

CAP. 96.

CYPRUS

STREETS AND BUILDINGS

CHAPTER 96 OF THE LAWS

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1959

CHAPTER 96

STREETS AND BUILDINGS.

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A LAW TO CONSOLIDATE AND AMEND THE LAWS RELATING TO THE CONSTRUCTION OF STREETS AND THE ERECTION OF BUILDINGS.

[1st September, 1946.]

Short title.

1. This Law may be cited as the Streets and Buildings Regulation Law.

Interpre-
tation.

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2. In this Law—

“alteration”, “addition” or “repair”, when used with reference to buildings, means any structural alteration, addition or repair whereby any dimension of such building is altered but shall not include—

(a) the replacing of tiles, mud or other material in order to render any roof watertight ;

- (b) the repair of any existing door the leaves of which do not open or project into a street ;
- (c) the repair of any window, balcony or verandah which does not open or project into a street ;
- (d) the white-washing, colour-washing, plastering or painting of any wall, ceiling, woodwork or ironwork in any building ;
- (e) the relaying, re-boarding or re-paving of any floor or pavement contained within the external walls of any building or within any existing balcony or verandah attached to the building but which does not open or project into a street ;

“ appropriate authority ” means the appropriate authority constituted or appointed under the provisions of section 3 of this Law, exercising powers in relation to any relevant matter under the provisions of this Law within the area in respect of which it is constituted or appointed ;

“ building ” means any construction, whether of stone, concrete, mud, iron, wood or other material, and includes any pit and any foundation, wall, roof, chimney, verandah, balcony, cornice or projection or part of a building, or anything affixed thereto, or any wall, earthbank, fence, paling or other construction enclosing or delimiting or intended to enclose or delimit any land or space ;

“ municipal corporation ” means a corporation established under the provisions of the Municipal Corporations Law, or any Law amending or substituted for the same ;

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“ street ” includes any road, bridle-path, pathway, blind alley, passage, footway, pavement or public square.

3. (1) No person shall—

- (a) lay out or construct a street ;
- (b) erect, or suffer or allow to be erected a building or demolish or reconstruct or make any alteration, addition or repair to any existing building, or suffer or allow any such demolition or reconstruction or any such alteration, addition or repair to be made ;

Layout, etc., of streets and erection, etc., of buildings prohibited without permit of appropriate authority.
3(a) of 44/54.

- (c) lay out or divide any land (irrespective of whether any buildings, other than buildings used solely for agriculture or forestry, exist thereon or not) into separate sites ;
- (d) divide any building (irrespective of whether any such division necessitates any construction or not) into separate tenements ;
- (e) start to do any of the works or matters hereinbefore set out,

without a permit in that behalf first obtained from the appropriate authority as in subsection (2) provided.

(2) The appropriate authority within—

- (a) any area of a municipal corporation, shall be the municipal council of such corporation :

Provided that in any rural municipality in lieu of the municipal council thereof the Governor may appoint as an appropriate authority the Commissioner of the district or a board consisting of not more than six persons with the Commissioner as Chairman.

3(b) of 44/54.

- (b) any area, not being the area of a municipal corporation, shall be the Commissioner of the district :

Provided that in lieu of the Commissioner the Governor may appoint as an appropriate authority for such area a board consisting of not more than six persons with the Commissioner as Chairman :

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Provided further that in any improvement area the Governor may appoint as an appropriate authority for such area the Board established for that area under the provisions of the Villages (Administration and Improvement) Law.

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- (3) For the purposes of paragraph (a) of subsection (2)—

“ rural municipality ” means any municipal corporation other than the municipal corporations of Nicosia, Limassol, Famagusta, Larnaca, Paphos and Kyrenia.

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- (4) (a) Where the appropriate authority is the municipal council of a municipal corporation, the mayor or the deputy mayor of such corporation or any other person authorized by such corporation in that behalf shall have, and shall always be deemed to have had, power to issue any permit,

notice or any other instrument or document which such appropriate authority has power to issue under the provisions of this Law ;

(b) where the appropriate authority is a body appointed by the Governor as in subsection (2) provided, the chairman thereof or any other person authorized by the chairman in that behalf shall have, and shall always be deemed to have had, power to issue any permit, notice or any other instrument or document which such appropriate authority has power to issue under the provisions of this Law ;

(c) any permit, notice or other instrument or document issued as in paragraph (a) or (b) of this subsection on and after the 1st day of September, 1946, shall be deemed to have been properly issued under the provisions of this subsection.

(5) Where the appropriate authority is the municipal council of a municipal corporation, such council may, from time to time, delegate to an executive committee consisting of not more than three members of such council all or any of the powers conferred upon the council under the provisions of this Law.

(6) Where for any reason a body is appointed to have the powers and perform the duties of a municipal council in respect of any municipal corporation, such body shall be, during its term of appointment, the appropriate authority for the purposes of this Law as respects such corporation and, in any such case, the powers and duties of the mayor and deputy mayor of such corporation, as in this Law provided, shall vest in and be exercised respectively by the Chairman and Deputy Chairman of such body.

4. (1) No permit shall be granted under section 3 of this Law unless the appropriate authority is satisfied that the contemplated work or other matter in respect of which the permit is sought is in accordance with the provisions of this Law and the Regulations in force for the time being.

(2) Where on the application of any interested person or of the Attorney-General, it is proved to the satisfaction of

Proposed
works to
comply with
the Law and
Regulations
and remedy
with regard
to permits
not so
complying.
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