

THE LAND REGISTRY MALTA

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INTRODUCTION

Prior to 1981, deeds were registered at the Public Registry. This is a system of *personal* registration which is based on the name of the parties to a public deed. This system is still in operation.

LAND REGISTRY





In 1981, the Land Registration system i.e., an effective system of registration of title to land, was introduced. From then on, public notaries have been required to record the conveyance of properties, as well as any other charge –including leases, mortgages and privileges.

The Land Registry was established by means of the Land Registration Act of 1981 (Chapter 296 of the Laws of Malta). It has now become a Government Agency established by virtue of the Land Registration Agency (Establishment) Order, 2019 (the ‘Order’) under Legal Notice 4 of 2019.

TYPE OF SYSTEM



Deeds registration system is the one that gives importance to the registration of deeds in all passages while the Torrens pays more attention to the current ownership and if there is a loss due to fraud for example the Government compensates. The Torrens also gives importance to the indefeasibility of title. Our system is a hybrid system.

The Land Registry of Malta is a depository of titles to property. It is principally responsible for the registration of title to property within designated registration areas. It is basically a repository of titles on immovable property.

Property falling within registration areas must be registered by Notaries Public at the Land Registry within fifteen days of the transfer. This applies to both first time registrations and to any subsequent registration where the property had already been registered.

Voluntary Registration is also accepted in the discretion of the Land Registrar.

Guaranteed Title



After a period of 10 years has elapsed from when a title became first registered, the title becomes a guaranteed one.

Caution



If one has an interest in a particular property and thinks he has some real right over it, that person can register a caution.

Services Offered



Certificates of titles are issued by the Land Registry and these include all the information available on the register about a particular property.

- Sale of Land Registry Plans
- Search on Property
- Registration of Property and of Condominium

CONCLUSION

The Land Registration Agency in Malta is now in a very advanced stage where a new GIS based Online Land Registration System will be launched. This will be a technologically refreshed system which will make our Agency an almost paperless system.



Thank you
