

INTRODUCTION

Non-military development in the SBAs is regulated by various SBA Ordinances, including the Streets and Buildings Regulation (Consolidation) Ordinance 1984 (7/84 as amended) and the Control (Entry, Settlement and Commercial Enterprises) Ordinance 1960 (5/60 as amended). You need to check whether any other Ordinances affect your application. In addition to the Ordinances, the Sovereign Base Areas Administration has policies on exercise of its discretion with regards to applications for permits for non-military development. The following tables and flowchart set out those policies.

You should note that these are general policies on discretionary powers, and in exceptional cases the SBA Administration may exercise its discretion to depart from the criteria set out below.

This document reflects SBAA policies as of July 2006. We will attempt to publish changes on the SBA website reasonably promptly, but you should check with your Area Office whether there have been any changes which might affect your application.

SBA NON-MILITARY DEVELOPMENT POLICY BY DEVELOPMENT TYPE

S/N	DEVELOPMENT TYPE	CURRENT POLICY
1	Residential	<p>Within Natural Expansion Areas and Residential Zones</p> <ul style="list-style-type: none"> • Individual dwelling house units are allowed on the basis of the SBA Administration eligibility criteria (see Flowchart 1). • Land division for residential purposes is allowed, provided the resultant plots are equal in number to the number of the co-owners of the original plot, or to the number of individual dwelling house units already existing in the original plot. <p>Outside Natural Expansion Areas</p> <ul style="list-style-type: none"> • Isolated houses are allowed, on the basis of the SBA Administration eligibility criteria (see Flowchart 1), and in line with our policy of reflecting the policy and restrictions in the appropriate RoC legislation. • Land division for residential purposes, is not allowed.
2	Agricultural	<p>Agricultural Stores</p> <ul style="list-style-type: none"> • Allowed (one per plot), for non-professional farmers, provided they do not exceed 30 sq.m. • Allowed, for professional farmers, in accordance with plans certified, by the RoC Dept of Agriculture, as appropriate to the farmer's actual needs. <p>Greenhouses</p> <ul style="list-style-type: none"> • Allowed. <p>Packing Houses</p> <ul style="list-style-type: none"> • Allowed, on merit, provided they serve local needs. <p>Animal Husbandry Units</p> <ul style="list-style-type: none"> • Allowed within specially designated areas or zones. <p>Fish Farms</p> <ul style="list-style-type: none"> • Allowed, on merit, provided they are supported by the RoC Fisheries Dept and there are no military objections. <p>Land Consolidation</p> <ul style="list-style-type: none"> • Allowed, under the planning, supervision and execution of the RoC competent authorities.

S/N	DEVELOPMENT TYPE	CURRENT POLICY
3	Commercial	Heavy & Luxury Commercial <ul style="list-style-type: none"> • Not allowed.
		Light Commercial (including restaurants) Allowed, provided they serve local needs.
4	Tourist	Hotels <ul style="list-style-type: none"> • Not allowed.
		Bungalows <ul style="list-style-type: none"> • Not allowed.
		Holiday Homes <ul style="list-style-type: none"> • Not allowed.
5	Industrial	Heavy Industrial <ul style="list-style-type: none"> • Not allowed.
		Light Industrial (Workshops) <ul style="list-style-type: none"> • Allowed within specially designated areas or zones; • Allowed elsewhere, on merit, provided they serve local needs and are supported by the local community.
		Industrial Stores <ul style="list-style-type: none"> • Not allowed.
6	Leisure & Recreation	Sports Facilities <ul style="list-style-type: none"> • Allowed on the basis of local needs.
		Social/Sports Clubs <ul style="list-style-type: none"> • Allowed on merit and local needs.
		Theme Parks <ul style="list-style-type: none"> • Not allowed.
		Children Playgrounds <ul style="list-style-type: none"> • Allowed on merit.
		Swimming Pools <ul style="list-style-type: none"> • Allowed on merit.

S/N	DEVELOPMENT TYPE	CURRENT POLICY
7	Cultural	Museums • Allowed on merit.
		Galleries • Allowed on merit.
8	Special	Quarries • Allowed on merit.
		Mines • Allowed on merit
9	Public	Public Roads • Allowed.
		Public Buildings • Allowed.
		Public Utilities • Allowed.
		Division of Plots for Needy Families • Allowed, on Crown land, under planning, supervision and execution of the RoC competent authorities.
		Dams and Reservoirs • Allowed.

It should be noted that allowable development is subject to the following:

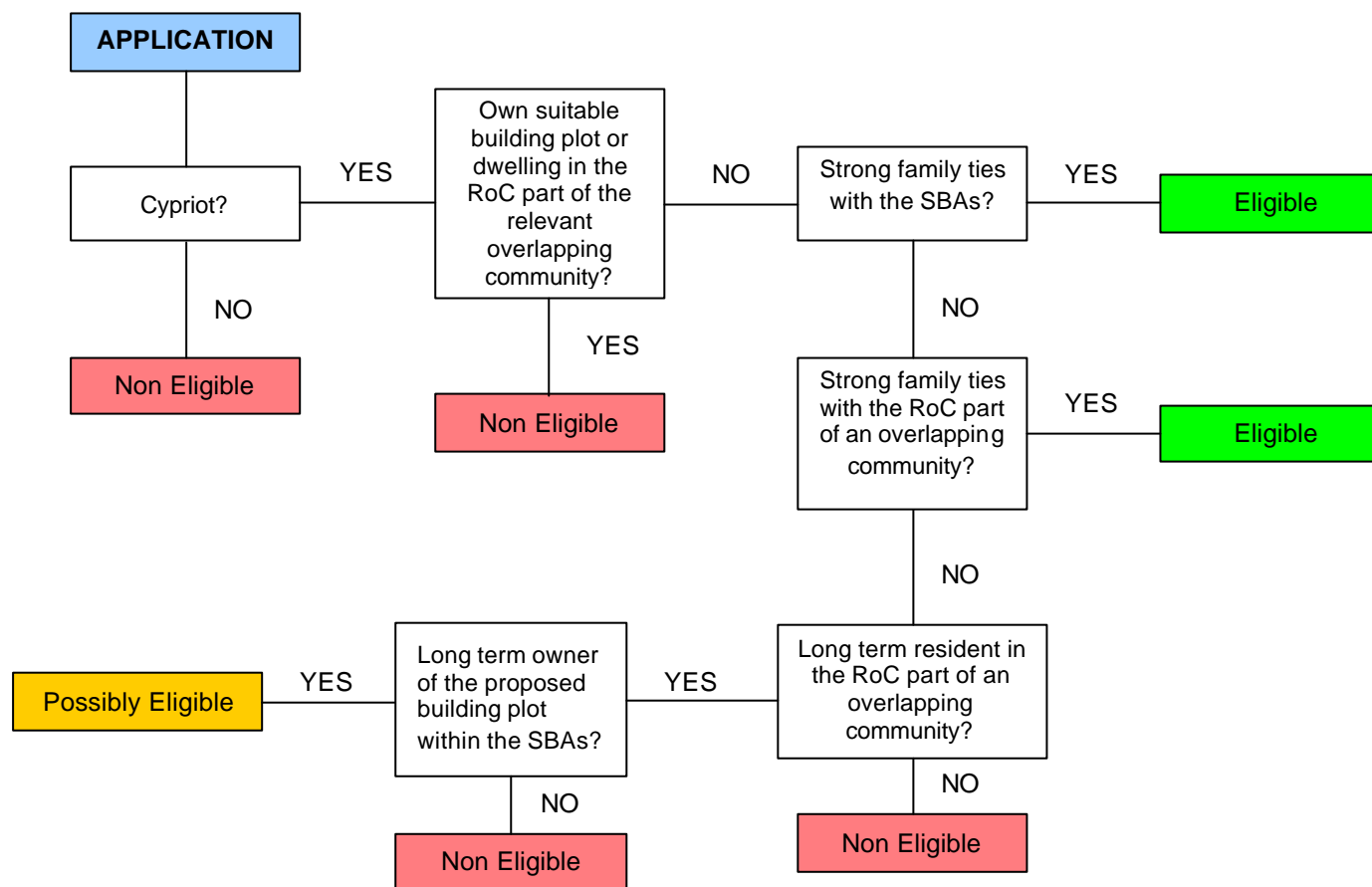
1. There being no military objections.
2. The application must comply with the Streets and Building legislation, or with the provisions of any other related SBA legislation.
3. For residential development the applicant meets the eligibility criteria (see Flowchart 1 below).

ELIGIBILITY IN THE SBAs

Category	Permanent Residence	Property Acquisition & Ownership	Allowable Building Erection	Allowable Business Establishment
Eligible* Cypriots	✓	✓	✓	✓ ²
Non-Eligible* Cypriots	X	✓	✓ ¹	✓ ²
UK Military Personnel & UK Based Civil Servants	X	X	X	✓ ³
Others	X	X	X	✓ ⁴

- * = to permanently reside in the SBAs
- ✓ = YES
- ✓¹ = YES, except dwelling houses.
- ✓² = YES, subject to satisfying military or local requirements.
- ✓³ = YES, subject to satisfying military requirements that are not being satisfied by any Cypriot.
- ✓⁴ = YES, subject to satisfying military or local requirements that are not being satisfied by any Cypriot and to possession of any necessary residence and other permits/clearances for use in the RoC.
- x = NO

Eligibility Criteria for Residential Development within the SBAs



Overlapping Community = A RoC village, the administrative area of which extends into the SBAs and relates to the application.

Strong family ties = A person is considered to have strong family ties to a village if he/she was raised from birth in that particular village.

Long Term = 10 years or longer.

Note: If you are a Cypriot refugee you might also be eligible under additional criteria – ask your Area Office for more information.