

SUBSIDIARY LEGISLATION 296.08**LAND REGISTRATION
(SUBMISSION OF PLANS) RULES**

2nd May, 1994

LEGAL NOTICE 43 of 1994, as amended by Legal Notices 179 of 1994, 187 of 1995, 21 and 423 of 2007, and 87 of 2015 and 143 of 2019.

1. The title of these rules is the Land Registration Title.
(Submission of Plans) Rules.

2. (1) Each application presented at the Land Registration Agency shall be accompanied by the plans as stipulated hereunder unless otherwise indicated.

Submission of
plans.
Amended by:
L.N. 187 of 1995.
Substituted by:
L.N. 143 of 2019.

(2) The official plan of the Land Registry shall consist of the plan which should have been issued by the Land Registry after the 13th June, 2011. The scale of the plan is to be determined in relation to the size of the property.

(3) The plan must include the following information:

- (a) the exact site and configuration;
- (b) the distance from the nearest corner or other fixed point;
- (c) the area;
- (d) in the case of urban or built up property, the measurements around the perimeter;
- (e) in the case of rural unbuilt property, the measurements around the perimeter unless the relative field/land is encompassed by a wall which is visible on the official plan.
- (f) in the case where that part of the plan shown at a scale higher than 1:2500 so permits, the applicant may use the official plan to indicate the nature and extent of other applicant's rights;
- (g) the level of the property and/or the level of building;
- (h) in the case where an additional detailed plan is required, the detailed plan should indicate:
 - (i) the scale that is being used and should include either a vertical or a horizontal scale bar;
 - (ii) the level of the building from the lowest level;
 - (iii) any common parts and rights at all levels which are enjoyed or to which the property is subject, which rights will be determined from the applicant's title deed;
 - (iv) the said plans should also include a legend where the colour red would indicate that the applicant is the owner, while any other rights are

to be indicated in any colour the applicant deems fit;

- (v) the original plan and the detailed plans duly completed by, or under the supervision of, the architect in accordance with these rules, shall be signed in blue ink, by the architect who shall set his official stamp or write his name in block capitals below his signature; and
- (vi) detailed plans are to be submitted on at least size A3 paper.

Official plans.

Added by:

L.N. 179 of 1994.

Amended by:

L.N. 187 of 1995;

L.N. 21 of 2007;

L.N. 423 of 2007;

L.N. 87 of 2015.

Substituted by:

L.N. 143 of 2019.

3. (1) With every request for an official search there shall be attached the official plan(s) on the model indicated in rule 2:

Provided that in instances where the official search effects property which has already been registered, the applicant may use true copies of the plan(s) already available at the Land Registry if they are in line with current regulations and legislation. However the site-plan of the property may not be submitted if in the search reference is made to a specific title.

(2) With every application for a registration of a property/caution/charge/waiver there shall be attached the official plan on the model indicated in rule 2 with the exception of those instances indicated in sub-rule (5):

Provided that no plan will be required to be submitted with any application for a registration of a property/charge/ waiver if this application is already registered as one entity by a particular certificate of title or is subject as one entity to a particular application.

(3) No plans are required with an application for a cancellation/withdrawal of caution:

Provided that the Notary will have to confirm on the relative application that he has confirmed with applicant/s that the plan of the particular certificate of title/application is in conformity with the property being registered/charged/waived.

(4) The plans mentioned in rule 2, shall be available on request from the Land Registry during normal opening hours of the Land Registry or ordered on line by accessing the portal <https://www.landregistryplans.gov.mt/> against payment of a fee as may be indicated from time to time.

(5) In instances where registered property shall be divided into various other units, prior to the lodgement of any application for the registration of any unit or any other application which does not effect the entirety of the property, the developer/vendor is to furnish the detailed plans of all the levels of the property as developed or as shall be developed and which plans are to have all

the specifications as indicated in rule 2 and which plans are to be signed by the Architect. Prior to the submission of any application, the Land Registrar will indicate that the configuration of the detailed plans tallies with the configuration of the parcel of the property registered. In instances where the development encompasses all the area registered by the respective title, the Land Registry site-plan may not be required and this at the discretion of the Land Registrar:

Provided that in instances where a parcel of land or a field is divided into various lots, an official Land Registry site-plan having the specifications indicated in rule 2 shall be required, therein indicating the different plots and which plan is to be signed by an Architect.

(6) Copies of such plans may be used for any future registration of any other particular unit in the development/land.

(7) Any interested person may obtain copies of the plans submitted at the Land Registry and may use same for the registration of other property when required.

(8) All applications which were pending due to the fact that the relative plans were not in compliant prior to the coming into force of this order, but now are in compliant, may request to have the plans interpreted under these rules after a written request is submitted to the Land Registrar.

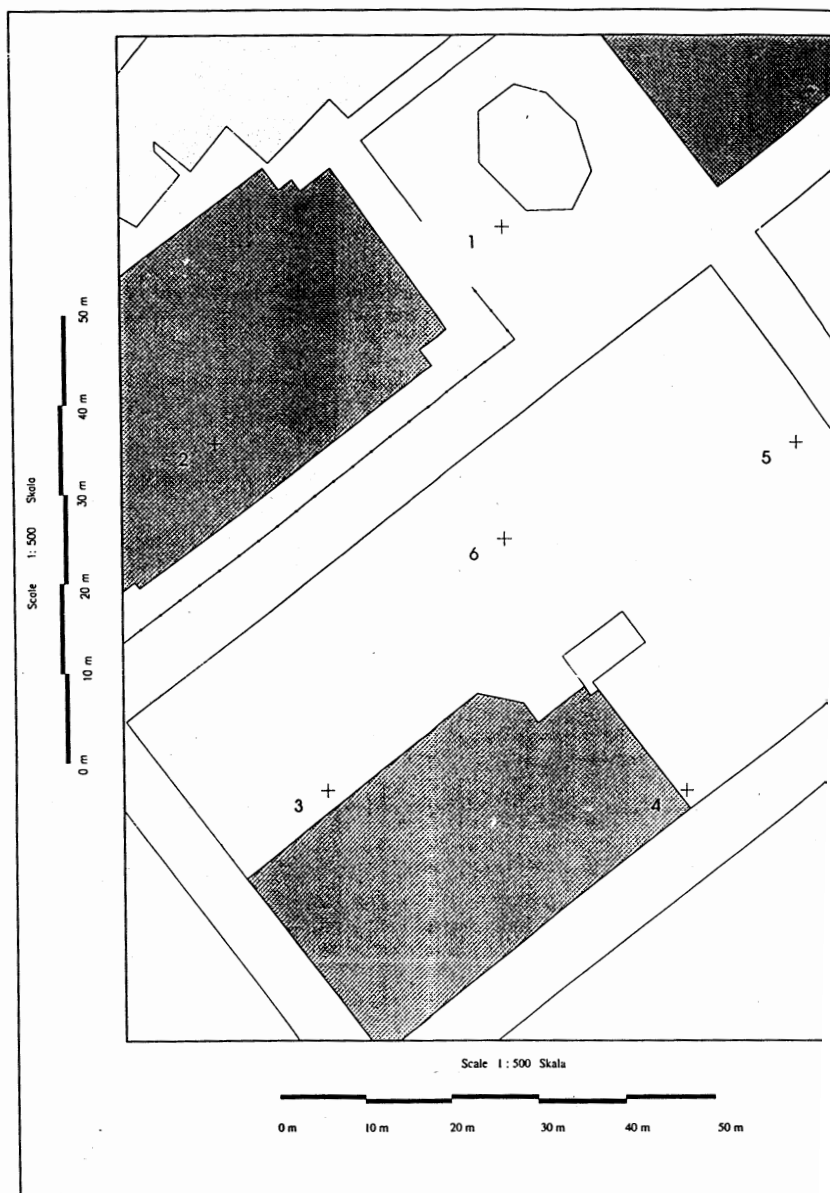
(9) The Land Registrar reserves the right to amend these rules at his discretion.

SCHEDULE

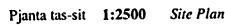
Added by:
L.N. 179 of 1994.

(Rule 3)

Official Plans



Dan hu dokument ufficcjali għall-uzu biss fir-Registru ta' l-Artijiet



Casa Bolino, 116 West Street, Valletta

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|---------------------------------------|----|---|---|---------------------------|
| Nmru tal-Mappa: Map Number: | 21 | Posizzjoni Centrali: x = 56050 Centre Coordinates: y = 73220 | Parti minn SS: 5673 4877 Extracted from SS | Date: 11/25/1994 Date: |
| Perit Architect: | | | Qies (metri kwadri) Area (square metres) | |
| Timbru tal-Perit Architect's Stamp | | | Firma tal-Applikant Applicant's signature | |
| | | | | Dritt Mhallas Fee Paid |

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