

REPUBLIC



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**THE HOTELS AND TOURIST ESTABLISHMENTS
(COMPLEX OF TOURIST VILLAS)
REGULATIONS, 1993**

(English translation)

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ΓΕΝ (Α) – Π.Ι.

NICOSIA

**THE HOTELS AND TOURIST ESTABLISHMENTS
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ARRANGEMENT OF SECTIONS

Section

1. Short title.

PART I. – INTRODUCTORY PROVISIONS

2. Interpretation

**PART II.- LICENCES AND PRICES OF COMPLEX
OF TOURIST VILLAS**

3. Form of licence and fees
4. Fixed prices

PART III.- BUILDINGS AND INSTALLATIONS

5. Site and position
6. Drawing up of plans
7. Building and general building conditions
8. Car parking place
9. Athletic and ancillary spaces
10. Entrance space
11. Roads and accesses
12. Villas
13. Private bathrooms
14. Stores
15. Furniture etc., installations and services

16. Telephone installations
17. Plumbing installations
18. Water Supply
19. Sewage, drainage and garbage
20. Air Conditioning
21. Electrical installations
22. Fire Security
23. Gas installations

PART IV - GENERAL AND TRANSITIONAL PROVISIONS

24. Application of certain Regulations of the Hotels and Tourist Establishments (Organized Apartments and Tourist Villages) Regulations of 1993 to Complexes of Tourist Villas.
25. Entry into force of these Regulations

**FIRST TABLE
FORM OF LICENCE**

**SECOND TABLE
LICENCE FEES**

**THIRD TABLE
FEES FOR THE APPROVAL OF PLANS**

**THE HOTELS AND TOURIST ESTABLISHMENTS LAWS,
1969 TO 2000**

Regulations made under section 22.

40 of 1969
52 of 1970
17 of 1973
34 of 1974
28 of 1985
42 (I) of 1995
80 (I) of 1995
16 (I) of 1999
68 (I) of 1999
91 (I) of 2000
170 (I) of 2000.

In exercise of the powers vested in it by section 22 of the Hotels and Tourist Establishments Laws, 1969 to 2000, the Council of Ministers makes the following Regulations:

Short title.
Official Gazette of
the Republic,
Supplement III(I):
11.8.1993.

1. These Regulations may be cited as the Hotels and Tourist Establishments (Complex of Tourist Villas) Regulations, 1993.

**PART I
INTRODUCTORY PROVISIONS**

Interpretation.

2.-(1) In these Regulations unless the context otherwise requires-

«Board» means the Board of Directors of the Organisation;

«business» means the business of Tourist Villas;

«capacity in beds» means, as regards a villa, the total number of beds (of a common hotel type) permanently situated in bedrooms, whilst, as regards a business, the total of the capacity in beds of all the villas;

«capacity in villas» means the total number of available tourist villas in every business;

«Complex of Tourist Villas» means the villas which constitute a business under the provisions of subsection (4) of section 18 of the Law and which satisfy the terms and conditions referred to in these Regulations;

«fixed prices» means the prices referred to in section 10 of the Law;

«guest» means the resident of the villa and the persons accompanying him;

40 of 1969.

«the Law» means the Hotels and Tourist Establishments Law, 1969 and includes any law amending or substituted for the same;

«low season» and «high season» means such periods of time, respectively as the Board may prescribe;

«manager» means the manager of the business or the owner of the business managing the same and includes every employee authorised by him;

«resident» means the guest staying in the villa.

(2) All other terms and expressions shall have the meaning assigned to them by the Law.

PART II LICENCE AND PRICES OF COMPLEX OF TOURIST VILLAS

Form of licence
and fees.
First Table.

3.-(1) The licence to operate a business shall be issued in the form set out in the First Table.

Second Table.

(2) The fees payable by the owner of the business for the issue or renewal of a licence, shall be the fees set out in the Second Table.

Fixed prices.

4.-(1) Fixed prices shall be those referred to in section 10 of the Law.

(2) Fixed prices shall include-

- (a) the price for accommodation;
- (b) the service charges;
- (c) the extra charge on the price for accommodation for the use of an air conditioning installation where there is such installation and is placed at the disposal of the guests;
- (d) the percentage payable to the Organisation, in accordance with subsection (7) of section 10 of the Law and section 14 of the Catering and Entertainment Establishments Law;
- (e) the accommodation fees payable to the organisations or local administrative authorities as provided by law.

29 of 1985
214 of 1991
104(I) of 1999
90(I) of 2000.

PART III BUILDINGS AND INSTALLATIONS

Site and position.

5.-(1) The building site of the business must be independent, wholly available for the business and be registered in an independent title of ownership in the name of the applicant, have symmetrical dimensions and shape where possible, sufficient area for the easy development of constructions, creation of garden and green, as well as recreation installations, according to the class and size of the business.

(2) The boundaries of the building site of the business must be formed either by man made or natural fence either with man made or natural obstacles, which shall not allow free access to the area, except through entrance points made for the purpose. Seaside areas shall be regarded as natural obstacles.

(3) The business must be situated in a landscape of natural beauty away from noisy installations, areas which are sources of disease and installations which cause pollution to the environment, be fenced and have cultivated green available or green which is being cultivated, the necessary infrastructure, such as internal roads, water supply, sewage and lighting networks, as well as the necessary building installations.

(4) The minimum area of the building site, irrespective of class of the business, shall be fixed at 5000sqm.

Drawing up of plans.

41 of 1962
7 of 1964
43 of 1966
41 of 1968
84 of 1968
5 of 1970
49 of 1976
69 of 1984
113 of 1985
175 of 1988
88 of 1991
49(1) of 1992.

6.-(1) The drawing up of the plans must be made by an architect or a civil engineer who is registered in the registry of Architects and Civil Engineers which is kept in accordance with the provisions of the Architects and Civil Engineers Law.

(2) In drawing up the plans provision shall be made, so that the buildings be properly located within the surrounding grounds and aesthetically suited with the landscape. It is considered advisable to adopt architectural forms and elements of local colour, whilst the architectural style of the buildings of the business should be simple and aesthetically perfect.

(3) The examination for the existence of such elements referred to above in paragraph (2) shall remain at the discretion of the Committee.

(4) Notwithstanding the provisions of any other law in force, the Committee may reject the plans, which in its opinion, are not compatible with the landscape and are not harmonized with the environment and the character of the area. The Committee may also, in connection with the class for which each business is intended, impose alterations to the plans, according to its discretion regarding the appearance and exterior shape of the buildings and their size, provided that the alterations shall comply with the provisions of the Town Planning zones in force for the time being.

(5) On the plans there shall be written the height of the ground, the proposed height of the ground and upper floors of the buildings, as well as

their dimensions, and on the ground plans the purpose of each area must be stated.

(6) The plans shall be submitted to a scale of 1:100.

Building and
general building
conditions.

7.-(1) In addition to the building provisions in force for the time being, the buildings of the complex of tourist villas must be operationally self-contained, all areas must be used for the business, whilst the unused area of the building site must be developed with the creation of a garden and green.

(2) At least 25% percent of the total area of the building site of the business must be arranged into a garden or green area.

(3) It shall be compulsory to take preventive measures against heat, noise, as well as insects, where the latter exist to an annoying degree. For each of the above cases, the principles and methods indicated by technology shall apply as well as-

- (a) measures against heat and generally for meeting variations in temperature not only by covering the rooms with suitable heatproof material, but by protecting outside openings from the external glare by providing suitable shades or covered balconies or arches and screens. In cases of openings for bedrooms in which due to the structure thereof, there is no provision for the installation of shutters, the screens shall necessarily cover the whole of the width and height of the opening and the building material therefore shall be such as to prevent rays of light from entering the bedroom;
- (b) the insulation against noise, sounds and vibrations shall be effected according to accepted principles of sound protection of buildings;
- (c) for ensuring protection against annoying insects, where this is not achieved by carrying out of sanitary works in the area, the use of proper protective measures shall be compulsory.

(4) The installation plans shall be made in accordance with the legislation in force for the time being, which govern the granting of the necessary building licence and with the provisions of these Regulations.

(5) In the general land planning site of the business the proposed destination of every area and building, the general order and functional operation of the whole area shall be indicated and the necessary elements of the ground morphology, the existing green or plot being cultivated shall be prescribed, whilst in the case of a seaside building site the sea zone.

(6) In the technical description there shall be mentioned the class for which the business is intended, the number of villas and beds, the remaining areas, the installations, the materials to be used for the construction of the various spaces, as well as particulars of the sewage system to be applied.

(7) Upon the submission of the plans there shall be submitted-

- (a) The title of ownership of the site or a copy thereof;
- (b) a copy of certificate of suitability of the site issued by the Organization;
- (c) a certificate from the appropriate authority indicating the suitability of the water available as regards quality and quantity;
- (d) a Government survey plan on which the registration of the site is based and on which there should appear the exact partition by the Land Registry and Land Surveying Department of the proposed site of the business and the road access, which must be of at least 8m width wide, but the Board may approve relaxation regarding the width of the road in cases where the sites are situated in mountainous or isolated areas; and
- (e) any additional particular which may be considered necessary.

(8) No application shall be approved, unless accompanied by the particulars and information referred to above.

(9) The fees payable by the owner of the business upon the submission of the plans for approval, in accordance with section 5 of the Law, are those set out in the Third Table.

Third Table.

Car parking place.

8.-(1) The car parking place shall be compulsory for every business and must be sufficient for parking vehicles by a ratio of one vehicle per villa.

(2) The car parking place for luxury and first class businesses must be sheltered and be situated near the villa.

Athletic and ancillary spaces.

9.-(1) The existence of at least one tennis court in all businesses irrespective of class, shall be compulsory.

(2) The availability of a swimming pool for luxury and first class businesses shall be compulsory and shall have the necessary ancillary spaces, such as changing rooms, toilets, a storeroom and an engine room.

(3) The swimming pool shall be of an area of at least 75sqm and shall increase in size depending on the capacity of the business.

(4) The laying of gardens and green areas shall be compulsory for all businesses and the completion of the works for the formation of these spaces must be carried out before the beginning of the operation of the business.

Entrance space.

10. Every entrance of a building, irrespective of the business class, must have the following areas-

- (a) lobby and a reception area of an area of at least 15sqm;
- (b) management and administration office of the business;
- (c) telephone;
- (d) a porter's hall with a bed, private toilet and shower; and
- (e) first aid unit, which has the necessary first aid provisions.

Roads and accesses.

11. The roads of the main internal network shall have a width of 4 metres. Roads and accesses generally shall be asphalted or constructed with materials and other means of construction, on condition that the basic standards of durability are satisfied and that their surface is made of asphalt or concrete or paved or of some other hard material which does not allow the creation of dust during the passage of vehicles.

Villas.

12.-(1) Subject to the provisions of paragraph (2), every business, irrespective of class, shall have at least five villas:

Provided that, the Board of Directors may, after an advisory opinion of the Committee, classify into one of the classes of the tourist villas provided by the Law, businesses of smaller capacity or isolated self-contained villas operating on the coming into operation of these Regulations and situated outside urban areas, provided that a relevant application is submitted to the Organisation within three months from the publication of these Regulations:

Provided further that, the above provision shall also apply for areas referred to in decision under no 34544 dated 29/11/1990 of the Council of Ministers regulating hotel development.

(2) Every tourist villa shall be independent, shall be provided with at least two bedrooms and the necessary areas for the comfortable and uninterrupted stay, sleeping accommodation, preparation of meals and consumption thereof by the guests.

(3) The minimum total surface area of the floor of every tourist villa shall be fixed at 150,120 and 100 s.q. for luxury businesses, first and second class respectively.

Private bathrooms.

13.-(1) Every tourist villa, irrespective of class, shall be provided with at least a complete bathroom.

(2) Tourist villas with more than two bedrooms shall be provided with an additional supplementary independent lavatory.

(3) Subject to the provisions of paragraph (1), the main bedroom of a luxury tourist villa shall be provided with a private bathroom.

Stores.

14. The stores shall have an area corresponding to the capacity of the business. The stores shall be distinguished at least into the following:

- (a) stores for clothing,
- (b) stores for furniture,
- (c) stores for equipment, and
- (d) stores for garbage.

Furniture etc.
installations and
services.

15.-(1) In addition to the provisions of these Regulations, the classification of every business shall depend on its value and quality of building construction, technical standards, furniture, equipment, maintenance and decoration, manning, perfect operational organisation, supply of services, level of guests service and the overall appearance of the buildings and business areas .

(2) Every tourist villa, shall be provided by the business, irrespective of class, in a number corresponding to the capacity in beds of the villa at least with the commonly accepted as necessary furniture and utensils for preparing, serving and consuming food and beverages, the materials and means for cleaning the same and a garbage container as well as the necessary mattresses, blankets, and face-towels in a sufficient number.

(3) The business shall-

- (a) secure for every tourist villa continuous and uninterrupted operation of the machinery and installations placed therein;
- (b) replace the bed linen every two days, as regards luxury and first class businesses, every three days as regards second class businesses and once a week for third class businesses or whenever the necessity may arise;
- (c) secure the cleaning and tidying of the villa, the collection and removal therefrom of the garbage and litter, daily.

(4) All services referred to in paragraphs (2) and (3) shall be provided without any extra charge to the guests and shall be included in the price referred to in Regulation 4.

Telephone
installations.

16.-(1) Every business, irrespective of class, shall be provided with a telephone exchange and sufficient number of lines connecting same with the central external network.

(2) The lines of the telephone exchange of the business shall be extended and there shall be a telephone appliance in all villas, irrespective of the class of the business.

(3) The communication of the appliances of the villas with the central external network through the telephone exchange of the business shall be secured on all days and during the whole twenty-four hours period.

Plumbing
installations.

17.-(1) Plumbing installations shall include:

- (a) the water supply network at its normal temperature;
- (b) the network for the supply of hot water; and
- (c) the sewage network.

(2) All plumbing installations must be easily accessible and susceptible of being checked for their proper functioning.

(3) The central network must be equipped with suitable water reservoirs for the daily supply of water at normal temperature in all villas and communal areas of the business.

Water Supply.

18.-(1) Every business shall have an adequate water supply, coming either from the public water supply network or from its own water supply project. It is imperative that the business has its own water tanks in case of interruption of the water supply, for the requirements of the business for at least twenty four hours.

For estimating the requirements the measure to be applied shall be a quantity of water of 0.25 cubic metres for each bed.

(2) Where the water supplied does not come from the public water supply network, it shall, before entering into the installation's supply network, undergo careful cleaning in accordance with the relevant scientific process to free it of any harmful micro-organisms and ingredients. Water having a degree of hardness above that which can be tolerated shall be submitted to dehardening by special apparatus.

Sewage, drainage
and garbage.

19.-(1) The dirty water and sewage in general of the business shall be conducted by means of an adequate number of sewage pipes provided with the required tanks for their cleaning, either in a common sewage system, if available, or in a private one consisting of a series of septic and absorption pits. Where it is practically impossible for absorption pits to operate, due to the composition of the ground or the position of the site, the hotel shall be provided with a system of biological cleaning of the sewage according to specified standards or by the creation of sealed tanks.

In businesses which have a capacity of more than 20 villas which are constructed in seaside areas, where there is no public control sewage system, irrespective of the composition of the soil, it is imperative that the business be equipped with a biological treatment of the sewage constructed in accordance with specified standards.

(2) Where it is not possible for the garbage of the business to be disposed of by a public service for the removal of garbage, it is imperative to have installed a special cremating furnace and to have available a suitable and isolated place for the temporary storing of same until the time of their collection or cremation. This place as well as the position for installing the cremating furnace must be selected so that the garbage is not visible to guests, their smell not annoy them or the business staff, also avoiding as far as possible, the attraction of small animals and flies and other harmful or annoying insects.

Air Conditioning.

20.-(1) Air-cooling installations shall be indispensable for luxury and first class businesses, with the exception of those operating in mountain regions prescribed by the Board of Directors, and must serve all the areas of the villas.

(2) As regards heating during the cold months of the year, this shall, in the case of a business not suspending its operation during the winter months, be provided either by means of an air conditioning system or by means of a central heating system.

(3) It is advisable that solar energy be used as far as possible for heating and supply of hot water.

Electrical installations.

21.-(1) The electrical installations which are indispensable for every business, shall include the service lines of the electric current from the central network and where such is not available, the installations for the production of the same current, the transforming equipment of electric current where such are necessary and the distribution network within the main space and buildings to the points of supply, the lighting installation and the special installation of socket outlets for electrical machinery and appliances. The Regulations for the time being in force relating to Electricity shall apply to electrical installations.

(2) The electric lighting installations shall be complete and extend to all the villas and areas of the business, including the internal roads. The fixing of light apparatus shall be made in accordance with the approved technical and aesthetic standards, whereas their intensity of light shall be adequate.

Fire security.

22.-(1) Protection against fire must be secured in accordance with the guidelines of the Fire Brigade in force for the time being.

(2) A satisfactory fire extinguishing system shall be available and all installations must be easily accessible to vehicles of the Fire Brigade.

Gas installations.

23. The gas installations, must be in accordance with the provisions of the Petroleum Law applicable for the time being and the Regulations made thereunder.

PARTIV
GENERAL AND TRANSITIONAL PROVISIONS

Application of certain Regulations of the Hotels and Tourist Establishments (Organised Apartments and Tourist Villages) Regulations of 1993 to Complexes of Tourist Villas. Official Gazette of the Republic. Supplement 111 (I): 11.8.93.

24. Regulations 3,4,5(1),(2),6,7,8(3), 9,10,11,12,48,49,50,51,52 and 53 of the Hotels and Tourist Establishments (Organised Apartments and Tourist Villages) Regulations, 1993 or any future amendments thereof, shall apply, mutatis mutandis, to Complexes of Tourist Villas.

Entry into force of these Regulations. 42(1) of 1993.

25. These Regulations shall come into force from the date following the coming into force of the Hotels and Tourist Establishments (Amendment) Law, 1993.

**FIRST TABLE
FORM OF LICENCE
(Regulation 3(1))**

Number of Licence

**CYPRUS TOURISM ORGANISATION
LICENCE TO OPERATE A COMPLEX OF
TOURIST VILLAS**

Taking into account the provisions of the Hotels and Tourist Establishments Laws, 1969 to 1993 and the Regulations made thereunder, is hereby granted to.....
a licence to operate the complex of tourist villas having a capacity of
villas and beds under the name and
situated at..... and classified in the class.

The licence shall be valid until the 31st of December

(Fee paid CYPf.....)

Nicosia19.....

.....
Director-General
Cyprus Tourism Organisation

**SECOND TABLE
LICENCE FEES
(Regulation 3(2))**

1. Fees for a license to operate a complex of tourist villas, for a period of two years of the validity of the license or part thereof:

A. For businesses, other than those set out in sub-paragraph (b):

- (i) Luxury, CYP£30 for every villa.
- (ii) First class, CYP£25 for every villa.
- (iii) Second class, CYP£20 for every villa.
- (iv) Third class, CYP£16 for every villa.

B. For businesses in mountain resorts: 25% of the above fees.

2. For each copy of a licence, fee of CYP£10.

**THIRD TABLE
FEES FOR APPROVAL OF PLANS
(Regulation 7(8))**

Fees for approval or renewal of approval of the plans of a Complex of Tourist Villas:

(a) For every application submitted for approval or renewal of approval of plans of new businesses:

- (i) Luxury, CYP£100
- (ii) First class, CYP£80
- (iii) Second class, CYP£50

(b) For every application submitted for approval or renewal of approval of plans for the extension or alteration of the existing business, CYP£30.