

Land Management Procedures and Informal Constructions in Cyprus

Marilena THEODOROU, Cyprus and Chryssy POTSIU, Greece

Keywords: e-Governance, Informal settlements, Land management, Spatial planning

SUMMARY

This paper investigates the land management procedures related to land development and the causes that may lead to some informal constructions in Cyprus. A classification of the existing informalities in land development is attempted. Three major categories can be distinguished: • Informal constructions that are build in violation of urban planning regulations, without any building license, • Informal constructions with an excess or violence to the building license. • Informal constructions on public land. These constructions cannot be registered to the cadastral records, and cannot be mortgaged.

An attempt is made to investigate: the zoning regulations and other applied land-use restrictions, the administrative organization, e.g. the responsible land-related agencies and the necessary relevant procedures for acquiring a legal building license, the related legislation, together with the recent Laws and procedures to legalize the existing informalities, the land market restrictions that are applied to informal buildings, the impact of informal development to the national economy of Cyprus, and mainly to identify the gaps in land management procedures that allow informalities to happen. Some proposals are given for further improvements in creating e-procedures and in improving legislation to meet the current needs.

CONTACTS

Dr Chryssy A Potsiou
Chair of FIG Commission 3
Lecturer
School of Rural & Surveying Engineering
National Technical University of Athens
9 Iroon Polytechniou st, National Technical University Campus,
15780 Zografos
GREECE
Tel. + 30 210 7722688 or 7722651
Fax + 30 210 7722677
E-mail: chryssyp@survey.ntua.gr