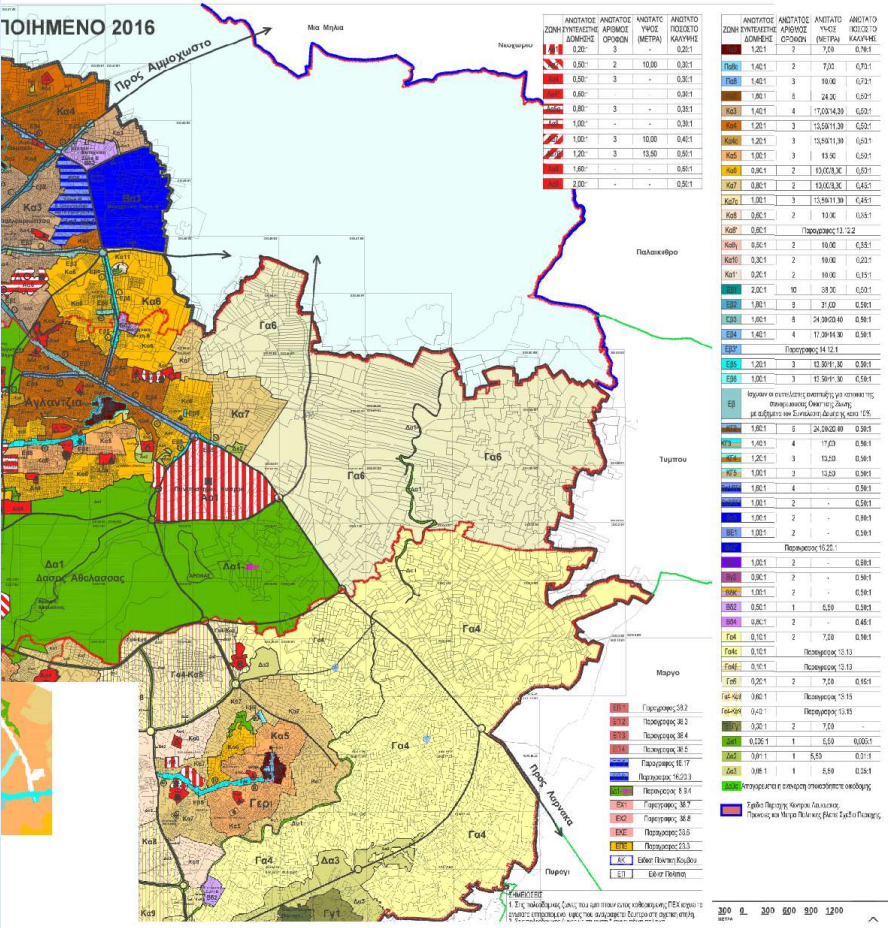


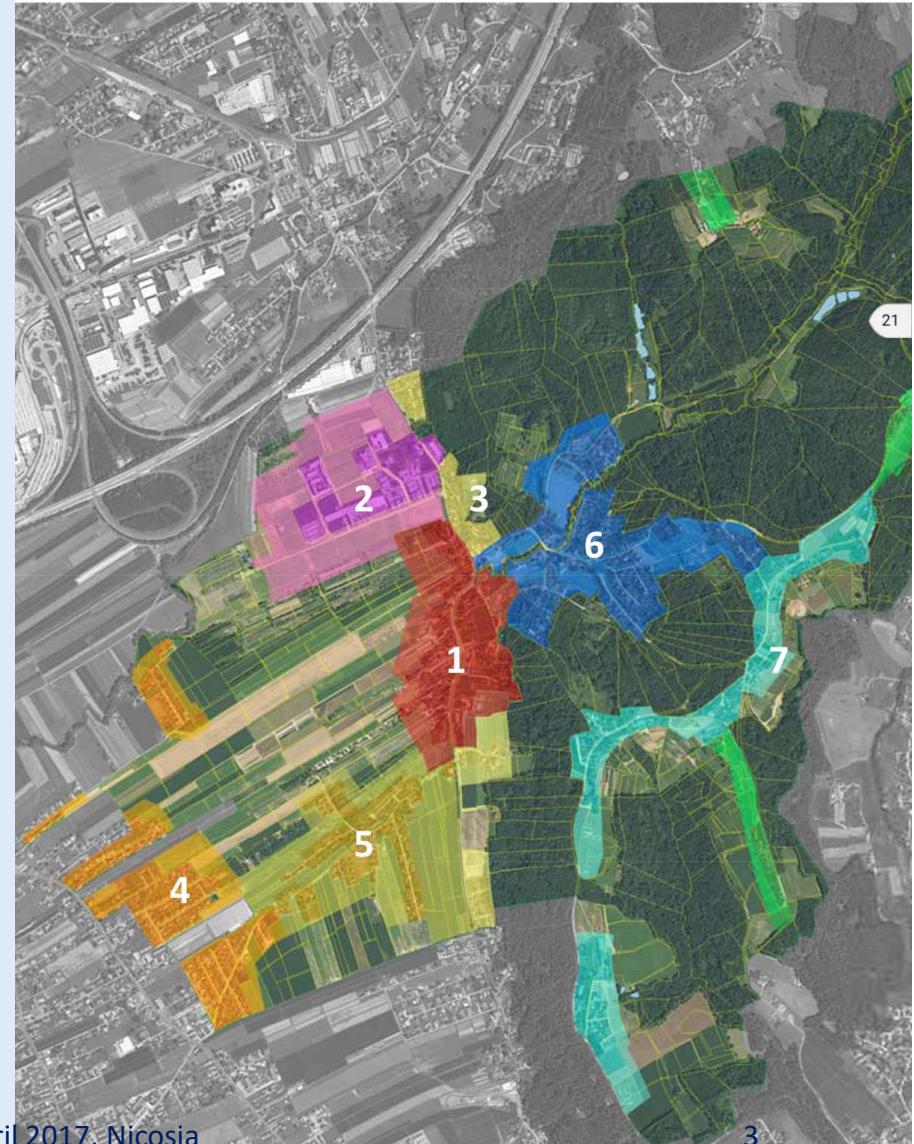
Proposals for a new zoning system in Cyprus

Cyprus Zoning map



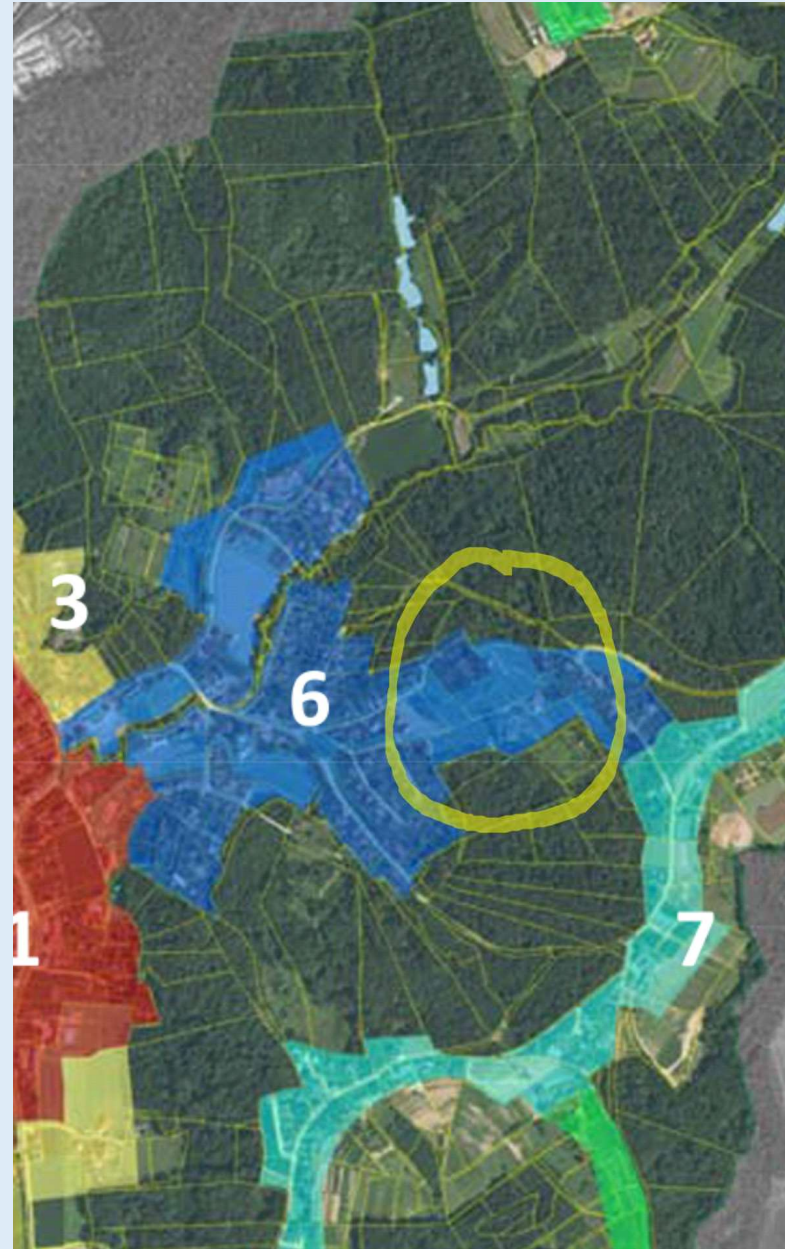
Overall zoning plan in Styria

Übersicht der Gebietstypen

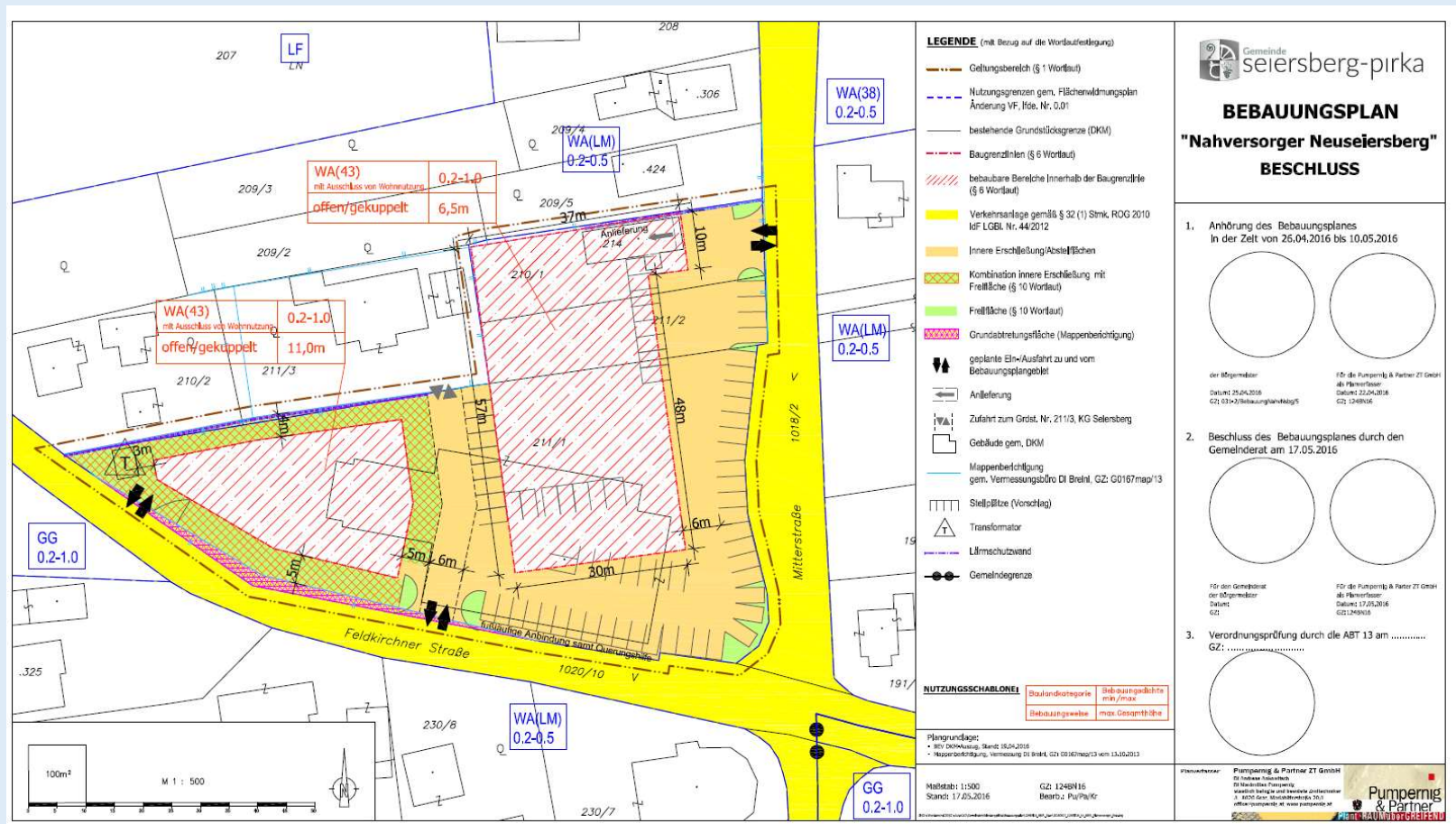


- **Proposal for the replacement of planning permits**
- In the Zoning map of the local plan (which is a land-use map including some overall information about heights of buildings, distances, storeys etc.) for larger areas (> 5000 m²) a separate detailed zoning map should be determined.
- If a detailed zoning map is (already) determined for the plot of the project, the designer can immediately start his design work and proceed with an application for a building permit (if needed).
- If no detailed zoning map is (yet) determined for the plot of the project, or if the plot itself is less than 5000 m², the competent authority defines the planning conditions in a “planning decision”. This planning decision shall be issued within deadline of 8 weeks, and its validity is limited to one year. Based on this decision the designer can start his design work and proceed with an application for a building permit (if needed).
- The planning decision is no individual legal act addressed to the applicant, but a general act for the piece of land of the plot.
- For minor projects, e.g. small huts, small to medium residential buildings (to be determined) could be exempted from the need of a planning decision.

Defining or determining areas for detailed zoning maps



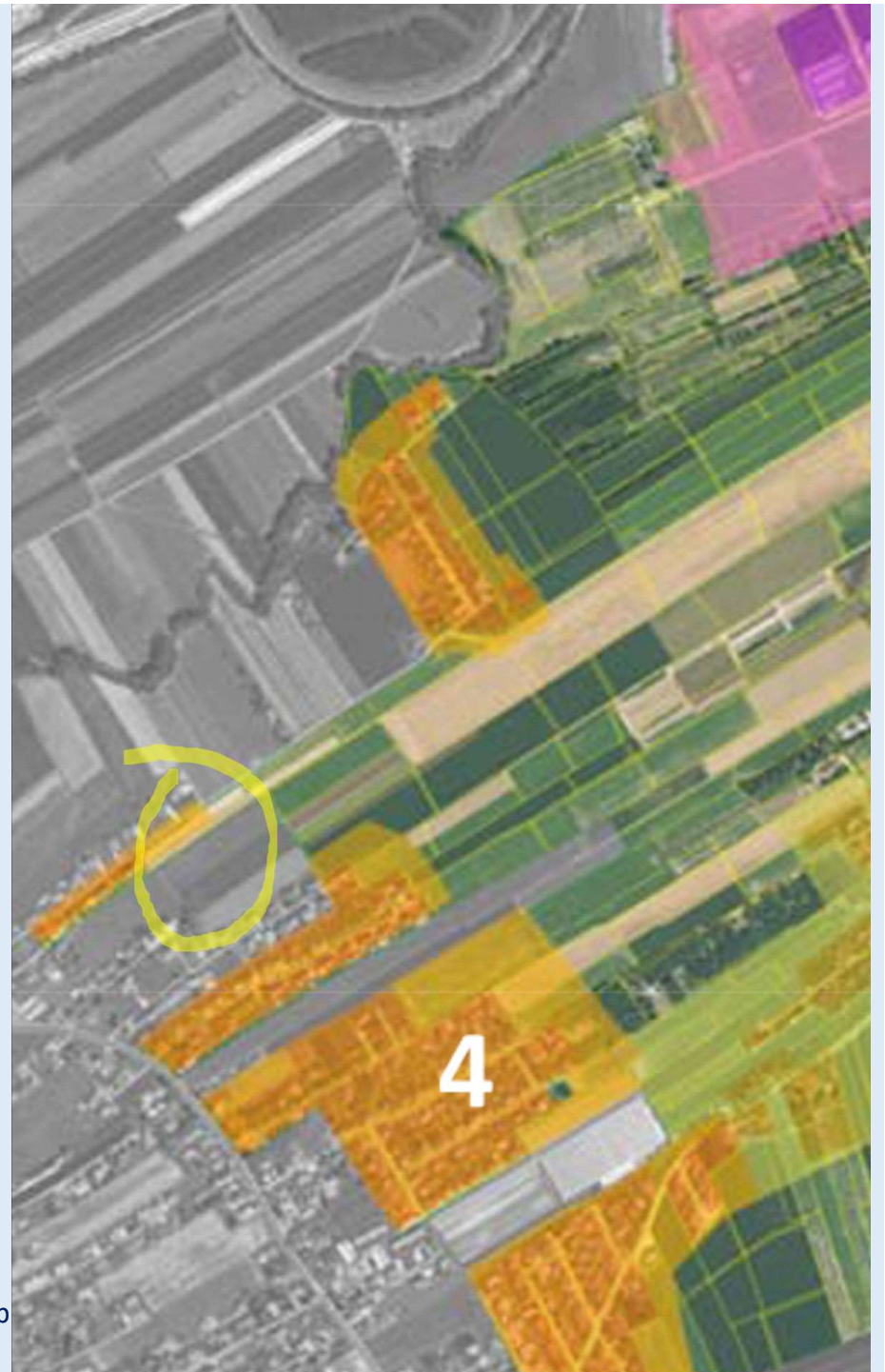
Detailed zoning map > 5,000 m²



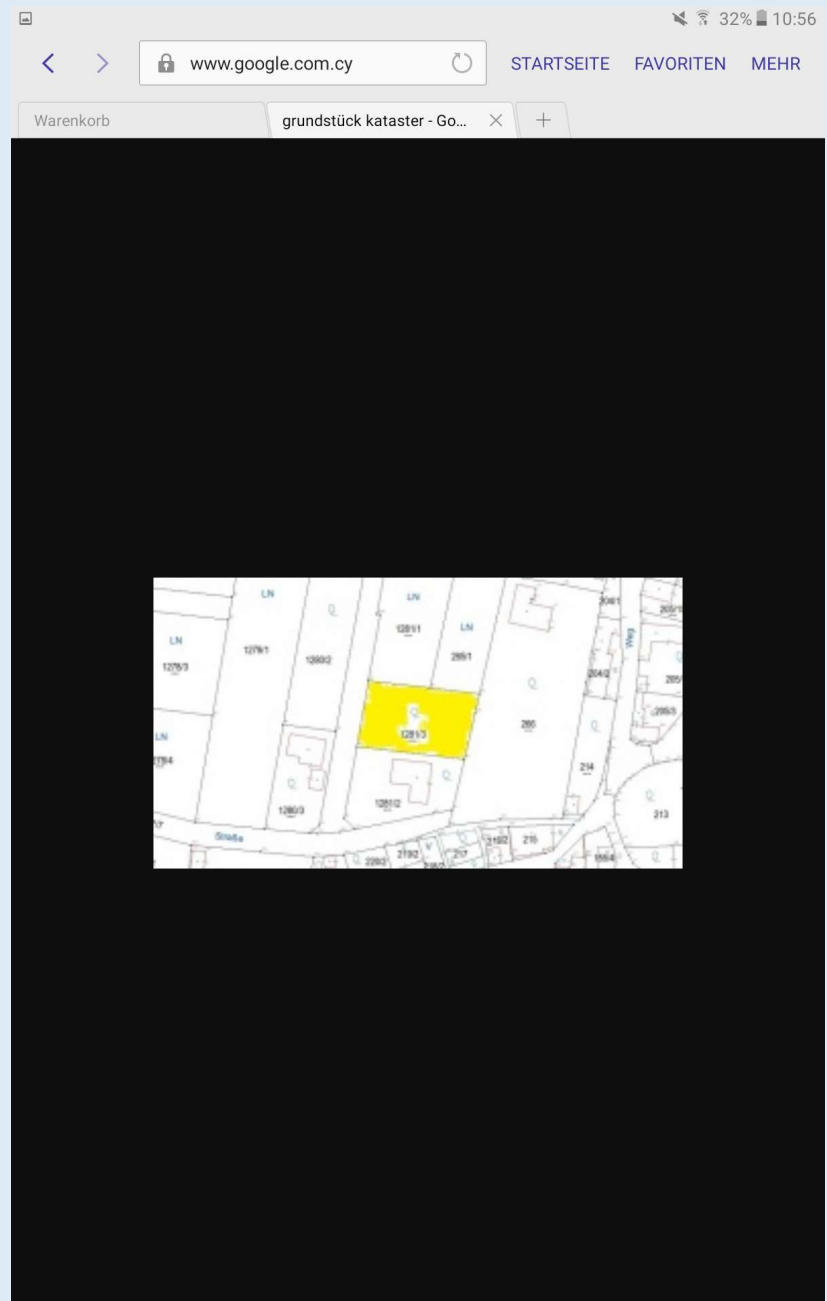
Detailed zoning
map > 5,000 m²



For smaller areas
< 5000 m² or
single plots



Single plot



- If no detailed zoning map is determined for the plot of the project (the plot itself is under 5000 m²), the competent authority defines the planning conditions in a “planning decision” (within 8 weeks) and legal force by 2-3 years. Based on this decision the designer can start his design work.
- The planning decision is no individual legal act addressed to the applicant, but a general act for the piece of land of the plot.