

CYPRUS

HOUSING

CHAPTER 222 OF THE LAWS

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CHAPTER 222.

HOUSING.

ARRANGEMENT OF SECTIONS.

PART I.

PRELIMINARY.

Section		Page
1	Short title ...	2
2	Interpretation ...	2

PART II.

SCHEMES.

3	Preparation, etc., and contents of housing schemes ...	4
4	Approval and coming into force of the scheme ...	5
5	Modification and revocation of the scheme ...	5

PART III.

ACQUISITION OF IMMOVABLE PROPERTY.

6	Preliminary investigation ...	5
7	Compulsory acquisition of immovable property ...	6
8	Ascertainment of compensation before sanction ...	7
9	Saving as to places of public worship, etc. ...	7
10	Accommodation work ...	7

PART IV.

CARRYING OUT OF HOUSING SCHEMES.

11	Construction of streets, houses, etc. ...	7
12	Sale, etc., of immovable property for the housing and convenience of persons of the working classes, etc. ...	8

PART V.

MISCELLANEOUS.

13	Disposal of surplus vacant immovable property ...	8
14	Streets to be deemed to be public streets ...	9
	SCHEDULE ...	9

24 of 55.

A LAW TO MAKE PROVISION FOR AND TO FACILITATE THE
HOUSING OF CERTAIN CLASSES OF THE COMMUNITY AND
FOR MATTERS INCIDENTAL THERETO.

[9th July, 1955.]

PART I.

PRELIMINARY.

Short title.

1. This Law may be cited as the Housing Law.

Interpreta-
tion.

2. In this Law, unless the context otherwise requires—
“construct” includes alter, enlarge or adapt, and
“construction” has a corresponding meaning;

“ Court ” means a judicial officer of the District Court of competent jurisdiction of the district within which the immovable property concerned is situate;

“ Director ” means the Director of Planning and Housing to the Government or in his absence such person as the Governor may appoint for the purposes of this Law;

“ house ” means a building constructed or adapted for use for the purposes of dwelling and includes a kitchen and other usual appurtenances, outbuildings, yard, fences and permanent provision for lighting, water supply, drainage and sewerage, whether such building is, or is to be, constructed as a detached or semi-detached building or is to be contained in a block of buildings, together with the site for the house as herein defined;

“ immovable property ” includes—

- (a) land;
- (b) buildings and other erections, structures or fixtures affixed to any land or to any building or other erection or structure;
- (c) trees, vines, and any other thing whatsoever planted or growing upon any land and any produce thereof before severance;
- (d) springs, wells, water and water rights whether held together with, or independently of, any land;
- (e) easements, privileges and liberties over any immovable property and rights restrictive of the use of any immovable property which either lawfully subsist at the time of the acquisition or, though not subsisting at such time, are required to be created for any housing scheme;
- (f) an undivided share in any property hereinbefore set out;

“ owner ” in relation to any immovable property means the person registered or entitled to be registered in the books of the District Lands Office as the owner thereof;

“ scheme ” means a housing scheme under this Law and, save as otherwise expressly provided in this Law, includes a scheme modifying or revoking an existing housing scheme;

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

PART II.

SCHEMES.

Preparation,
etc., and
contents of
housing
schemes.

3. (1) The Director may, after considering the housing conditions within a certain area in the Colony and the needs of that area with respect to the provision of housing accommodation for the working classes or such other class of the population as may be approved by the Governor in Council (hereinafter in this Law referred to as “the approved class”), prepare and submit to the Governor in Council a housing scheme under the provisions of this Part.

(2) Any scheme shall contain proposals for all or any of the following matters—

- (a) the acquisition of immovable property for the erection thereon of houses for the working classes or the approved class;
- (b) the erection of houses suitable for the working classes or the approved class and when necessary the laying out and construction of streets and open spaces on the land;
- (c) the conversion of any buildings into houses for the working classes or the approved class;
- (d) the acquisition of houses suitable for the purpose;
- (e) the alteration, enlargement, repair or improvement of any houses or buildings which have, or a right or interest in which has, been acquired by the Director;
- (f) the development of immovable property into a housing estate for the working classes or the approved class in accordance with plans prepared by the Director, including provision for the laying out, construction, maintenance and improvement of streets, open spaces, gardens, drains, electricity lines, water supply lines, shops, places of worship, places of recreation or other works or buildings for, or for the convenience of, persons belonging to the working classes or the approved class;
- (g) any other matter necessary or incidental to the scheme.

4. Upon submission of the scheme under subsection (1) of section 3 the Governor in Council may approve the scheme either absolutely or subject to such modifications or conditions as he may deem fit and his decision shall be final.

Approval and coming into force of the scheme.

5. (1) A scheme approved by the Governor in Council under section 4 may, if it appears to the Director that it is desirable, having regard to all material considerations, that the scheme should be modified or revoked, be modified or revoked to such extent as it appears to be desirable as aforesaid.

Modification and revocation of the scheme.

(2) Any modification or revocation of a scheme under subsection (1) shall not operate until approved by the Governor in Council.

PART III.

ACQUISITION OF IMMOVABLE PROPERTY.

6. (1) Where any immovable property is needed for any scheme it shall be lawful for the Director and his servants and workmen and any person authorized by the Director in that behalf, to do all or any of the following things:—

Preliminary investigation.

- (a) to enter upon and survey and take levels of any such immovable property;
- (b) to dig or bore into the subsoil;
- (c) to do all other acts necessary to ascertain whether the immovable property is suitable for such purpose and the value of the immovable property and of any crops thereon;
- (d) to clear the immovable property proposed to be acquired and to set out and mark the boundaries of such property and the work, if any, proposed to be made thereon:

Provided that no person shall enter into any building or upon any enclosed court or garden attached to a dwelling house (except with the consent of the occupier thereof) without previously giving such occupier at least seven days' notice in writing of his intention to do so.

(2) As soon as conveniently may be after any entry made under subsection (1), the Director shall pay for all damage done, and in case of dispute as to the amount to be paid either the Director or the person claiming compensation may refer such dispute to the Court whose decision shall be final.