

Documents required for the redemption of Perpetual NON-REVISABLE Ground Rents

1. Prior to submission of 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>
2. Applicant is obliged to settle any arrears due before redemption process can proceed;
3. A letter requesting redemption of the ground rent imposed on your property must be submitted to the Authority;
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 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;
7. In the case of sub-emphyteusis due to thrid 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 Lands Authority with a written declaration from your respective lawyer whereas he/she declares that being the sub-emphyteuta you have the right to redeem the directum dominium and subsequest 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);

Address:
Auberge de Baviere,
115 St Julian Street,
Valletta VLT 2000

Telephone:
+356 2122 4016/7

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

www.landsauthority.org.mt

8. A copy of the last receipt payable to the Lands Authority;
9. A Land Registry plan, duly authenticated by an Architect;
10. Site Plan

11. In the case where property is **NOT** registered, an administration fee of €152 is due by applicant for plans and registration fees with the Land Registry so that relevant application can be processed. This amount is payable upon signing of redemption contract;

12. In the case where property is already registered, a fee of €52 is due by applicant to cover registration of plans with the Land Registry. This amount is payable upon signing of redemption contract.

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- Name and Surname _____
- Telephone / Mobile nos _____
- Email address _____
- File number _____
- Property Number _____

In addition to the expenses directly related to the redemption, other costs incurred include notarial fees and tax payable to the Government of Malta

***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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