



SUPPLEMENT No. 2
TO
THE SOVEREIGN BASE AREAS GAZETTE
No. 1731 of 14th February 2014
LEGISLATION

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CONTRACT (AMENDMENT) ORDINANCE 2014

An Ordinance to amend the Contract Ordinance

R. J. CRIPWELL
ADMINISTRATOR

12th February 2014.

BE it enacted by the Administrator of the Sovereign Base Areas of Akrotiri and Dhekelia as follows:—

1. Short title

This Ordinance may be cited as the Contract (Amendment) Ordinance 2014.

2. Commencement

This Ordinance comes into force on the day after it is published in the Gazette.

3. Contract Ordinance amended

The Contract Ordinance(a) is amended in accordance with section 4.

4. New section 77A inserted

The following section is inserted after section 77—

“77A. Contract for sale of immovable property must be submitted to District Lands Office

- (1) Except as otherwise provided in this or any other Ordinance, where a contract for the sale of immovable property is signed on or after 9 September 2013, the purchaser must submit a copy to the District Lands Office of the Republic within 6 months after the date of signature.
- (2) If a purchaser does not comply with subsection (1), the transfer fee payable in accordance with the Lands and Surveys (Fees and Charges) Ordinance 2010(b) is—

- (a) 110% of the transfer fee that would otherwise be payable;
or
 - (b) where no transfer fee or a reduced transfer fee is payable in the circumstances referred to in section 7 or 10 of the Department of Lands and Surveys (Fees and Charges) Law of the Republic^(c), that fee (if any) plus 10% of the transfer fee that would have been payable in the absence of the exemption or the reduction.
- (3) In this section—
- (a) a reference to a contract for the sale of immovable property includes a reference to a contract for the transfer of immovable property by way of exchange, for consideration other than money and to a contract for a lease of immovable property; and “purchaser” must be construed accordingly;
 - (b) “immovable property” has the meaning given in the Immovable Property (Tenure, Registration and Valuation) Ordinance^(d) and includes real rights acquired by the registration under that Ordinance of a contract for a lease.”

Notes

- (a) Cap. 149, Laws of Cyprus, 1959 ed. Legislation of the former colony of Cyprus has effect in the Areas by virtue of article 5 of the Sovereign Base Areas of Akrotiri and Dhekelia Order in Council 1960. Schedule 2 to the Interpretation Ordinance 2012 provides for the interpretation of such legislation.
- (b) Ordinance 32/10, which applies the fees in the Schedule to the Department of Lands and Surveys (Fees and Charges) Law of the Republic (Cap. 219, Laws of Cyprus, 1959 ed.).
- (c) Cap. 219, Laws of Cyprus, 1959 ed.
- (d) Cap. 224, Laws of Cyprus, 1959 ed. Legislation of the former colony of Cyprus has effect in the Areas by virtue of article 5 of the Sovereign Base Areas of Akrotiri and Dhekelia Order in Council 1960. Schedule 2 to the Interpretation Ordinance 2012 provides for the interpretation of such legislation

EXPLANATORY NOTE

(This note does not form part of the Ordinance)

1. This explanatory note relates to the Contract (Amendment) Ordinance 2014 (the “Ordinance”). It has been prepared by the Office of the Attorney-General and Legal Adviser in order to assist the reader of the Ordinance and should be read in conjunction with it.
2. The Ordinance amends the Contract Ordinance (Cap. 149, Laws of Cyprus, 1959 ed.).
3. New section 77A provides that, where a contract for the sale, exchange or lease of immovable property is signed on or after 9 September 2013, the purchaser or lessee must submit a copy of the contract to the District Lands Office of the Republic within 6 months. A purchaser who fails to do so must pay an additional transfer fee on registration of the property.
4. The amendment reflects an amendment made by Law 99(I) of 2013 to the Contract Law of the Republic.

