



Cyprus Land Development Corporation

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- Public Organization
- Established by Cyprus Government in 1980
- Under the responsibility of the Ministry of Interior
- Managed by a nine-member Board of Directors (two and a half - years term)



Mission

- Implementation of Government's Housing Program
- Provides **Affordable** Residential Dwellings, to people who have difficulties to acquire through the private sector and meet **certain financial criteria**.

Residential Dwellings

A specific policy is followed to offer affordable residential Units (Houses or Flats):

- Efficient use of land to reduce the cost of land per unit
- Reasonable units' size
- Economy of scale
- Margin of profit up to 15%

Leads to the fact that prices of units' offered are at least 20-25% lower than the prices in private sector!

Deliverables

Since 1980, the Organization delivered to beneficiaries:

- **2100** plots
- **2900** residential units



Challenges

- Increased demand for residences
- Lack of stock for rent or buying at affordable prices
- Affordability
- Social Cohesion
- Finding suitable, urban land at affordable price
- Areas with increased social problems (ghetto)
- Shared - Common spaces
- Maintenance

The Future

Sustainability
Environment
Social
Economic

**Social
Responsibility**

Flexibility

**Cost
Value**

**Modern
technologies**
Both in
production
and in
product's
distribution

Evaluate and
adapt to
new market
needs

**New
Housing
Programs**

**Mixed
Population**

Vision

Develop **communities** based on **Sustainable Development** principles

- **Social Benefits**
- **Economic benefits**
- **Environmental Benefits**



Uses

- Residential
- Community Services
- Job Opportunities



Users

Families



Single Parents



Singles



Special Needs



Couples



Students



Elderly



Affordable Rent

- **Provide Residential Units with affordable rent (linked with minimum salary)**
- **Flexibility**
- **Urban Environment**
- **Avoid developing areas with increased social problems**

Limassol



- **Collaboration with local authority to develop 31.081 sq.m Urban Land**
- **600+ Residential Units (First Phase 150 units)**
- **6.000 sq.m community services**
- **70% of residential units for affordable rent and 30% for selling**
- **Mixed users**
- **Maintenance and Management**
- **6 years time frame for implementation (develop in stages based on current and future needs)**

Nicosia

- **Buy urban plots spread in the city**
- **150 Residential Units (First Phase)**
- **Small Developments**
- **Flexibility**
- **Mixed users**
- **Maintenance and Management**



New Eco-Smart Developments

- **Studies for New Development in suburban of Nicosia and Limassol, based on eco and smart development model.**
- **Propose a mainly residential community in a 279.914 sq.m. land in Nicosia and in a 127.417 sq.m. land in Limassol, to provide social / affordable residential units to beneficiaries.**
- **Collaboration with University of Cyprus, Department of Architecture in order to study and propose a multidisciplinary approach, considering environmental, social and economic aspects, related to the current and future needs.**

New Eco-Smart Developments

Targets

- **Enhancing Social Equality**
- **Develop new jobs for locals**
- **Reduce car use and fuel consumption**
- **Develop sustainable units with low maintenance and running cost**
- **Reduce emissions, energy consumption and cost**
- **Social cohesion and equality**
- **Great example model for future developments**

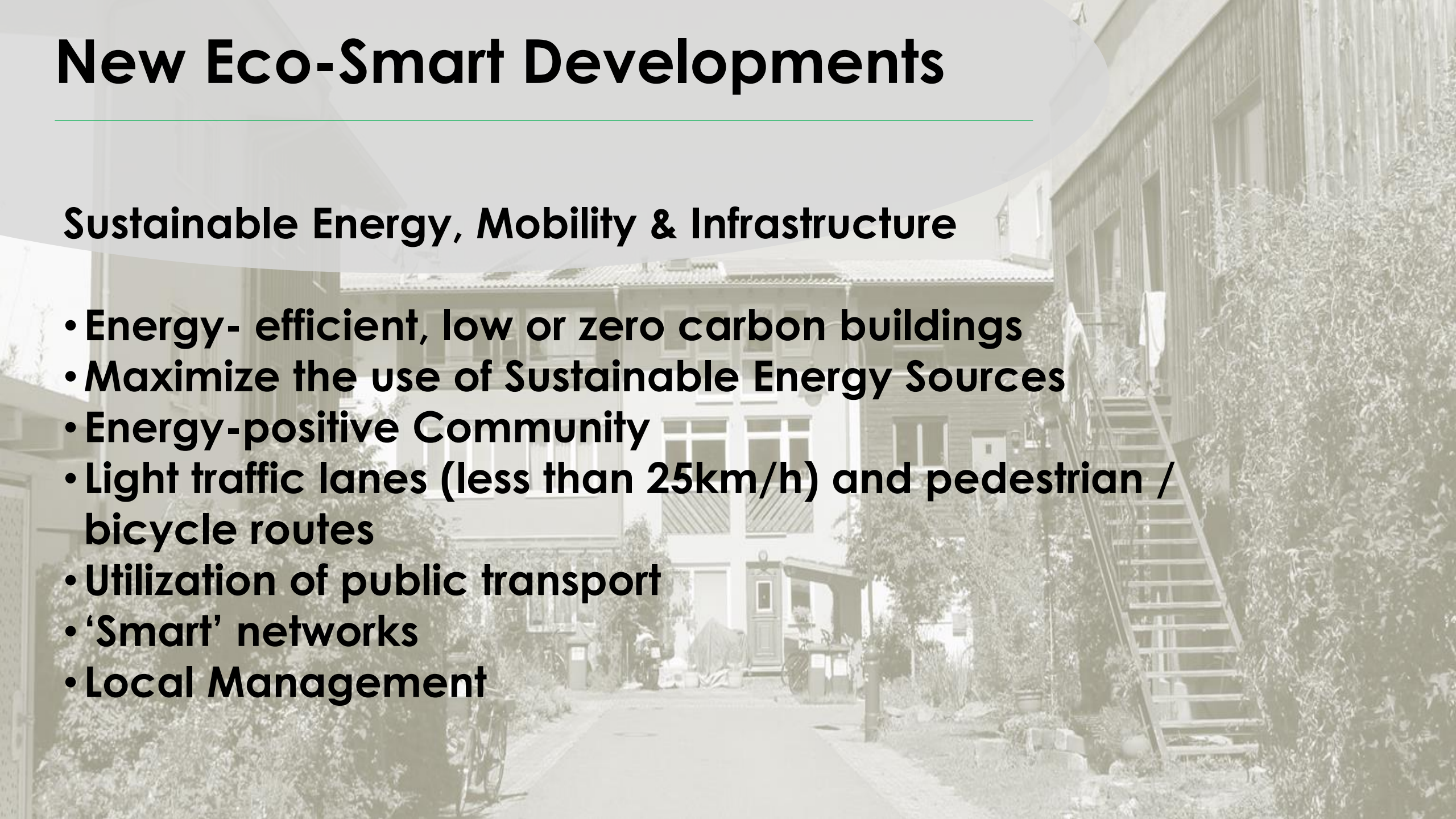
New Eco-Smart Developments

Social Participation & Regional Connections

- **Public Spaces and streets of multiple activities**
- **Green Spaces as a means of developing social participation**
- **Mixed uses and mixed incomes**
- **Land uses that encourage multiple activities**
- **Basic needs met within the local area**
- **Supra – Local relations within the surrounding communities**

New Eco-Smart Developments

Sustainable Energy, Mobility & Infrastructure

- Energy- efficient, low or zero carbon buildings
 - Maximize the use of Sustainable Energy Sources
 - Energy-positive Community
 - Light traffic lanes (less than 25km/h) and pedestrian / bicycle routes
 - Utilization of public transport
 - 'Smart' networks
 - Local Management
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- A photograph of a modern, eco-friendly residential building with a courtyard. The building has a light-colored facade and a tiled roof. A staircase leads up to a second-floor entrance. The courtyard is paved and surrounded by lush greenery, including trees and bushes. A bicycle is parked in the foreground. The overall scene is bright and sunny, suggesting a pleasant living environment.



..... because housing is a right



Thank you for your attention!