

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 emphyteutae with the Lands Authority. Recognition can be filed through the following link :
<https://onlineportal.landsauthority.org.mt/Application/REC1>
3. Applicant is obliged to settle any arrears due before redemption process can proceed;
4. A copy of the original deed of emphyteusis together with all relevant deed of transfers effected between 1992 till to-date.
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)}

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



LANDS
Authority

- 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.**

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

Specimen documents which are required when filing an application for the Redemption of Government Owned Property held under the title of Revisable Perpetual Emphyteusis in line with Art 9 of L.N. 216 of 2019.

9. Required Documents

(a) A copy of the latest payment receipt



AWTORITA' TAL-ARTIJET
 Aubege de Baviere, Valletta VLT 2000
 Email: info@landsauthority.org.mt
 Tel: (+356) 2122 4016/7

LANDS AUTHORITY
 Aubege de Baviere, Valletta VLT 2000
 Website: www.landsauthority.org.mt
 Tel: (+356) 2122 4016/7

Rċevuta / Receipt

Numru tal-Rċevuta / Receipt no:
 Data tal-Rċevuta / Receipt date:

Numru tal-QD / ID Number:
 Propjeta' / Property:

Nru tal-kont Invoice no	Data tal-kont Invoice date	Detallji Details	Dovut Due	Infelhas Paid
		Mim-From	€	€
Valur sħibh tal-rċevuta / Total receipt value			€	€

Karrazzi Oħra / Other Tenants

Metodu tal-kias / Method of payment

Cashier comments:

Din koozanta hux uddha t-tax jekk fuq il-Rċevuta u t-torrens mill-kont ta' jekk kienet ta' qas, dan jgħid li jgħid.
 To be used this receipt must be signed and stamped by the cashier and, if payment is made by cheque, this is removed by the bank.

Kaxxiera / Cashier

Joint Office

File No:

(b) Proof that the emphyteuta is recognised by the Lands Authority over the property under consideration



LANDS Authority

Rel. Tagħnis:

Data

Address

Sinjuri,

Dwar: Rikonozziment

Għandi jgħid nirfirmak illi l-Cover ta' Malta qiegħed jirikonozzi illi _____ bħala emfiteuta tal-fond hawn fuq imsejmi, kif sugġerit għar-rata ta' għaliq ta' _____ annwi, temporanju u mhux rivedibbli ta' _____.

Sabex dan ir-rikonoxximent ikollu effett, inti mitlub tħallas lawdemju ta' _____ u l-arrerati skond kif meħtieġ, fi żmien saħar mid-data ta' din l-ittra.

Dan ir-rikonoxximent qiegħed isir mingħajr preġudizzju għal drittijiet ta' terzi.

Nirfirmak illi l-ħinijiet li fihom jintlaqgħu l-ħasijiet ta' _____ Ona minn dan l-ħinijiet huma mit- _____ ta' għaliq bejn il-ħinijiet ta' _____ u nofsinjar, (jew inkella permezz ta' _____ choqe indilżżat illi-Awtorita' tal-Artijiet). Meta tigi bies tagħmal l-ħasijiet ta' għandek tpprocento kopja ta' din l-ittra, firreżen mal-karta tal-identita' ta' għalik.

Nringrazzjak u imsejmi għalik.

CN/Awtorita' tal-Artijiet

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

Telephone:
 +356 2122 4016/7

Email:
 info@landsauthority.org.mt
 www.landsauthority.org.mt

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

Telephone:
 +356 2122 4016/7

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

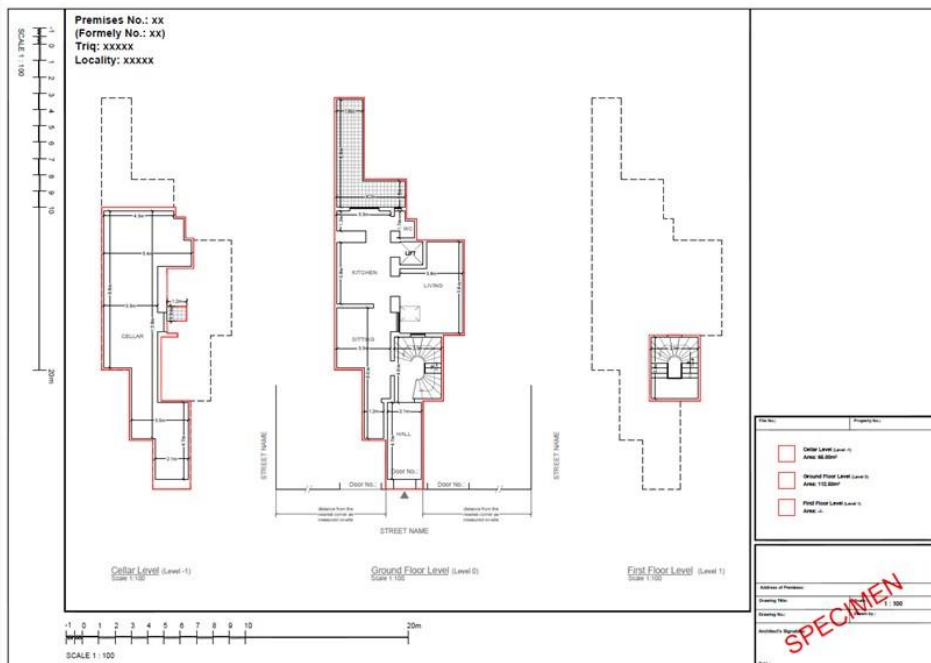
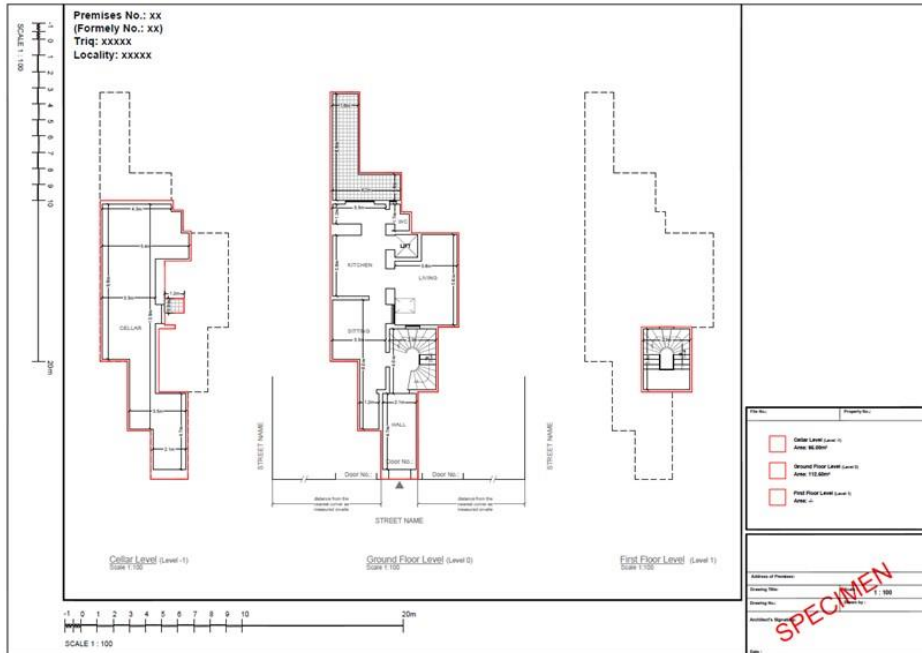
www.landsauthority.org.mt



(c) Detailed floor plans to a scale of 1:100 of the property as built drawn on Lands Authority Template and endorsed by an Architect, indicating the following:

LANDS Authority

- 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.



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

Telephone:
+356 2122 4016/7

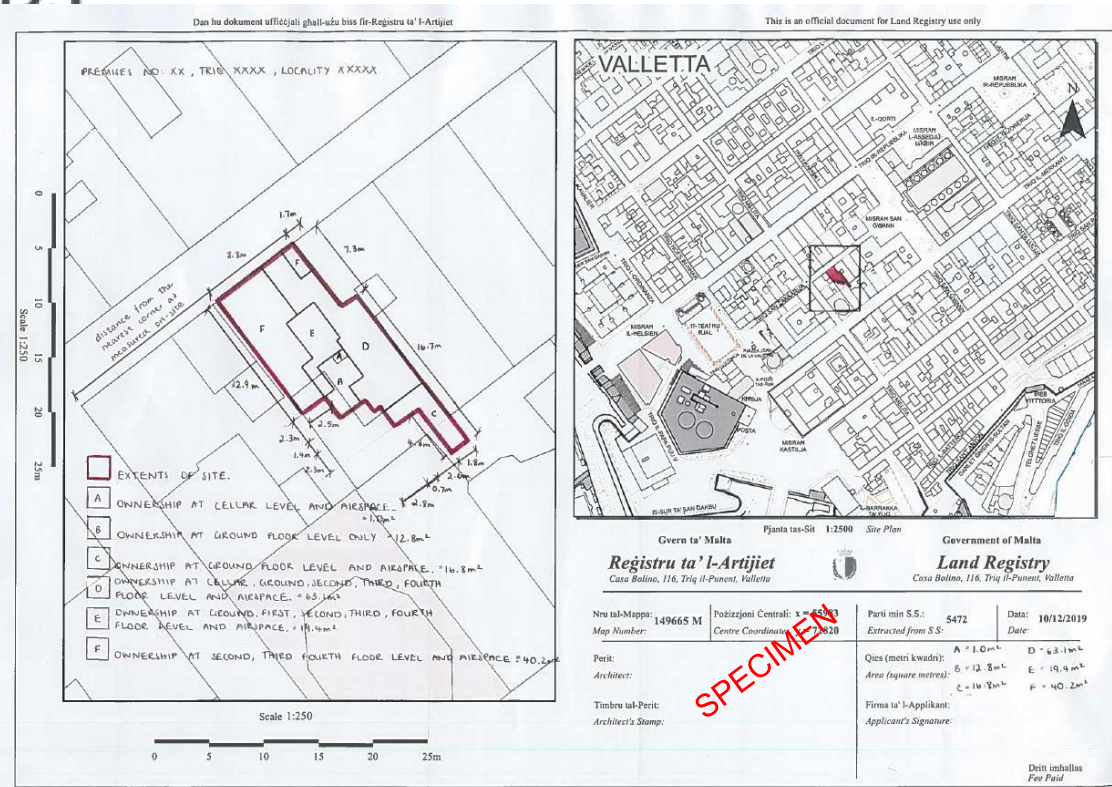
E-mail:
info.la@landsauthority.org.mt

www.landsauthority.org.mt



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

LANDS
Autho



(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.

Premises no. xx, Triq xxxx, Locality xxxx

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



Architect's Stamp & Signature:

Date:

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