



GENERAL VALUATION LAW AND THE CAMAS IN THE LANDS AND SURVEYS DEPARTMENT IN CYPRUS

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1. INTRODUCTION




Area: 9,252 KM²
Population: 877,800




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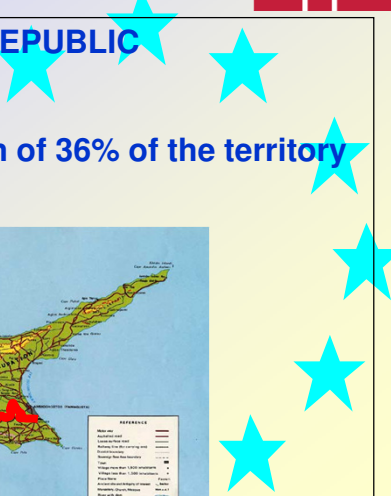


INTRODUCTION (cont.)



MILESTONES OF THE CYPRUS REPUBLIC

- 1960 – Independent State
- 1974 – Invasion and occupation of 36% of the territory of Cyprus by Turkey

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INTRODUCTION (cont.)



In November 1983, the illegal Turkish Cypriot Authorities under the encouragement of Turkey, declared the creation of an independent state in “North Cyprus”, by drafting its own constitution

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INTRODUCTION (cont.)



The UN Security Council issued the Resolution 541(1983) on the aforementioned action stating that :-

- **The declaration is incompatible with 1960 Treaty of Establishment**
- **An attempt to create a “TRNC” is invalid**
- **Condemns the declaration of the Turkish Cypriot Authorities of the purported Succession of part of the Republic of Cyprus.**
- **Considers the declaration invalid and calls for withdrawal**



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 **INTRODUCTION (cont.)** 

1.5.2004 Member of the European Union



1.1.2008 Accession to EURO Currency 

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 **2. PURPOSE OF GENERAL VALUATION** 


THE BASIS

FOR ALL PROPERTY


TAXES IN CYPRUS



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3. HISTORICAL BACKGROUND



1st General Valuation

- Initiated in 1909 after the introduction of the Immovable Property Tax Law No. 12/1907
- The Law provided the General Surveys, Registration and Valuation in 20 yrs time
- Completed in 1929 with a Special Law No. 227/1926)

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HISTORICAL BACKGROUND (cont.)




2nd General Valuation – Based on 1.1.1980 **NOT** **Covering** the occupied part by Turkey.

- Implemented and based on the Immovable Property (Tenure, Registration and Valuation) Law, Cap. 224, 1.9.1946
- Order issued by the Council of Ministers- P.J.N 2/1982
- Completed in 12 years

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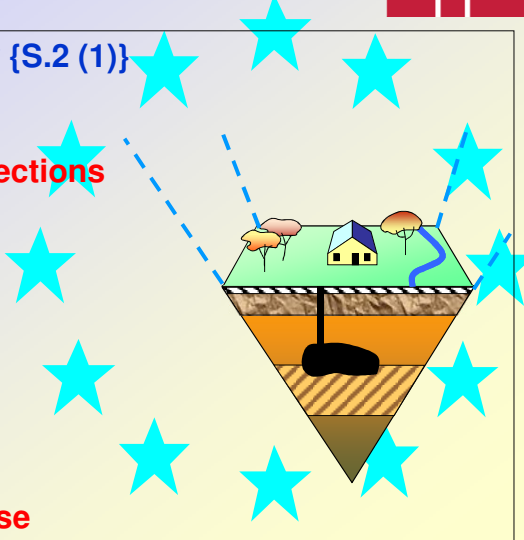


4. GENERAL VALUATION LAW




Immovable Property Law {S.2 (1)}


- **land**
- **Buildings and other erections**
- **Water rights**
- **Undivided shares**
- **Privileges**
- **Liberties**
- **Easements**
- **Rights restricting the use**



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GENERAL VALUATION LAW (cont.)



Part VII – General Valuation, Cap. 224

Section 66 – Valuation of Immovable Property

- **If existed before or born after the operation of this law**
- **Valuation can be conducted by the Director or when requested by the registered owner**
- **Determine provision value for taxes and fees. Director has the right to revise the value**
- **Shall comply with the values situated in the same, neighboring or similar area**

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GENERAL VALUATION LAW
(cont.)



Section 67 - Revaluation
After 5 years from the 1st Valuation, it can be conducted

- a) By the Director or by an application by the registered owner
- b) Revaluation can be conducted in less than 5 yrs if :
 - **There is substantial reconstruction**
 - **Erection of Building**
 - **Demolition of Building****that affects substantially the value of the property**
- c) or a new G.V is Ordered under Section 69

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GENERAL VALUATION LAW
(cont.)



Section 68 - Valuers

- (1) Valuation or Revaluation – conducted by valuers who are appointed by the Council of Ministers
- (2) Shall take an Oath in Court

Section 69 - G.V of Imm. Property

- (1) The Council of Ministers may Order a G.V for for the purpose of securing
 - **up –to –date**
 - **Uniform Valuations**

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GENERAL VALUATION LAW
(cont.)

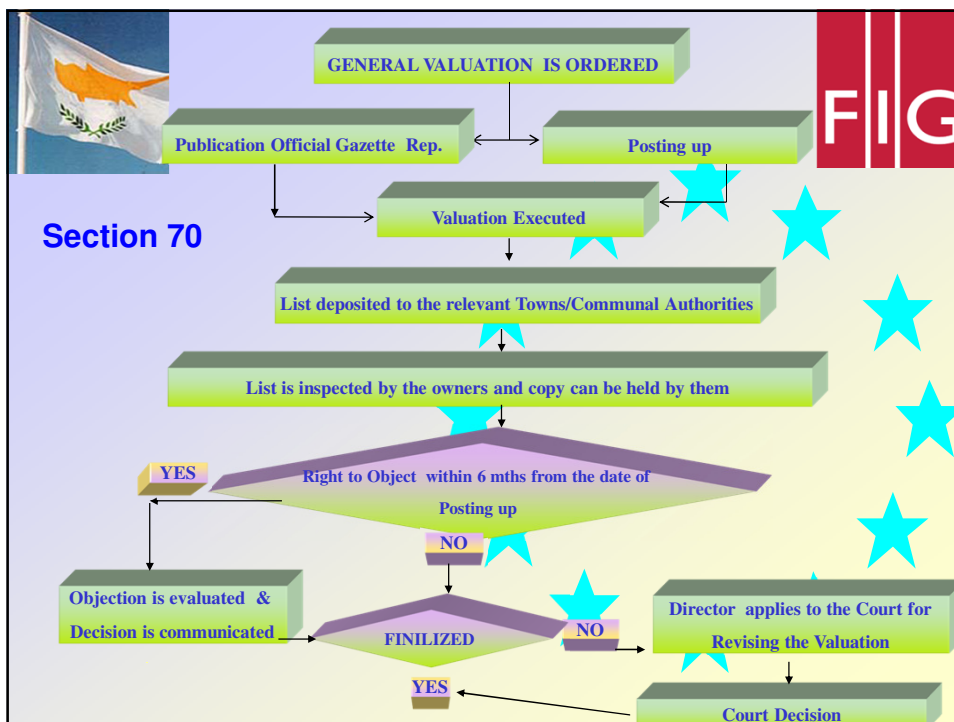
FIG

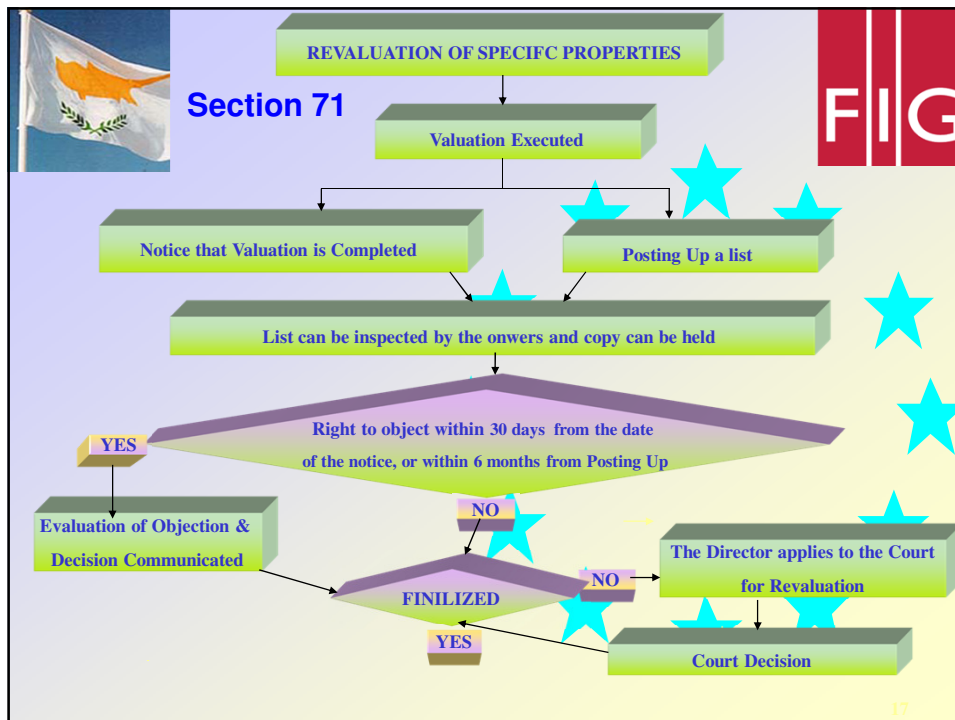
(2) G.V means Valuation regardless whether a previous Valuation or Revaluation has been conducted

(3) Vacant Possession Principle

(4) G.V can only be applicable if it is provided in other laws

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GENERAL VALUATION LAW
(cont.)


Section 72 – Undivided Shares

- a) Value is based on the whole share
- b) Property can be valued by an application of any one or more co owners
- c) Objections by one or more co owners
- d) The Director's decision or the Court for any co owner, is applicable for the whole share

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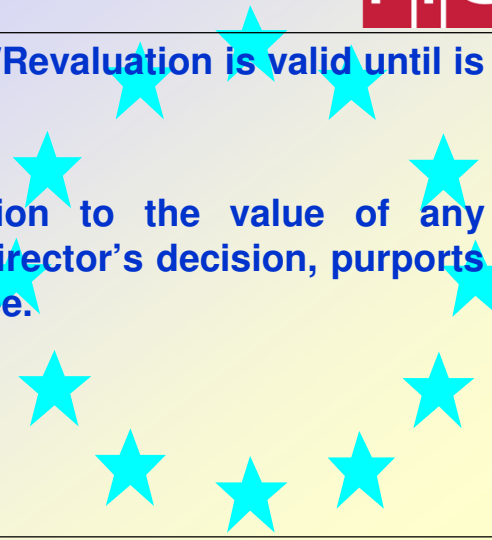


GENERAL VALUATION LAW
(cont.)




Section 73 – Valuation/Revaluation is valid until is changed


Section 74 – Objection to the value of any property against the Director’s decision, purports a deposit of €17 as a fee.




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5. CAMAS IN THE LANDS AND SURVEYS DEPARTMENT



(i) Cyprus Integrated Land Information System



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CAMAS IN THE LANDS AND SURVEYS DEPARTMENT (cont.) **FIG**

Residential Property Maintenance File

Record: 1/1 List of Values Insert

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CAMAS IN THE LANDS AND SURVEYS DEPARTMENT (cont.) **FIG**

Valuation Models

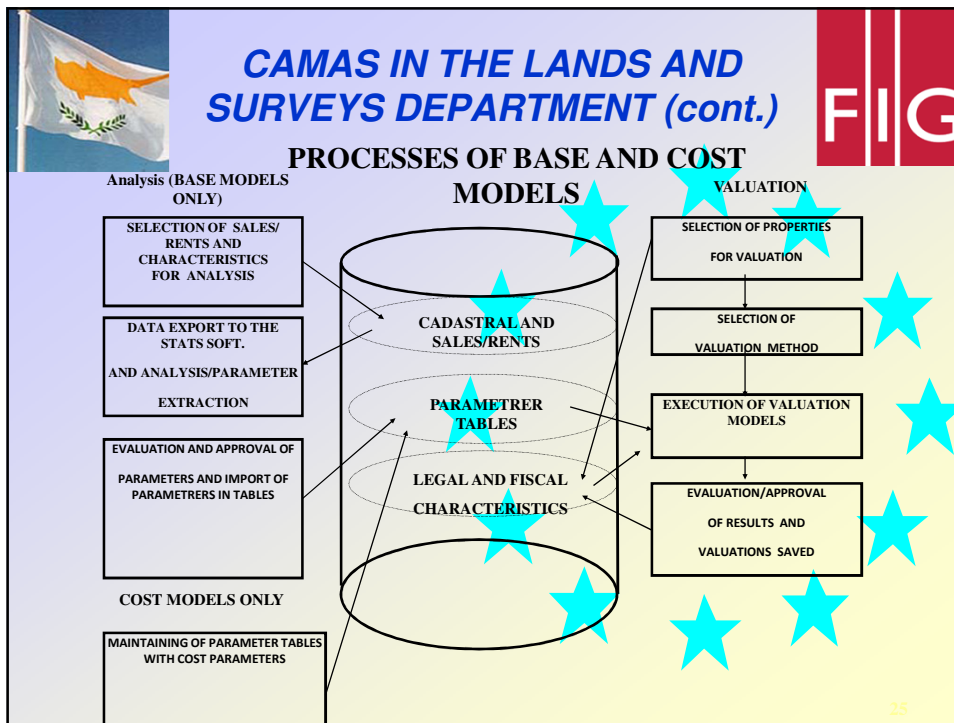
Land Models

- Base Residential/Commercial building site
- Base Industrial building site
- Base Undeveloped field
- Base Agricultural/Livestock fields


Unit Models

- Base Residential/Commercial
- Base Hotels/Tourist Establishments
- Base Schools/Hospitals/Clinics
- Base Livestock Units

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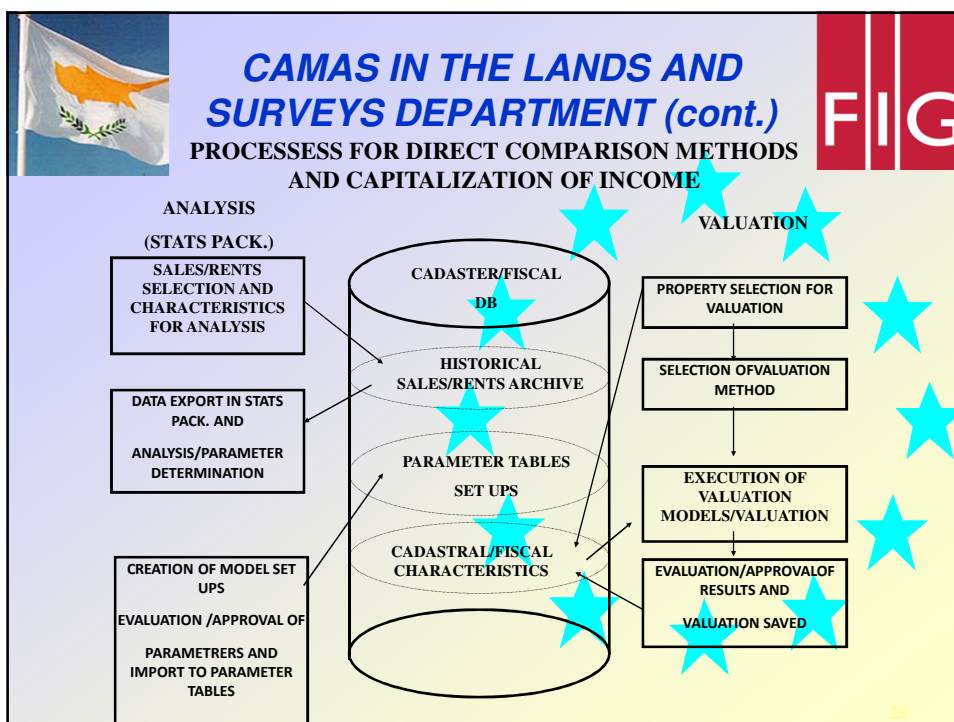
- CAMAS IN THE LANDS AND SURVEYS DEPARTMENT (cont.)** **FIG**
- ### Other Models
- Base Plantation/tree
 - Base borehole
- ### Base Cost Models
- Retail Cost model
 - Office Cost model
 - Industrial Cost model
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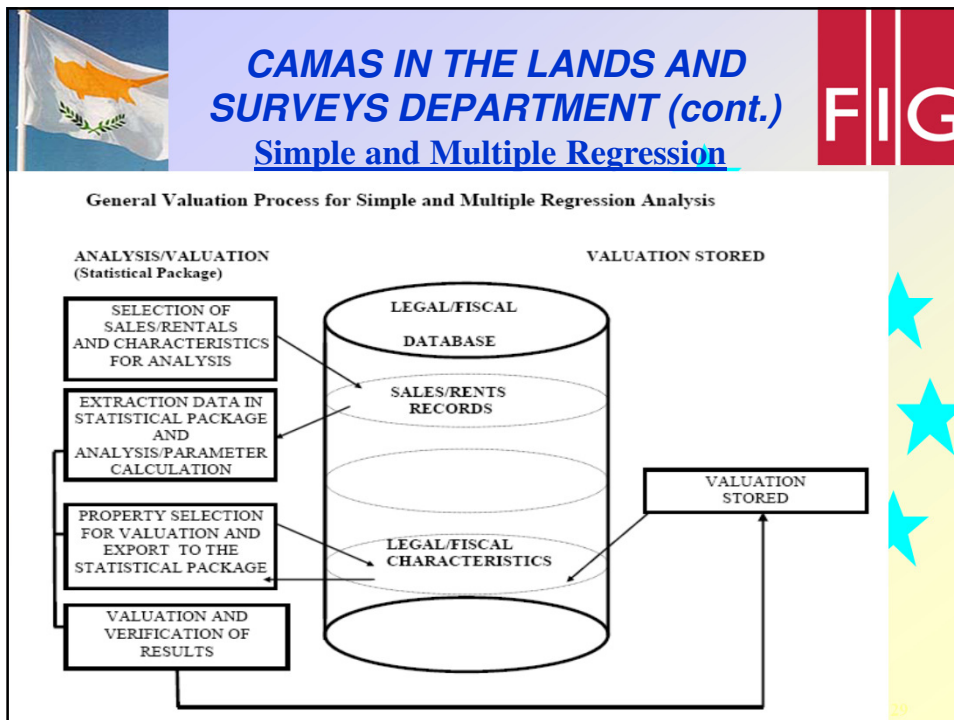
CAMAS IN THE LANDS AND SURVEYS DEPARTMENT (cont.) 

Direct Comparison Models

- **Direct Sales Comparison Method**
(Compare like with like)
- **Direct Rental Comparison Method and Income Capitalization Method**
(Compare like with like – Net income x 100/A.R.Y)

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-
- 6. BENEFITS TO THE SOCIETY**
- FIG**
- Increase revenue** at Central and Local level
 - Assist Governments in **Planning and Implementing Fiscal Policies**
 - Assist Governments in Implementing **Property Indices, Performance Measurements, and Secure Transparent and Efficient Investment Property Markets**
 - Administrative Tool** in monitoring trends of Property Market, Exposure to Mortgage Risks, Overheated Markets
 - Improve information and Inefficiencies** of the Property Market
 - Secure Uniform Tone** of the Valuations and achieve **Just and Fair Property Tax** for each owner.
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**THANK YOU
FOR YOUR ATTENTION**



WELCOME TO CYPRUS



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