

ANNEX 2 – COURSE DESCRIPTION

Course title	Property Law			
Course code	LAW-243			
Course type	Compulsory			
Level	Undergraduate			
Year / Semester	2 nd /D			
Teacher's name	Christos Stylianides			
ECTS	6	Lectures / week	3 hours per week	Laboratories / week
Course purpose and objectives	<p>The purpose of the course is to present the basic principles and regulations of Cypriot real property law with reference to both substance and form and procedure. And this, in order to achieve the learning outcomes mentioned below. In this context, the course aims to analyse the provisions of the Constitution, the ECHR and the Charter of Fundamental Rights of the EU that guarantee the right to property, the Real Property (Possession, Registration and Valuation) Chapter 224, the Transfer and Mortgage of Real Estate Law 9/1965, on the Sale of Real Estate (Special Execution) Law 81(I)/2011, as well as relevant regulatory administrative acts such as the Law on the Sale of Mortgaged Real Estate in accordance with Part VIA of the Transfer and Mortgage of Real Estate Law Regulations 185/ 2015 and on the Transfer and Mortgage of Real Estate (Buyer Protection) Regulations 289/2015.</p> <p>Furthermore, the course aims at the presentation and critical approach of relevant jurisprudence of Cypriot and foreign courts. Finally, it aims at the study and practical approach of various real property law issues.</p>			
Learning outcomes	<p>Upon completion of the course, students are expected to:</p> <ul style="list-style-type: none"> • To grasp the fundamental principles that govern property law in Cyprus. • To understand the relationship between right to property and real property law and to have knowledge of the protection enjoyed by the former at national and international level. • To know the main regulations of Cyprus property law. • To be familiar with the legislation and jurisprudence governing the arrangements in question. 			

	<ul style="list-style-type: none"> • To be able to approach practical issues of real property law, providing legal guidance and representation both out of court and in court to the holder of rights over real property and/or to another affected person. • to prepare to explore Cyprus property law more extensively, based to the requirements that may arise in one's academic and professional pursuits. 		
Prerequisites	None	Required	None
Course content	<p>The course curriculum includes the following topics:</p> <ul style="list-style-type: none"> • Basic principles of real property law. • Protection of the right to property at national and international level. • Establishment of rights on immovable property. • Duties - Compulsory passage provision. • Co-ownership in undivided shares. • Common buildings. • Transfer and mortgage of immovable property. • Special execution. • Sale of a mortgaged property by a mortgagee. • Safeguards for purchasers facing property purchase uncertainties. • Claim - appeal application. 		
Teaching methodology	Posting electronic material, live lectures, interactive dialogue, solving practical problems.		
Bibliography	<p>Basic books:</p> <ul style="list-style-type: none"> - Ioannou Ch., Cypriot Property Law, (Athens: Nomiki Bibliothiki, 2014) - Synodinou T., Cypriot Property Law: Real Estate, (Athens-Thessaloniki: Sakkoulas Publications, 2011). <p>Other bibliography:</p> <ul style="list-style-type: none"> - Giallourou S., Trapped Buyers: The Problem, Regulation, and Constitutionality in Cypriot and Greek Land Registry, (Athens-Thessaloniki: Sakkoulas Publications, 2020). 		

	<ul style="list-style-type: none"> - Aimilianidis K., Lectures on Cypriot Law: Inheritance Law - Real Estate, (Nicosia: Hippasus Publishing, 2018). - Ioannidis A., The Land Register and Geometric Section: Legislation and Cadastre Procedures, (Larnaca: 2006). - Symeou A., Protection of Property and Compulsory Alienation in Cyprus, (Nicosia, 2003). - Sergidis G., Consolidation of surplus value of the remainder with the value of the compulsorily expropriated section under Cypriot law, with comparisons to Greek law, English law, American law, Canadian law, and the First Additional Protocol to the ECHR, (Nicosia, 1999). - Koutas N., Real Estate in Cyprus, (Nicosia: 1992). - Tsikkinis L., Land law in Introduction to Cyprus law, 3rd edition, (Limassol: Andreas Neocleous & Co LLC, 2010). <p>Articles:</p> <ul style="list-style-type: none"> - Georgiou A., The rights of the bank or insurance company in the case of assignment of a real estate purchase document, Legal & More (2010), p.20-21. - Aimilianidis A., Turkish Cypriot properties and Custodian: An overview of the case-law to date, Review of Cypriot and European Law (2009), pp. 457-501. - Papacleovoulou C. and Papacleovoulou E., Cyprus real estate, Getting the Deal Through (2015), p.24-37. - Papaconstantinou N., Cyprus, The Real Estate Law Review (2013), p.45-54. - Antoniadou C. and Violari M., Cyprus, Real Estate (2011), p.56-63.
Assessment	<ul style="list-style-type: none"> • Midterm exam 30%. • Participation 20% • Final exam 50%
Language	Greek