



NATIONAL STRATEGY FOR THE REFORM OF THE LAND REGISTRATION SYSTEM: 2025-2035

Land Registration Agency

The Need for a Strategy

- 42 years of Land and Property Registration
- An active Property Market

An updated Land Registration System:

- To address current and future trends
- To safeguard property titles and rights
- To facilitate property transactions
- To support market stability



Vision

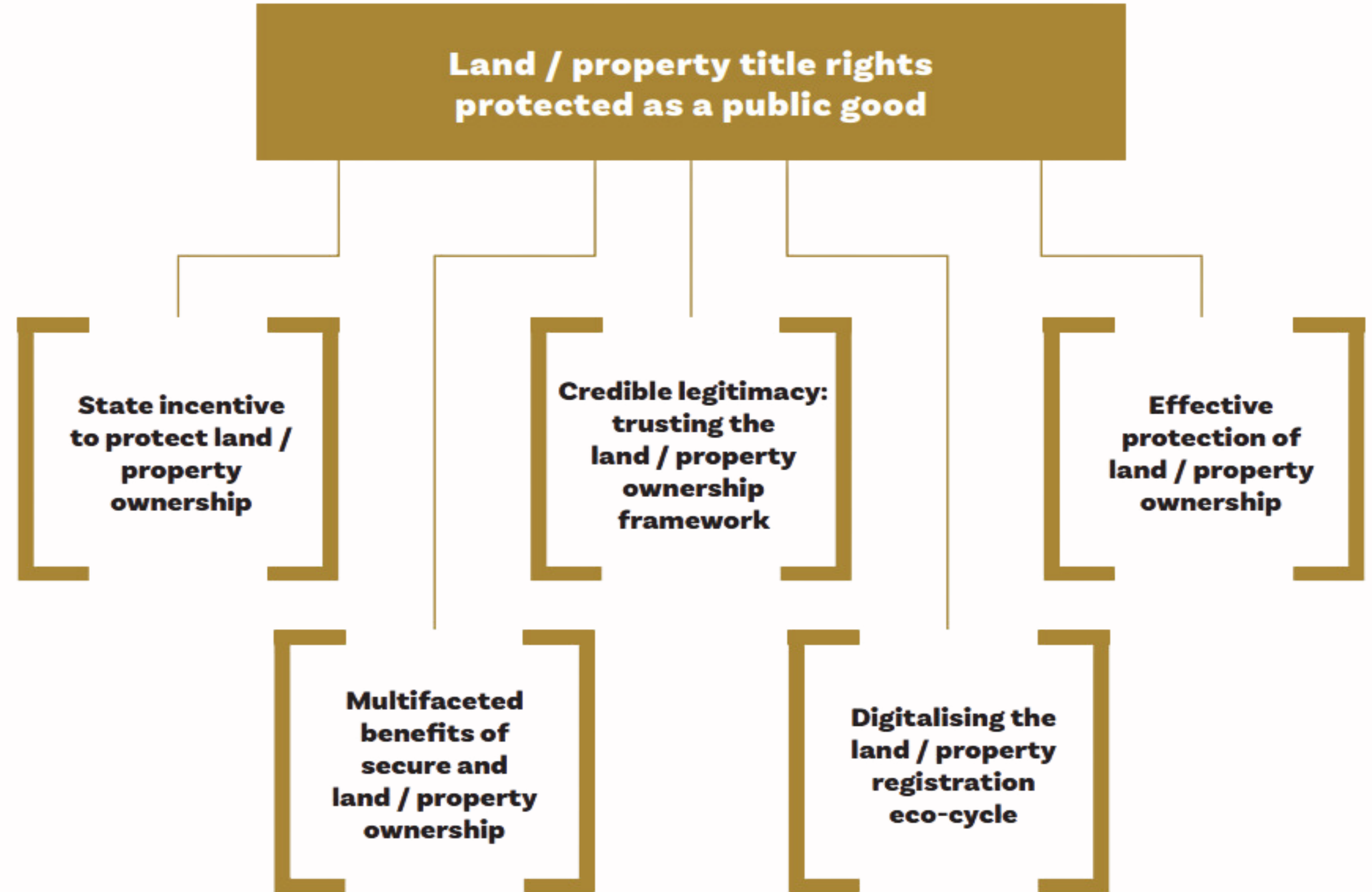
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By 2035, all Maltese territories will become a compulsory registration area, where land and property are underpinned by a secure, trustworthy title that fosters confidence and promotes societal and economic well-being

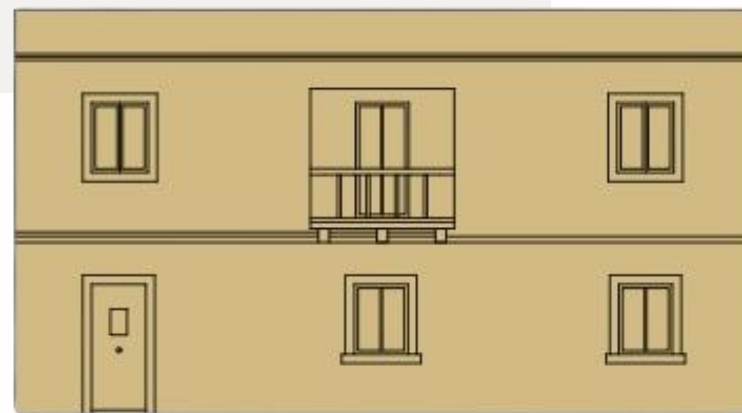


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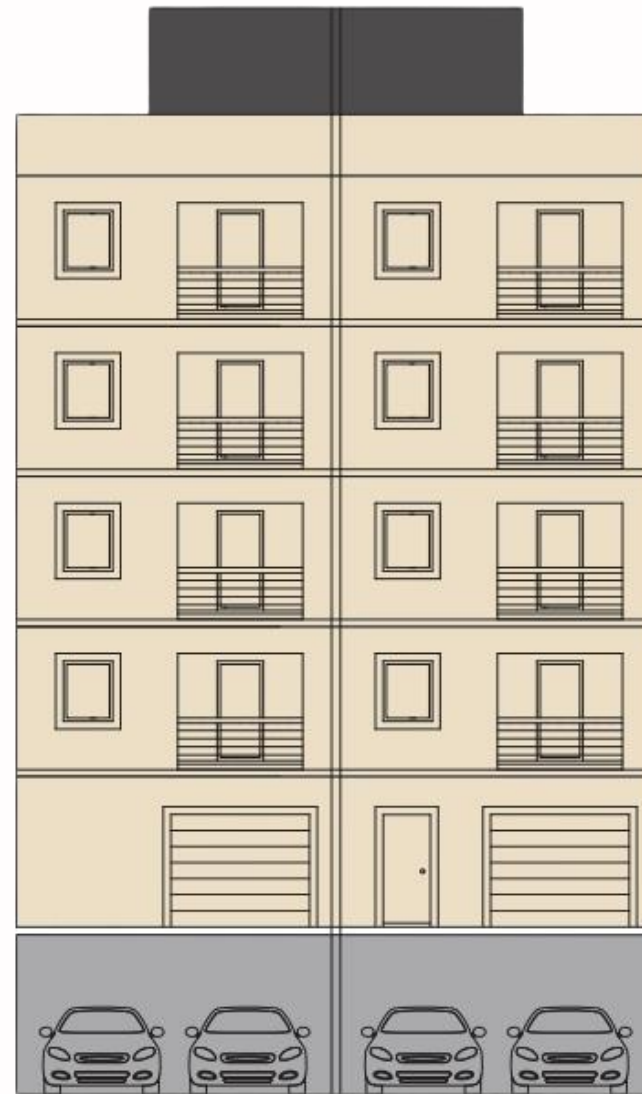
PILLARS OF STRATEGY DRIVING THE VISION



Changing Face of the Property Market



Normal 2-storey buildings



Shift to a multi units on same plot



Shift to multi-owners and multi use complexes

Census Data

	2011	2021
Residential property (occupied)	152,770	215,691
Apartments	82,505	156,573

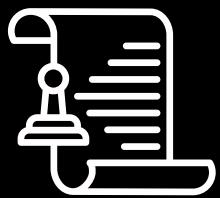
Planning Authority Applications for Multi-Use, Multi-Owner Complexes

Approved 2014-2023	3,397
Pending 2016-2024	468



Notaries

Simplified verification of titles.
Access to information.
Faster document verification
Enhanced access to dispute
reconciliation



Periti

Updated basemap.
Access to ownership and
boundary details.
Access to information on the
process.



Banks

Reduced risks on loans.
Access updated information.
Streamlined loan procedures.
Collateral property protected.
Reduced administrative
workload.



Agency

Efficient processes.
Better communication tools.
Less data inputting more info
and document verification.
Enhanced tools





Sellers

Reduce risk of fraud and disputes.
Protection of property rights.
Efficient title transfer.
Increased confidence in sales.



Buyers

Legal certainty on property status.
Access to up-to-date records.
Reduced risks.
Efficient processes.



Developers

Reduced risks on land titles.
Efficient property transfer.
Secure long-term investment.
Facilitated verifications.



Recommendations

1. An Updated Land Registration Act.
2. A Strategy for Comprehensive Land Registration for Malta by 2035.
3. A New Ownership Title Certificates Categorisation System for Private Land and Property.
4. The Right to Challenge the Guaranteed Title Status of Government Land or Property.
5. To Strengthen the Indefeasibility of a Guaranteed Title by Reforming the Overriding Interest's System.
6. Trust, Integrity and Reliability of Ownership Title Certificates.
7. Boundary Principles Underpinning Property Ownership Title Certificates.
8. Expediting Conflict Resolution through Mediation and Arbitration.

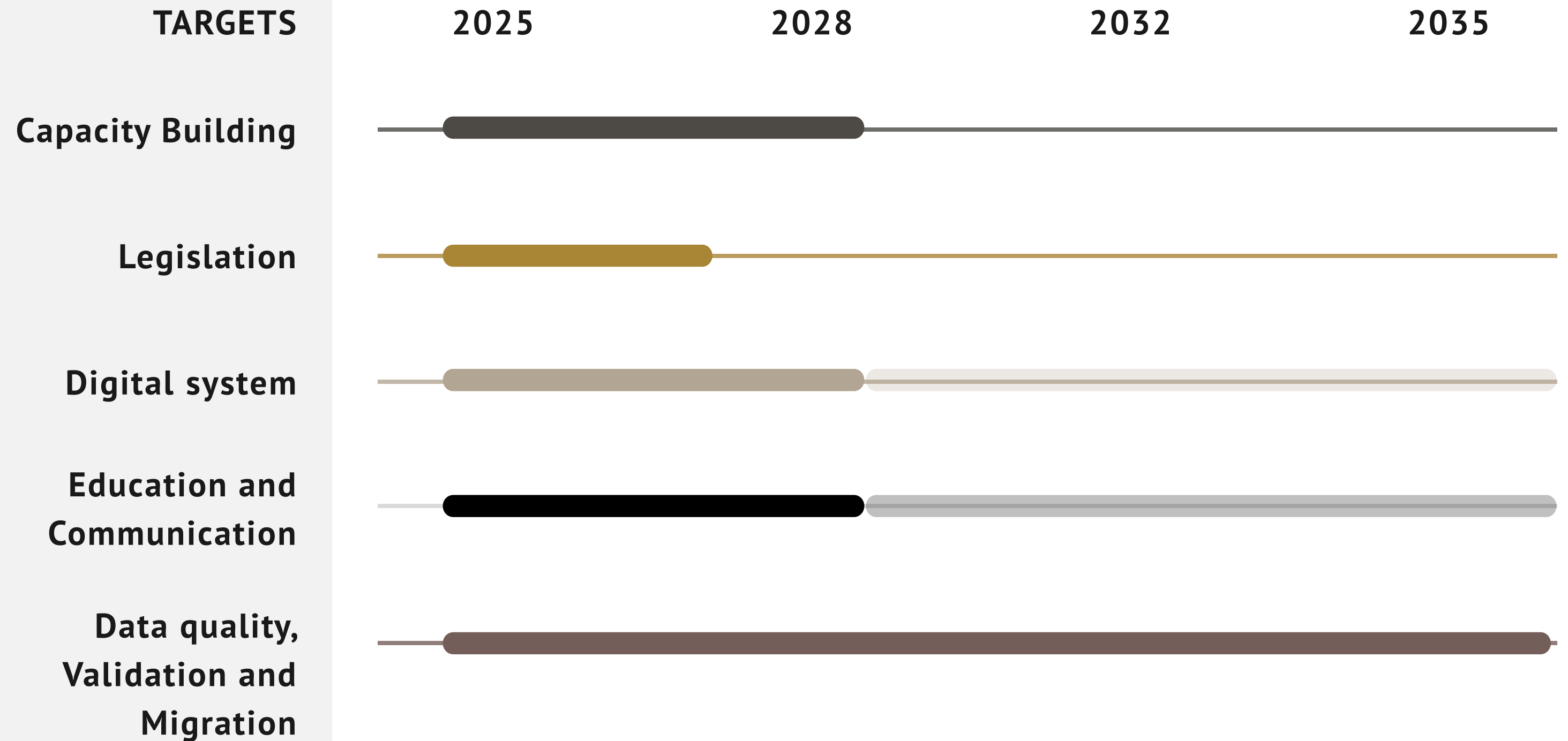
Recommendations



9. Fraud, Indemnification and Rectification.
10. Transferring Obligation of Registration from Purchaser to Seller for Re-development.
11. Addressing Delays in the Land Registration Process.
12. Privacy, Services, and Security Protocols for different Users on the e-Land Register.
13. Fast-Evolving Land Registration Technologies and Supporting Legislation.
14. Establishing Oversight Governance Mechanisms.
15. Leadership of the Land Registration Agency.
16. Functions of the Land Registration Agency.
17. New Services to be provided by the Land Registration Agency.
18. Single Property Title Register.



Next Steps



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Consultation Period: 25th November 2024 - 28 February 2025

Document available on portal: consultation.gov.mt
konsultazzjoni.gov.mt



GOVERNMENT OF MALTA
MINISTRY FOR LANDS
AND THE IMPLEMENTATION
OF THE ELECTORAL PROGRAMME

LAND REGISTRATION
AGENCY

