

REPUBLIC



OF CYPRUS

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MINISTRY OF THE INTERIOR
1453 – NICOSIA

July 17th, 2009

Mr. Graham Watson MEP
Honorable Member of the European Parliament
For South West England and Gibraltar

Property Rights of UK citizens in Cyprus

I refer to your letter dated 8.4.2009, regarding the above subject and wish to inform you that the relevant legislation currently being promoted by the Ministry of Interior aims to accelerate the issuance of property title deeds. The legislation shall enable the issuance of title deeds for units for which no Certificate of Approval has been issued because of violations of the Building Permit, provided that such violations are shown on the title deed. Furthermore, it shall strengthen the overseeing procedures of the Building Authority, to ensure that developments are built as per relevant permit and thus enable the issuance of the titles upon the completion of required work.

2. It is worth repeating that even under current legislation, buyers of immovable property are protected, once they deposit the Contract for Sale at the appropriate District Office of the Department of Lands and Surveys according to the Sale of Lands (Specific Performance) Law, Cap.232. The deposit of the Contract for Sale at the aforementioned Department creates an encumbrance on the property. The above mentioned law is to be strengthened under the new legislation.

3. The Ministry of Interior is taking all necessary measures for the timely passage of the above legislation into law. It is expected that said legislation shall be deposited at the House of Representatives, having been approved by the Council of Ministers, by this coming October for discussion and voting.

4. It is worth reminding all prospective buyers to be cautious and before committing to a purchase agreement, they should perform all necessary searches to secure the required information and seek advice from the right professionals (lawyers, surveyors, estate agents.). It is stressed that in Cyprus, the above mentioned professionals operate under very strict legislation (Advocate Law 14/1960, Cyprus Technical Chamber Law 224/1990, Estate Agents Law 273(I)/2004).

5. In addition to the legislative action as described above, the Ministry of Interior has recently proceeded with the employment of additional

professionals who will be working in the Lands and Surveys and the Town Planning Departments, for speeding up the procedure for the issuance of title deeds.

6. The Ministry of Interior is at your disposal for any further information you may require.

Yours sincerely,

(S. Ioannou)
for the Permanent Secretary
of the Ministry of Interior