



**SUPPLEMENT No. 2**

TO

THE CYPRUS GAZETTE No. 3253 of 18TH JULY, 1946.

LEGISLATION.

---

**THE STATUTE LAWS OF CYPRUS**

**No. 12 of 1946.**

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

C. C. WOOLLEY,]

[15th July, 1946.

Governor.

**BE** it enacted by His Excellency the Governor and  
Commander-in-Chief of the Colony of Cyprus as  
follows :—

1. This Law may be cited as the Streets and Buildings Short title.  
Regulation Law, 1946.

Interpre-  
tation.

2. In this Law, unless the context otherwise requires—  
“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 estab-  
lished under the provisions of the Municipal Corporations  
Laws, 1930 to 1945, or any Law amending or  
substituted for the same ;

“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 a building or demolish or reconstruct or  
make any alteration, addition or repair to any  
existing building ;
- (c) lay out or divide any land into plots for building  
purposes or divide any existing building ;

26 of 1930  
to  
19 of 1945

Layout, etc.,  
of streets  
and erection,  
etc., of  
buildings  
prohibited  
without  
permit of  
appropriate  
authority.

(d) start to do any of the works or matters herein-before set out, without a permit in that behalf first obtained from the appropriate authority as in sub-section (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.

(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 :

Provided further that in the case of a summer resort the Governor may appoint as an appropriate authority for such resort the Board constituted under the provisions of the Summer Resorts (Development) Law, 1938, or any Law amending or substituted for the same.

7 of 1938

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

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

4. 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 any regulations in force for the time being.

Proposed works to comply with regulations.

5. A permit shall be valid for one year from the date of the issue thereof :

Duration of permit and renewal.

Provided that, if the work or other matter is not completed within that period, the permit shall be renewable at any subsequent time if not conflicting with any regulations in force at the time of such renewal, upon payment of the fee prescribed for the original permit or of two pounds whichever is the less. The permit so renewed shall be valid for one year from the date of renewal.

Power to require construction of street or deposit of proportionate share in cost of construction.

6.—(1) The appropriate authority in granting a permit to lay out a street under section 3 of this Law, may impose a condition that the permit holder shall construct the street within such time as may be specified in the permit or shall deposit with the appropriate authority such sum of money as in the opinion of the appropriate authority would be the proportionate share of the permit holder in the estimated cost of constructing the street as a whole, having regard to the length of the frontage of his property abutting on such street.

(2) Every sum of money deposited with the appropriate authority as in sub-section (1) provided, shall be utilized by the appropriate authority for the construction of the street in respect of which such deposit was made.

Demolition of buildings in dangerous state.

7. Where the demolition, alteration or repair of any building is rendered necessary in order to secure the safety of the building or of any other building in close proximity thereto or of any passenger on any street and it is not reasonably possible to obtain a previous permit therefor, such demolition, alteration or repair may be effected forthwith provided that notice therefor in writing shall be given to the appropriate authority within twenty-four hours of the arising of any such necessity.

Plans, etc. to be produced.

8. Before granting a permit under section 3 of this Law, the appropriate authority may require the production of such plans, drawings and calculations or may require to be given such description of the intended work as to it may seem necessary and desirable and may require the alteration of such plans, drawings and calculations so produced, particularly—

- (a) with the object of securing proper conditions of health and safety in connection with the building to which such plans, drawings and calculations relate ;
- (b) with a view to preserving the uniform or proper character and style of buildings erected or to be erected in the area in which the plot is situated ;
- (c) with the general object of securing proper conditions of health, sanitation, safety, communication, amenity and convenience in the area in which the intended work is to be carried out.

Conditions by appropriate authority.

9.—(1) In granting a permit under the provisions of section 3 of this Law, the appropriate authority shall have power, subject to any regulations in force for the time being, to impose conditions as hereinafter, to be set out in the permit, that is to say—

- (a) with regard to the laying out or the construction of a street, conditions as to—
- (i) its width, length and position ;
  - (ii) its level, inclination and drainage ;
  - (iii) the materials of which and the manner in which it shall be constructed ;
  - (iv) the construction of bridges, culverts and side ditches.
- (b) with regard to the erection of any new building or addition, alteration or repair to any existing building, conditions as to—
- (i) the materials of which any external wall, foundation, roof, chimney or other external portion of a building shall be constructed and the size and thickness thereof ;
  - (ii) the materials of which any internal portion of a building, so far as it affects the stability of the building, shall be constructed ;
  - (iii) the provision to be made for drainage and sewerage ;
  - (iv) the provision to be made for the prevention or the spreading of any fire in any building ;
  - (v) the width of any balcony or erection projecting over a street upon which such building abuts ;
  - (vi) wells, waterclosets, earthclosets, privies, pits, septic tanks, soakaways and cesspools in or in connection with any building ;
  - (vii) the ventilation, lighting and sanitation of any building in regard to its occupation as a dwelling house or for any other purpose for which it may be erected or intended ;
  - (viii) the use to which the building may be put ;
  - (ix) the safety of persons employed for the purpose.
- (c) with regard to the laying out or division of any land for building purposes, conditions as to—
- (i) the demarcation and size of boundary marks ;
  - (ii) the installation of adequate water supply ;
  - (iii) the diversion of natural and artificial water courses ;
  - (iv) the levelling of the site ;
  - (v) the construction of streets, ditches, bridges and culverts.

(2) Where an application is made under section 3 (1) (c) of this Law in respect of any land having a frontage on an existing road, the appropriate authority may refuse to grant a permit to divide that land unless the application includes the laying out of sites not fronting on to the existing road ; and the number of such sites shall be in such