

Documents required for the redemption of Perpetual Revisable Ground rents

1. A €500 fee is applicable with every application, together with a letter addressed to the Lands Authority whereby requesting redemption of the ground rent imposed on your property;
2. Prior to filing this application, applicant must be the recognised emphyteuta with the Lands Authority. Recognition can be filed through the following link : <https://landsauthority.org.mt/services/application-forms/>
3. Applicant is obliged to settle any arrears due before redemption process can proceed;
4. A certified copy of the deed of acquisition, as well as a copy of all contracts up to and including the emphyteutical concession.
5. *A copy of the Identity Card of all the emphyteuta and their respective spouses (if applicable);
6. A Notarial declaration whereby indicating the amount of ground rent due to the Joint Office is required. Also supported by a sworn declaration that the contents in this application and any other documentation attached are correct, accurate, complete and true to the best of your knowledge, information and belief, and that there are no other facts relevant to this Application of which the Lands Authority should be made aware of.

Address:
Auberge de Baviere,
St. Sebastian Street,
Valletta VLT 2000

Telephone:
+356 2122 4016/7

E-mail:
info.la@landsauthority.org.mt

www.landsauthority.org.mt

7. In the case of sub-emphyteusis due to third parties, a copy of deed of redemption of the sub-emphyteusis should be provided accordingly. If sub-ground rent was not redeemed, it is recommended that sub-emphyteusis is redeemed prior to filing application. If this is not possible, it is of utmost importance that you provide the LA with a written declaration from your respective lawyer whereas he/she declares that being the sub-emphyteuta you have the right to redeem the direct dominium and subsequent ownership from the Government of Malta. Declaration should also include that you are also aware of all legal implications. Moreover in the same declaration, your lawyer should also exempt the Notary (publishing this contract) and also the Government of Malta from any action or legal responsibility which might be taken from the same emphyteuta due to any legal consequences evolving after the publication of the contract (with the Government of Malta);
8. A copy of the last receipt payable to the Lands Authority;
9. Photographs that clearly illustrate the property in its current state taken from multiple angles, both internally and externally {see 9, 1(f)}
10. A detailed floor plan to a scale of 1:100 of the property as built, drawn on Lands Authority template and endorsed by an Architect, indicating room designations, dimensions, ownership areas at every level, any rights of the property under consideration over third party properties and two distances from the nearest corner. {see 9, 1(c)}
11. A Land Registry plan, duly authenticated by an Architect {see 9, 1(d)}

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- Name and Surname _____
- Telephone No and / or Mobile No _____
- E-mail
address _____
- Property / Tenement No _____
- €500 application fee for the redemption of ground rent

In addition to the expenses directly related to the redemption, other costs incurred include notarial fees, tax and any other administrative expenses.

***All data collected in this form is processed in accordance with the General Data Protection Regulation (EU) 2016/679, the Data Protection Act (Cap. 586 of the Laws of Malta) and other applicable laws.**

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- i. Room designations,
- ii. Dimensions,
- iii. Ownership areas at each level,
- iv. Any rights of the property under consideration over third party properties and
- v. Two distances from the nearest corner.

Premises No.: xx
(Formerly No.: xx)
Triq: xxxxx
Locality: xxxxx

0011 13702

100

CELLAR

GROUND FLOOR

CELLAR (Level -1)
Scale 1:100

GROUND FLOOR (Level 0)
Scale 1:100

FIRST FLOOR (Level 1)
Scale 1:100

CELLAR (Level -1)
Area: 40.00m²

GROUND FLOOR (Level 0)
Area: 110.00m²

FIRST FLOOR (Level 1)
Area: 0.00m²

Address of Premises:
Plotting No.:
Municipal Survey No.:
Scale: 1:100

SPECIMEN

Premises No.: xx
(Formerly No.: xx)
Treg: xxxxx
Locality: xxxxx

CELLAR

KITCHEN

LIVING

SITTING

HALL

CELLAR LEVEL (Level -1)
Scale 1:100

GROUND FLOOR LEVEL (Level 0)
Scale 1:100

FIRST FLOOR LEVEL (Level 1)
Scale 1:100

STREET NAME

STREET NAME

SCALE 1:100

1 2 3 4 5 6 7 8 9 10

20m

Address of Premises:
Drawing No.:
Drawing Date:
Drawing Scale:
Drawing Author:

Cellar Level (Level -1)
Area: 60.00m²

Ground Floor Level (Level 0)
Area: 100.00m²

First Floor Level (Level 1)
Area: 100.00m²

SCALE 1:100

1 2 3 4 5 6 7 8 9 10

20m

Address of Premises:
Drawing No.:
Drawing Date:
Drawing Scale:
Drawing Author:

Cellar Level (Level -1)
Area: 60.00m²

Ground Floor Level (Level 0)
Area: 100.00m²

First Floor Level (Level 1)
Area: 100.00m²

SCALE 1:100

1 2 3 4 5 6 7 8 9 10

20m

Address of Premises:
Drawing No.:
Drawing Date:
Drawing Scale:
Drawing Author:

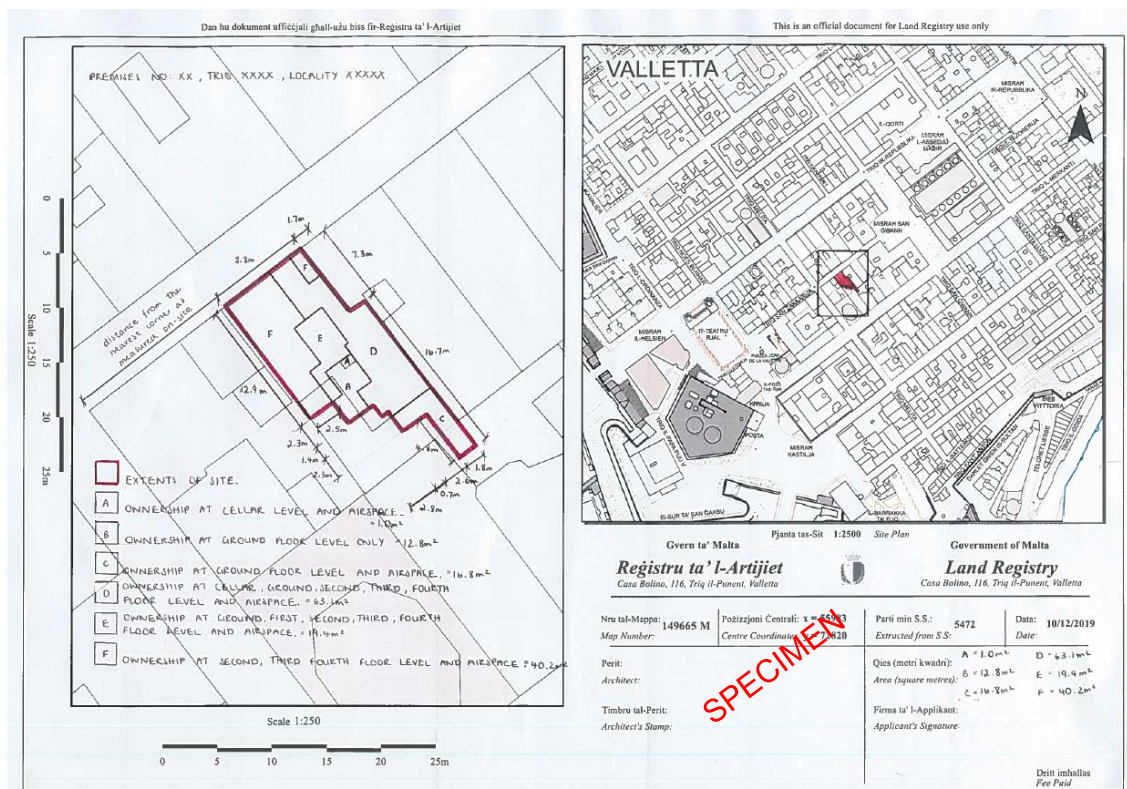
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- (d) Land Registry Plan certified by an Architect, duly compiled and issued during the year of the application



- (e) A copy of Identity Cards of applicant/s

- (f) Photographs that clearly depict the property in its current state taken from multiple angles, both internally and externally. The property under consideration should be outlined in red.

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Premises no. xx, Triq xxxx, Locality xxxx



Architect's Stamp & Signature:

Date:

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