

## Immovable Property Commission

The Commission was set up under the Immovable Property Law (67/2005) in accordance with the rulings of the European Court of Human Rights in the case of Xenides-Arestis v. Turkey. The idea of this measure was to establish an effective domestic remedy for claims relating to abandoned properties in North Cyprus.



In the light of the Court's previous decisions in Arestis-Xenides, the main rulings in Demopoulos confirm that the "Immovable Property Commission" (IPC) formed not only be considered as a "domestic remedy" but was also in "realistic provision for redress in the current situation of occupation that it is beyond this Court's competence to resolve".

Xenides-Arestis case along with Demopoulos case represents the Court's most recent application of the "pilot-judgment procedure" developed in 2005 "as a means of dealing with large groups of similar cases that derive from the same underlying problem."

The Immovable Property Commission officially began its performances on 17 March 2006. The Commission scrutinizes claims for restitution, compensation and exchanges according to the provisions of the law. It seeks to satisfy the legitimate claims of property owners without prejudice to the rights of the Turkish Cypriot Community.

The Commission, with its local and foreign experts, acts as a court. IPC seeks to be a just, fast an effective remedy for property claims. In this way, the Commission affirms to contribute to the comprehensive settlement of the Cyprus Issue.

## We offer legal advice for

- Full advice for properties in Cyprus on the transfer, sale, purchase, investment or sharing of it between relatives or others.
- Make an application to Immovable Property Commission for compensation, exchange or restitution of any property in North Cyprus.
- Search process through any competent official authority and obtain any necessary information i.e. land office, town and planning authority, renew inland tax office etc.
- Maintenance of wills, administrations, power of attorneys etc. regarding the sharing, transfer or the sale of any property.
- Courts procedures required to be taken as to any issue related with any property in Cyprus.

## ADVANTAGES OF APPLYING

Greek Cypriots have chance either to claim or not the Immovable Property Commission, but that the European Court of Human Rights (ECHR) would no longer entertain their property claims unless they had done so. Applicants can apply to Commission for compensation, exchange or restitution of any property in North Cyprus and parties have right to apply to the High Administrative Court against decisions of the Commission.

If the applicant is not satisfied with the judgment of the High Administrative court, he/she may then apply to the European Court of Human Rights. In order to have right to apply ECHR, first need to exhaust all domestic remedies in North Cyprus which means that it is logical, necessary and worthy to make an application to IPC.

In the absence of a political settlement, more Cypriots are turning to costly and slow judicial solutions. At that stage Immovable Property Commission offers opportunity for Greek Cypriots to claim for compensation, exchange or restitution of their properties. Besides these claims, the applicants may be entitled to compensation for loss of use and for their non-pecuniary damages along with compensation, exchange and

The application can be made in Turkish, Greek or English; and if requested, the documents can be communicated the same. Applicant should understand that he/she may be revoked at any time during the process. Confidentiality of the applicant is for all of the proceedings.

Your Privacy Is Our Priority

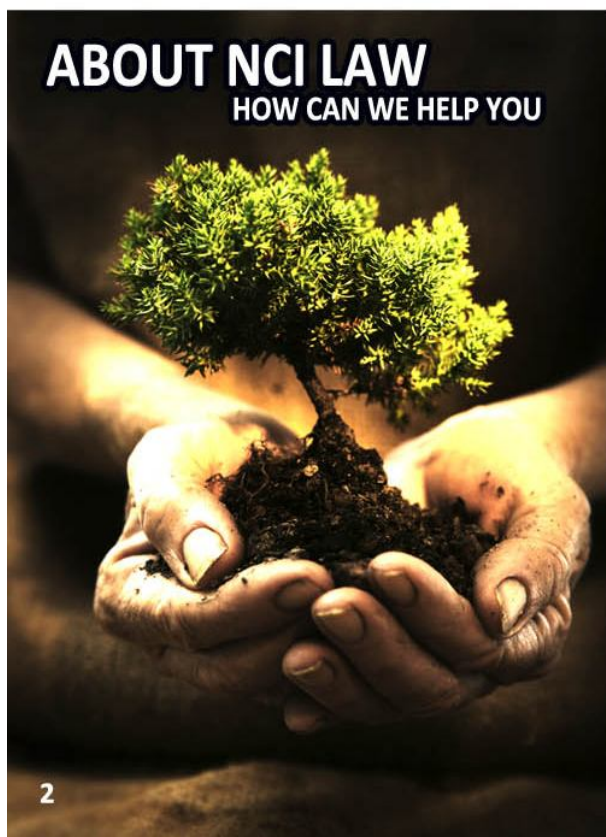
## Statistics

Since 2006 number of Greek Cypriots applying to the Immovable Property Commission for their properties left in North. As of 5 December 2010, 784 applications have been lodged with the Commission and the Commission has paid GBP 50,459,000 to the applicants as compensation. Moreover, in some cases it has ruled for exchange and compensation. The following chart indicates the statistics of the Immovable property Commission from 2006 to 2010.

	2006	2007	2008	2009	2010
TOTAL AREA	354.850 m2	1.448.826 m2	275.812 m2	4.082.980 m2	1.362.256 m2
TOTAL COMPENSATED AREA	264.045 m2	117.545 m2	221.554 m2	2.728.358 m2	1.073.005 m2
TOTAL RESTITUTED AREA	41.627 m2	6.151 m2	0 m2	317.779 m2	79.951 m2
TOTAL NOT PROVEN AREA	40.388 m2	0 m2	1.750 m2	16.760 m2	85.777 m2
TOTAL WITHDRAWN AREA	8.790 m2	128.391 m2	52.518 m2	803.729 m2	123.523 m2
TOTAL COMP. & EXCHANGE AREA	0 m2	1.196.739 m2	0 m2	0 m2	0 m2
TOTAL REJECTED AREA	0 m2	0 m2	0 m2	216.354 m2	0 m2
TOTAL COMPENSATION	2.221.000 STG	3.147.000 STG	1.646.600 STG	31.047.000 STG	12.397.400 STG

## ABOUT NCI LAW

HOW CAN WE HELP YOU



**NCI Law Group** is a firm offering national and international legal advice, services, solutions, transactions and disputes resolutions to a wide range of national and international corporate clientele on all aspects of law.

**O**ur structure is designed to compete most effectively in the ever-changing and challenging worldwide environment. The firm is noted for its 'excellent response times' and 'faultless industry knowledge and business acumen'.

**O**ur business values and codes is our guidance for success. We deal with every client situation as if it is our own and we enjoy the challenge of providing solutions brought by our clients. We are ready to fight to protect your rights and ready to help you.

**A**s a NCI Law Group, we assist and provide legal advice and representation to Cypriots to address all contemporary legal challenges faced by any participant in property cases. Through our expertise our professional and skilled team can help you to apply Immovable Property Commission.

## HOW TO CONTACT US



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