactions, Kurafieieva et al. (2023) mention their efficiency and transparency.

Owning data, when combined with blockchain technology, will be tamper-proof; hence, it can serve as a remedy for fraud and disputes. International collaboration thus catalyzes transformation and technologically advances a country. For instance, in the opinion of Hrushchynska et al. (2024), the dire need for international cooperation in putting Ukraine's law to the international threshold of IP protection is ripe. Through international collaboration and the adoption of global best practices, Ukraine can enhance its legal framework regarding property laws and position itself as an attractive destination for foreign investment.

Property Regulation in Transitional Economies

There are both advantages and disadvantages to Ukraine's property regulation that are common to countries in transition. According to Paryzkyi et al. (2021), the development of privatization processes or any other economic changes is expected not to provide absolute transparency regarding how private property regulation should be undertaken. Stakeholder engagement, institutional building capacity, and legislative reforms should occur in parallel to bridge such gaps.

What Ukraine can learn from the mistakes and successes of other transition economies is invaluable. Indeed, Nizalov et al. (2016) noted that well-guaranteed property rights may only play a fundamental role in stimulating economic

growth and Stability in changing conditions. Based on these, Ukraine can elaborate on an optimum form of property regulation regarding both effectiveness and equity.

The legal expectations concerning property in Ukraine are difficult to predict and constantly evolve, given the variety of historical, legal, and socioeconomic variables involved. Strong legal institutions and well-protected property rights lie at the heart of trust, Stability, and economic development. It is time to fill the gaps in the law related to property and explore innovative ways to enhance Ukraine's legal environment, ultimately realizing its economic potential.

CONCLUSIONS

This study adopted a systematic literature review methodology to analyze existing scholarship on the legal regulation of property expectations imposed by contractual obligations. The review process is structured in accordance with the PRISMA guidelines, ensuring a transparent, rigorous, and replicable research approach. Chosen from the SCOPUS database, the literature on Ukraine focuses explicitly on diverse aspects of property expectations' legal control within a contractual duty; most of these issues are under consideration regarding the elements of protection of property rights, the right of intangible property as well as Land Tenure security, most if not all constituent elements necessary in support of a nation's economic development and Stability. Most areas still require improvement, including the integration of global best practices and innovative technology applications in property management.

Other works, such as those by Hrushchynska et al. (2024) and Kurafieva et al. (2023), support the same need for robust legal systems that are sufficient for protecting stakeholders involved, specifically in intellectual property and real estate matters. Both of these volumes demonstrate how the law can enhance the legality and make real estate-based transactions enforceable. On the grounds of a broad socioeconomic effect, Bilan et al. (2020) report that control over property is connected to the way income is distributed and stable. New forms of control and the broad application of creative technologies, such as blockchain, in the property management sector, remain underexplored in the literature.

The findings revealed notable research gaps, particularly in the context of socio-environmental influences and evolving legislative frameworks within transition economies. In response, this study emphasized the need for an interdisciplinary approach to address these gaps effectively. By critically analyzing the existing body of literature, the research provided a foundation for both scholars and policymakers to gain deeper insights into the complex interplay between property rights and legal obligations.

By implication, the review reflected the dynamic nature of the topic by incorporating the most recent research, theoretical advancements, and evolving legal frameworks within the defined timeline. This approach ensured the study remained current and relevant, capturing the progression and transformation of the subject matter over time.

The research was limited by the review scope, which included only peer-reviewed articles, reviews, and conference papers, thereby ensuring the quality and credibility of the systematic literature review. By focusing exclusively on these sources, the study maintained a high level of academic rigor, as such publications typically undergo stringent peer evaluation processes that enhance the reliability and scholarly value of the findings. In the future, it may be possible to investigate this issue further to explore how digital solutions and global cooperation can help fill the gaps and enhance the effectiveness of property laws. While there is no dearth of literature on property regulation in the current scenario, recent events and challenges provide a compelling reason for academic research on property regulation in the Ukrainian context. If the rules of property control are to be flexible and applicable in a dynamically changing society, these shortcomings must be identified.

Author Contributions: Conceptualization, D.L. and V.S.; Methodology, D.L.; Software, O.M.; Validation, O.M., M.H. and Y.M.; Formal Analysis, O.M.; Investigation, M.H.; Resources, O.M.; Data Curation, M.H.; Writing – Original Draft Preparation, Y.M.; Writing – Review & Editing, V.S.; Visualization, Y.M.; Supervision, D.L.; Project Administration, D.L.; Funding Acquisition, V.S. Authors have read and agreed to the published version of the manuscript.

Institutional Review Board Statement: Ethical review and approval were waived for this study, due to that the research does not deal with vulnerable groups or sensitive issues.

Funding: The authors received no direct funding for this research.

Informed Consent Statement: Informed consent was obtained from all subjects involved in the study.

Data Availability Statement: The data presented in this study are available on request from the corresponding author. The data are not publicly available due to restrictions.

Conflicts of Interest: The authors declare no conflict of interest.

REFERENCES

- Allott, P. (2020). The Concept of International Law in Michael Byers (ed.), *The Role of Law in International Politics: Essays in International Relations and International Law* (pp. 69-90). Oxford University Press. <https://doi.org/10.1093/acprof:oso/9780199244027.003.0005>
- Bilan, Y., Mishchuk, H., Samoliuk, N., & Yurchyk, H. (2020). Impact of income distribution on social and economic well-being of the state. *Sustainability*, 12(1), 429. <https://doi.org/10.3390/su12010429>
- Bondarenko, S., Shlafman, N., Kuprina, N., Kalamani, O., Moravska, O., & Tsurkan, N. (2021). Planning, Accounting and Control as Risk Management Tools for Small Business Investment Projects. *Emerging Science Journal*, 5(5), 650–666. <https://doi.org/10.28991/esj-2021-01302>
- Cotula, L. (2016). *The future of global land grabbing: Realigning policy and rights*. Oxford University Press. Retrieved from <https://www.iied.org/g04091>
- Crawford, M. J. (2023). Contract as Property: Triangles and Tragic Choices. *The Cambridge Law Journal*, 82(1), 83–109. <https://doi.org/10.1017/s0008197322000903>

- Cutts, T. R. S. (2018). Modern money had and received. *Oxford Journal of Legal Studies*, 38(1), 1–25. <https://doi.org/10.1093/ojls/gqy002>
- Daniels, L. (2025a). How environmental laws affect property rights: understanding the legal implications. Retrieved from <https://www.lubiterum.com/2024/11/how-environmental-laws-affect-property-rights-understanding-the-legal-implications>
- Daniels, L. (2025b). How judges create common law: understanding the role of judicial decisions in legal precedent. Retrieved from <https://www.lubiterum.com/2024/11/how-judges-create-common-law-understanding-the-role-of-judicial-decisions-in-legal-precedent>
- Dei, M., Kobets, O., Honcharov, A., Tsekhmister, Y., & Shapovalova, K. (2019). Effectiveness of the program for development of prosecutor's ecological and legal consciousness. *Asia Life Sciences*, 10(21), 563–576. Retrieved from <https://elibrary.ru/item.asp?id=43219128>
- Dziuba, A. Y. (2022). Legal regime of human organs and tissues as objects of civil law in the field of transplantation. *Social and Legal Studies*, 5(1), 51-56. <https://doi.org/10.32518/2617-4162-2022-5-51-56>
- Graham, N. (2010). *Lawscape: Property, Environment, Law*. Routledge. <https://doi.org/10.4324/9780203847169>
- Graziadei, M., & Smith, L. (Eds.). (2017). *Comparative property law: Global perspectives*. Edward Elgar Publishing. <https://doi.org/10.4337/9781785369162>
- Hartley, T. C. (2015). Contractual rights and property interests – II. In Hartley, T. C. (Ed.) *International Commercial Litigation. Text, Cases and Materials on Private International Law* (pp. 821–848), Chapter 30. Cambridge University Press eBooks. <https://doi.org/10.1017/cbo9781316155776.033>
- Howe, H. R. (2016). Making wild law work – the role of ‘connection with nature’ and education in developing an ecocentric property law. *Journal of Environmental Law*, 29(1), 19–45. <https://doi.org/10.1093/jel/eqw029>
- Hrushchynska, N., Shpak, L., Kovalev, V., & Shepel, T. (2024). Protection of intellectual property rights in economic activity. *Studia Iuridica Lublinensia*, 33(4), 15–30. <https://doi.org/10.17951/sil.2024.33.4.15-30>
- Iasechko, S., Zaitsev, O., Pokusa, F., Saienko, V., & Harashchuk, I. (2022). Legal regulation of intellectual property in sports. *SPORT TK-EuroAmerican Journal of Sport Sciences*, 11, 45. <https://doi.org/10.6018/sporkt.526631>
- Kurafieieva, I., Khodyko, Y., & Dudenko, T. (2023). Construction of real estate with the involvement of individual funds: The Ukrainian experience. *Journal of Property Management*, 10(9), 66–76. <https://doi.org/10.61275/ISVSej-2023-10-09-05>
- Lehavi, A. (2019). Why property law needs globalization strategies. In Lehavi, A(Ed.) *Property Law in a Globalizing World* (pp. 9–41). Cambridge University Press. <https://doi.org/10.1017/9781108595391.002>
- Moher, D., Liberati, A., Tetzlaff, J., Altman, D. G., & The PRISMA Group. (2009). Preferred Reporting Items for Systematic Reviews and Meta-Analyses: The PRISMA Statement. *PLoS Med*, 6(7), e1000097. <https://doi.org/10.1371/journal.pmed.1000097>
- Nizalov, D., Thornsbury, S., Loveridge, S., Woods, M., & Zadorozhna, O. (2016). Security of property rights and transition in land use. *Journal of Comparative Economics*, 44(1), 76–91. <https://doi.org/10.1016/j.jce.2015.09.005>
- Ojanen, M., Zhou, W., Miller, D. C., Nieto, S. H., Mshale, B., & Petrokofsky, G. (2017). What are the environmental impacts of property rights regimes in forests, fisheries, and rangelands? *Environmental Evidence*, 6(1), 12. <https://doi.org/10.1186/s13750-017-0090-2>
- Paryzkyi, I. V., Ivanchov, P. V., & Antonova, O. M. (2021). Privatisation in Ukraine as a deterrent to the innovative development of the national economy. *Studies of Applied Economics*, 39(5). <https://doi.org/10.25115/eea.v39i5.4964>
- Pasa, B., & DiMatteo, L. (2020). *Observations on the impact of technology on Contract Law*. In: DiMatteo LA, Cannarsa M, Poncibò C, eds. *The Cambridge Handbook of Smart Contracts, Blockchain Technology and Digital Platforms*. Cambridge: Cambridge University Press. Retrieved from <https://hdl.handle.net/11578/281176>
- Reimann, M., & Zimmermann, R. (2006). *The Oxford Handbook of Comparative Law (2nd edition)*. Oxford University Press eBooks. <https://doi.org/10.1093/oxfordhb/9780199296064.001.0001>
- Shevchuk, O., Matyukhina, N., Babaieva, O., Lysodyed, O., & Davydenko, S. (2023). Conflict of interest in the activities of judges in Ukraine and the European Union: A comparative legal study. *Juridical Tribune*, 13(2), 262–282. <https://doi.org/10.24818/TBJ/2023/13/2.06>
- Skliar, I., Pedchenko, N., Strilec, V., Novikova, V., & Kozmenko, Y. (2020). Assessment of the reforms and programs results of Ukraine's economy sustainable development by means of neural networks. *Problems and Perspectives in Management*, 18(3), 81–92. [https://doi.org/10.21511/ppm.18\(3\).2020.07](https://doi.org/10.21511/ppm.18(3).2020.07)
- Stryhul, M., Khomeriki, O., Yahodzinskyi, S., Lyasota, L., & Semenets-Orlova, I. (2019). Peculiarities of development and dynamics of economism and the commercialization of Ukrainian higher education. *Problems and Perspectives in Management*, 17(2), 289–302. [https://doi.org/10.21511/ppm.17\(2\).2019.22](https://doi.org/10.21511/ppm.17(2).2019.22)
- Thomas, G. N. W. (1914). Leading Cases in Workmen's Compensation. *Harvard Law Review*, 27(3), 295–296. <https://doi.org/10.2307/1325996>
- United Nations Environment Programme. (UNEP). (2019, July). *Prosecutors play a crucial role in advancing environmental law*. Retrieved from <https://www.unep.org/news-and-stories/story/prosecutors-are-key-progressing-environmental-law>
- Wolff, L. C. (2020). The relationship between contract law and property law. *Common Law World Review*, 49(1), 31–55. <https://doi.org/10.1177/1473779520903729>
- Yurkevych, Y. M., Krasnytskyi, I. V., Krupnyk, R. V., Hrushchynska, N. I., & Petronchak, Y. O. (2021). Problems of multidisciplinary regulation of confiscation of property in Ukraine in the conditions of European integration processes. *International Journal of Criminology and Sociology*, 9, 3157–3165. <https://doi.org/10.6000/1929-4409.2020.09.382>
- Zavhorodnii, A., Ohiienko, M., Biletska, Y., Bondarenko, S., Duiunova, T., & Bodenchuk, L. (2021). Digitalization of Agribusiness in the Development of Foreign Economic Relations of the Region. *Journal of Information Technology Management*, 13, 123-141. <https://doi.org/10.22059/jitm.2021.82613>

Publisher's Note: CRIBFB stays neutral with regard to jurisdictional claims in published maps and institutional affiliations.



© 2025 by the authors. Licensee CRIBFB, USA. This open-access article is distributed under the terms and conditions of the Creative Commons Attribution (CC BY) license (<http://creativecommons.org/licenses/by/4.0>).

Bangladesh Journal of Multidisciplinary Scientific Research (P-ISSN 2687-850X E-ISSN 2687-8518) by CRIBFB is licensed under a Creative Commons Attribution 4.0 International License.