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

MILESTONES OF THE CYPRUS REPUBLIC

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

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
INTRODUCTION (cont.)

1.5.2004 Member of the European Union

1.1.2008 Accession to EURO Currency

2. PURPOSE OF GENERAL VALUATION

THE BASIS

FOR ALL PROPERTY

TAXES IN CYPRUS
### 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

#### 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.I.N 2/1982
- Completed in 12 years
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

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
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

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
GENERAL VALUATION LAW (cont.)

(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

Section 70

GENERAL VALUATION IS ORDERED

Publication Official Gazette Rep. → Posting up

Valuation Executed

List deposited to the relevant Towns/Communal Authorities

List is inspected by the owners and copy can be held by them

Right to Object within 6 months from the date of Posting up

OBJECTION

YES

Objection is evaluated & Decision is communicated

FINIALIZED

NO

Director applies to the Court for Revising the Valuation

Court Decision

NO

YES
**Section 71**

**REVALUATION OF SPECIFIC PROPERTIES**

Valuation Executed

Notice that Valuation is Completed

Posting Up a list

List can be inspected by the owners and copy can be held

Right to object within 30 days from the date of the notice, or within 6 months from Posting Up

Evaluation of Objection & Decision Communicated

**YES**

FINILIZED

NO

The Director applies to the Court for Revaluation

**YES**

Court Decision

**NO**

**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
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.

5. CAMAS IN THE LANDS AND SURVEYS DEPARTMENT

(i) Cyprus Integrated Land Information System
(ii.) Property Identifier

Table: Subproperty Characteristics

<table>
<thead>
<tr>
<th>REG. NO.</th>
<th>BLOCK</th>
<th>QUARTER</th>
</tr>
</thead>
<tbody>
<tr>
<td>DISTRICT</td>
<td>TOWN/ VILLAGE</td>
<td></td>
</tr>
<tr>
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<td></td>
</tr>
</tbody>
</table>

Geographical Area

Street Address

Property Type

Old Parcel Map Reference

New Parcel Map Reference

(iii.) Property Structure and Types

Diagram: Subproperties and their relationships with other types of properties like land, buildings, and units.
CAMAS IN THE LANDS AND SURVEYS DEPARTMENT (cont.)

Residential Property Maintenance File

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/Clincs
- Base Livestock Units
Other Models
- Base Plantation/tree
- Base borehole

Base Cost Models
- Retail Cost model
- Office Cost model
- Industrial Cost model
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)
6. BENEFITS TO THE SOCIETY

i. Increase revenue at Central and Local level

ii. Assist Governments in Planning and Implementing Fiscal Policies

iii. Assist Governments in Implementing Property Indices, Performance Measurements, and Secure Transparent and Efficient Investment Property Markets

iv. Administrative Tool in monitoring trends of Property Market, Exposure to Mortgage Risks, Overheated Markets

v. Improve information and Inefficiencies of the Property Market

vi. Secure Uniform Tone of the Valuations and achieve Just and Fair Property Tax for each owner.
THANK YOU
FOR YOUR ATTENTION

WELCOME TO CYPRUS