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Date: 19/03/2026

### DH-DD(2026)371

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Meeting: 1563<sup>rd</sup> meeting (June 2026) (DH)

Communication from the applicant (17/03/2026) in the case of Lordos and Others v. Turkey (Application No. 15973/90) (Xenides Arestis group).

Information made available under Rule 9.1 of the Rules of the Committee of Ministers for the supervision of the execution of judgments and of the terms of friendly settlements.

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Réunion : 1563<sup>e</sup> réunion (juin 2026) (DH)

Communication du requérant (17/03/2026) relative à l'affaire Lordos et autres c. Turquie (requête n° 15973/90) (groupe Xenides Arestis) **[anglais uniquement]**

Informations mises à disposition en vertu de la Règle 9.1 des Règles du Comité des Ministres pour la surveillance de l'exécution des arrêts et des termes des règlements amiables.

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17 MARS 2026

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Our Ref: HR288/29/SK

17 March 2026

Messrs  
Secretariat of the Committee of Ministers  
Council of Europe  
F-67075 Strasbourg, cedex  
France

VIA EMAIL ONLY ([cm@coe.int](mailto:cm@coe.int))

Dear Sirs

**Re: Application no. 15973/90 – Lordos and Others v Turkey, (Applicant no. 13 – Mr Stelios Mandrides), Judgment (Just Satisfaction) dated 26 October 2010, FINAL 11 April 2011 (“Judgment”)**

Thank you for circulating copy of the Applicants' letter dated 24 October 2025 under reference [DH-DD\(2025\)1372](#).

Further to that we set out the following:

- (1) The Respondent continues to deny access and use of the Applicants' properties since August 1974 and in any event since the date of the above-mentioned Application in the fenced up area of Famagusta.
- (2) As suggested by the Respondent in its letter dated 22 June 2023 under reference [DH-DD\(2023\)811](#) the Applicant and his sister have on 27 December 2024 applied to the Respondent's Immovable Property Commission (“IPC”).
- (3) Finally, on 26 January 2026 the Respondent filed its defence in the procedure before the IPC.
- (4) The Respondent in its defence generally denied the Applicant's claims including the fact that there was a Judgment by the Court and does not even accept to pay same.
- (5) It is important to note that the amount which the Applicant's properties had been valued today by the Respondent for purposes of buying it (namely, £2,308,598) is actually lower than the amount awarded (plus interest up to date of filing) by the Court for loss of use for 25 years in the Judgment (namely, €8,926,600). In any event, no global offer has been made by the Respondent.



- (6) Furthermore, the Respondent failed to file its opinion within the prescribed period. Thus, on 14 February 2025 the Applicants filed an application for judgment in default. However, the IPC did not hear the matter for about a year, until the Respondent filed its opinion, namely on 26 January 2026 and finally fixed the case on 26 February 2026 and without any real justification it was adjourned and is now fixed for 30 April 2026.
- (7) In view of this, we find it very difficult to understand how in this case the IPC is an effective remedy when even the facts of the Judgment are not accepted and no reasonable amount is offered to be paid even for the Judgment, which has been pending for more than 16 years.
- (8) The Applicants are thus still without a remedy (after nearly 52 years of dispossession) and CM(DH) should be made aware of this in order to take appropriate steps to enforce the Judgment.
- (9) Given the Respondent's failure to meet its unconditional obligations under Article 46 (1) and to pay the just satisfaction awarded (even after some of the Applicants' concession to be paid in escrow to the Council of Europe) the Applicants respectfully make a request for the procedure under Article 46(4) to finally commence.
- (10) It is unfair, to say the least, for the Respondent to enjoy for more than 16 years the procedural advantage of the Demopoulos Decision while it fails to pay the just satisfaction awarded and/or proceed with the Applicants' IPC application.

Thanking you in advance for your cooperation and would be grateful if this letter is brought to the attention of the Members of the Committee of Ministers, prior to their forthcoming meeting 9 – 11 June 2026 pursuant to Rule 9 of its Rules for the Supervision of the Execution of Judgments.

I remain at your disposal should you require any clarifications.

Yours sincerely

Achilleas Demetriades

cc: DGI – Directorate General of Human Rights and Rule of Law  
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