

**SUBSIDIARY LEGISLATION 296.01****LAND REGISTRATION RULES**

1st March, 1982

*LEGAL NOTICE 15 of 1982, as amended by Legal Notices 55 of 1982, 7 of 1985, 212 of 1990, 12 and 83 of 1995, 105 of 2008 and 88 of 2015 and 257 of 2019.*

1. The title of these rules is the Land Registration Rules.

Title.

2. In these rules, unless the context otherwise requires -

Interpretation.

"Act" means the Land Registration Act;

Cap. 296.

"certificate of title" means the certificate and plan relative to any parcel or plot of land retained in the Registry as provided in rule 17;

"charge certificate" means the certificate of any charge registered in respect of any certificate of title delivered to the person whose rights are secured by the charge or to the person entitled to be in possession of such certificate or deposited in the Registry as provided in article 36 of the Act;

"dealing" means the disposition of land, or the charge on land or the transmission of land or charge referred to in Part IV of the Act and includes any document filed with the Registrar in connection therewith;

"form" includes any forms prescribed in the First Schedule to these rules and any form used in the operation of the Registry for the purpose of its administration;

"land certificate" means the certificate and plan relative to any parcel or plot of land delivered to the proprietor or deposited in the Registry as provided in article 36 of the Act;

"plan" means any survey, diagram or sketch of land indicating its position, size, area or dimensions;

"Registry" means the Land Registry as set up by article 3 of the Act;

"transferee" means the person who receives the benefit of any transfer of an interest in a certificate of title;

"transferor" means the proprietor who transfers his interest in a certificate of title.

3. Where any form or notice prescribed by these rules specifies requirements or evidence to be lodged with that form or notice, those requirements or evidence are to be regarded as being prescribed by these rules.

Prescribed requirements or evidence.

4. Where the Act requires the Registrar to give notice to any person, it shall be sufficient for the purpose of these rules that he gives notice in writing identifying the lodging parties, the land affected, and the nature of the dealing, instrument or document,

Notices.

Procedure where notice is not delivered.

Dealings, etc., to be lodged on the proper forms.

Registration of acquisitions by prescription.

Issue of replacement certificates.

Procedure "in the prescribed manner".

Prescribed time.

together with any other relevant details he may consider appropriate.

**5.** Whenever any notice is returned by the Postmaster General because the person to whom it is addressed cannot be found, the Registrar shall by notice published in the Gazette notify that a registered letter marked and directed to such person as is indicated in article 48 of the Act, has been sent, and such notice published in the Gazette as aforesaid shall for all intents and purposes be deemed to be a notice duly served.

**6.** Dealings, instruments, interests or the contents of documents shall only be entered in the register if lodged on the proper form:

Provided that the Registrar may in exceptional circumstances exempt any person from the provisions of this rule.

**7.** Where a person applies to be registered as proprietor of land by virtue of having acquired title by prescription he shall make an application in the form prescribed by these rules.

**8.** (1) A proprietor of a land or charge certificate applying to the Registrar for the replacement of a lost or destroyed certificate shall publish a notice as prescribed in the First Schedule to these rules or otherwise as the Registrar directs in at least one daily newspaper, a period of thirty days being allowed for any objection before the issue of the replacement.

(2) The Registrar may require the applicant to produce a copy of the newspaper wherein the advertisement was published together with a sworn declaration stating how the certificate was lost or destroyed. Upon an application being made the Registrar shall cause a notice in the form prescribed in the First Schedule to these rules, to be published in the Gazette allowing thirty days for any person to object to the issue of a new certificate.

(3) The Registrar may require any other evidence in support of the application.

(4) An objection to the issue of a replacement certificate shall be made in writing to the Registrar, who shall cause a copy thereof to be served on the applicant.

(5) The Registrar shall not issue such certificate unless the objection is withdrawn or a court of competent jurisdiction has adjudged such objection to be unfounded.

**9.** Where in accordance with Part IV of the Act anything is to be done "in the prescribed manner" this shall be done by completing and lodging the forms prescribed in the First Schedule to these rules.

**10.** (1) Where any articles of the Act refer to a prescribed time, the prescribed time will be a period of thirty days unless otherwise indicated in these rules.

(2) When the thirtieth day falls on a Saturday or a public holiday, the next following day not being a Saturday or a public holiday shall be regarded as the final day.

**11.** (1) The Registrar shall not rectify the register in terms of article 49(1)(e) and (f) of the Act unless and until he has notified in writing any parties who appear from the register to have an interest. Rectification of the register.

(2) The form of notification shall be in accordance with the form prescribed in the First Schedule to these rules.

**12.** (1) If any person fails to produce any plan, document, evidence, declaration or other material or information which the Registrar may require within a period of thirty days of receiving a request so to do, the Registrar may refuse to approve or register the application, dealing or instrument lodged with him, and may then return all documents filed with the application, dealing or instrument. Failure to produce documents, etc.

(2) In the event of the Registrar refusing to approve or register in accordance with sub-rule (1), such person shall only be entitled to a refund of half the fees paid.

**13.** Where in the Act provision is made for an appeal from the decision of the Registrar, that appeal shall be made in the manner, time and procedure prescribed hereunder: Appeals.

- (a) an appeal shall be by application to be filed within twelve days from the date on which notice is given of the Registrar's decision;
- (b) the application shall on pain of nullity be signed by an advocate and a legal procurator, and shall contain a clear indication of the grounds on which the appeal is entered;
- (c) with each application there shall be filed a true copy thereof for service upon the Registrar;
- (d) on the filing of each application, a registry fee as prescribed in Tariff A of Schedule A annexed to the Code of Organization and Civil Procedure shall be paid in addition to the appropriate fees for the service of the copy of the application; Cap. 12.
- (e) the date of hearing shall be so fixed by the Court that not less than eight working days shall intervene between the filing of the application and the first hearing of the matter, provided that not less than three working days shall be allowed between the date of service of the application on the Registrar and the date fixed for the hearing of the application;
- (f) the Registrar shall make his submissions, orally or in writing, at the first hearing of the matter;
- (g) in default of any submissions on the day fixed for hearing, in contestation of the demand contained in the application, the Court shall allow the application;
- (h) the fee payable to the advocate and legal procurator representing the parties in an appeal, shall be fixed by the Registrar of the Courts in accordance with Tariff E of Schedule A annexed to the Code of Organization and Civil Procedure.

Claims for indemnity.

**14.** A claim for indemnity against the Insurance Fund which is to be determined by the Registrar in accordance with article 50(1) of the Act shall contain:

- (a) the full grounds for the claim;
- (b) a sworn declaration containing a clear and detailed statement of the facts giving rise to the claim;
- (c) evidence of the financial loss incurred;
- (d) a disclosure of any receipts, income or other compensation which may mitigate or decrease the financial loss;
- (e) documentary evidence of any litigation in respect of the claim, together with any other evidence required by the Registrar.

Applications for the registration of land.

**15.** An application for the registration of land or the issue of a certificate of title shall be made on a form as prescribed by these rules.

Notice of application to be published in Gazette.

*Amended by:  
L.N. 83 of 1995.*

Procedure on approval of application for registered title.

Register to be kept in loose-leaf form.

Form of certificate of title.

Registry hours.

**16.** (1) Notice of an application for registered title under the Act shall be given by publishing the prescribed form of notice in the Gazette.

(2) Where the Registrar requires from an applicant under Part III of the Act further information he shall do so by giving notice in writing to that person or to his legal adviser.

**17.** (1) Where an application for registered title has been approved, the Registrar shall draw up a certificate of title clearly indicating the status and nature of the interest in land held by the person registered as proprietor; the land certificate issued by the Registrar shall show the details appearing in the certificate of title.

(2) The certificate of title shall be filed in and constitute an integral part of the register in respect of titles to land.

**18.** (1) The register shall be kept in loose-leaf form.

(2) The Registrar shall number each certificate of title with a distinctive number.

**19.** (1) A certificate of title shall be in accordance with the form prescribed in the First Schedule to these rules.

(2) A certificate of title shall be prepared -

- (a) with respect to any verbal particulars to be contained in that certificate of title, by typing, or writing in indelible ink those particulars on the relevant form or on an annexure form annexed thereto, which annexure shall form an integral part of the certificate of title; and
- (b) with respect to a plan or sketch referred to in that certificate of title, by drawing or photocopying the plan or sketch on the relevant form, or an annexure form annexed thereto, which annexure shall form an integral part of the certificate of title.

**20.** The Registry shall be kept open for the filing of documents

at such time as the Minister may by notice in the Gazette establish.

**21.** Office copies of and extracts from the register, and of and from documents filed in the Registry shall be signed by the Registrar.

Office copies, etc.  
to be signed by  
Registrar.

**22.** The signatures or marks on a dealing lodged for registration, under the provisions of the Act, other than a dealing pursuant to a judgement of a court, shall be witnessed or attested, as the case may be by a notary public.

Witnessing, etc., of  
dealings.

**23.** (1) Such form shall -

- (a) be either typewritten, by mechanical and/or electronic means, or handwritten in block letters or partly typewritten by mechanical and/or electronic means and partly handwritten in block letters;
- (b) be free from discoloration and blemishes;
- (c) be accompanied with such plan in terms of such Legal Notices which may be in force on the date of filing;
- (d) contain a reference to any annexure thereto; and
- (e) be signed in blue by at least one of the persons obliged to submit or on a voluntary basis is submitting the application.

Form of  
application.  
*Amended by:*  
*L.N. 55 of 1982;*  
*L.N. 12 of 1995.*

(2) When the annexure form is used it shall -

- (a) be pinned or stapled to the form to which it is an annexure and shall contain a reference thereto;
- (b) be enumerated; and
- (c) be signed by the persons signing the form to which it is an annexure.

(3) Where it is necessary to remove, vary or add any words before the form is lodged, the person lodging that form shall make such variation or addition by means of a note at the end of the form; in any such case such person shall cancel the words which it is desired to remove or vary in such a manner as to leave the words so cancelled still legible, and shall make a note stating the number of words so cancelled or as the case may be, that other words are substituted for those cancelled and writing immediately after the words so substituted; in the case of a mere addition of words such person shall make a mark at the place where the addition is to be made and a note at the end of the form containing the expression "words added" and shall write immediately after the words to be added. Such notes are to be signed by all the parties signing the form. In this sub-rule the expression "words" includes numbers, cipher or any other symbol.

More than one  
transfer.  
*Substituted by:*  
*L.N. 12 of 1995.*

**24.** When there is an application at the Registry, whether this be a first registration, or whether it is a dealing, and this application is still pending, the applicant can re-transfer or hypothecate the same property, or part thereof, so long as:

- (a) an official search is submitted and this establishes that the eventual transferor or person dealing with the land is the same person or persons in whose name the first

registration was submitted; and

- (b) a site plan and a large scale plan is submitted in order to ascertain that the request relates to the same property, or part of that property mentioned in the application which is still pending.

(2) The rules applicable to applications for charge certificate, cautionary charge certificate and/or caution, apply *mutatis mutandis* with reference to applications submitted after the official search mentioned in this rule has been made.

(3) More than one official search may be submitted with reference to the same application, as well as on an application or applications submitted at the Registry in virtue of sub-rule (1)(a).

(4) The registrar shall indicate on the official search every relevant detail which may block the issue of the relevant certificate of the prior application.

(5) The registrar shall, if he deems it fit, analyse all the applications affecting the same property at one go, provided that on the certificate of title, charge certificate or cautionary charge certificate, the chronological order of the transfers and dealings is respected and enumerated.

(6) The Registrar shall not accept an application for transfer or for a dealing of land in relation to which there is a pending application if an official search (the result of which is still valid on date of submission of the application) has not been made, and the official result following such search shall form part of the documents accompanying the application.

Lodgement of dealings.

**25.** (1) A dealing presented for lodgement shall conform to all the requirements prescribed by the Act or these rules and shall be accompanied by -

- (a) a request made on the prescribed form to register that dealing;
- (b) the prescribed fee; and
- (c) any document or writing that may be reasonably required by the Registrar.

(2) The lodgement of a dealing is made by depositing it in the Registry.

(3) A person depositing a dealing shall remain in attendance at the Registry until he is informed that the dealing is accepted for lodgement or rejected.

Where land or charge certificate is to be produced.

**26.** Saving the provisions of the Act the Registrar shall refuse to accept for lodgement an instrument that requires an entry to be made upon a certificate of title, where the relative land or charge certificate, is not at the time available to the Registrar.

Application for official search.

**27.** (1) An application for an official search shall be made by completing the prescribed form and lodging it with the Registrar together with the prescribed fee.

(2) The result of the official search shall be signed by the Registrar.

**28.** The fees payable to the Registrar shall be the fees contained in the Second Schedule to these rules.

**29.** The seal of the Land Registry shall be as shown in the Third Schedule to these rules.

**30.** (1) Saving what is stated in sub-rule (2), the prescribed forms and notices shall be in accordance with the forms in the First Schedule to these rules and any reference to a prescribed form shall be construed as a reference to the appropriate form in the said Schedule as set out hereunder:

1. A certificate of title shall be in accordance with Form No. 1.
- 1A. A certificate of Land shall be in accordance with Form No. 1A.
2. The application for a registered title shall be in accordance with Form No. 2.
3. A caution against first registration shall be in accordance with Form No. 3.
4. A caution against dealings with a registered title shall be in accordance with Form No. 4.
5. A withdrawal of caution shall be in accordance with Form No. 5.
6. A transfer of registered title shall be in accordance with Form No. 6.
7. A charge of a registered title shall be in accordance with Form No. 7.
8. A transfer of a registered charge shall be in accordance with Form No. 8.
9. A full discharge of a registered charge shall be in accordance with Form No. 9.
10. A partial discharge of a registered charge shall be in accordance with Form No. 10.
11. A transfer of registered title pursuant to a sale under a registered charge shall be in accordance with Form No. 11.
12. An application to vary priority of registered charges shall be in accordance with Form No. 12.
13. An application to be registered as proprietor of a registered charge upon the death of a proprietor shall be in accordance with Form No. 13.
14. A priority notice shall be in accordance with Form No. 14.
15. Notice of withdrawal of priority notice shall be in accordance with Form No. 15.
16. A blank instrument form shall be in accordance with Form No. 16.
17. An annexure form shall be in accordance with Form No. 17.

Prescribed forms and notices.

*Amended by:  
L.N. 55 of 1982;  
L.N. 7 of 1985;  
L.N. 12 of 1995.*

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18. An application to be registered as proprietor upon the death of the registered proprietor (transmission application) shall be in accordance with Form No. 18.
  19. An application for the rectification of boundaries shall be in accordance with Form No. 19.
  20. An application to be registered as proprietor of title acquired by prescription shall be in accordance with Form No. 20.
  21. An application for the replacement of a lost certificate or document shall be in accordance with Form No. 21.
  22. A summons to attend for the purpose of article 6 of the Act shall be in accordance with Form No. 22.
  23. A summons to produce for the purpose of article 6 of the Act shall be in accordance with Form No. 23.
  24. The notice of request to furnish information for the purpose of article 7 of the Act shall be in accordance with Form No. 24.
  25. A notice of requisition shall be in accordance with Form No. 25.
  26. A notice of intention to register title to land shall be in accordance with Form No. 26.
  27. A notice of intention to interested party to register title to land shall be in accordance with Form No. 27.
  28. A notice of intention to approve an application for title acquired by prescription shall be in accordance with Form No. 28.
  29. A notice of intention to register possessory title to land shall be in accordance with Form No. 29.
  30. A notice of intention to correct plan or diagram on certificate of title shall be in accordance with Form No. 30.
  31. A notice of intention to replace certificate shall be in accordance with Form No. 31.
  32. An official search form shall be in accordance with Form No. 32.
  33. A request to register shall be in accordance with Form No. 33.
  34. A request for copies shall be in accordance with Form No. 34.
  35. Charge Certificate shall be in accordance with Form No. 35.
  36. An application for a cautionary charge certificate shall be in accordance with Form No. 36.
  37. A cautionary charge certificate shall be in accordance with Form No. 37.

(2) Insofar as -

- (a) the paper used is of A4 size;
- (b) the information requested is given in its totality and in strict order in virtue of the Fourth Schedule to these rules;
- (c) where the information cannot be written out on one page, the prescribed signatures shall appear on every page;
- (d) every application form which can lead to the issue of a certificate has to have -
  - (i) a list of the documents presented with the application; and
  - (ii) a declaration stating: "I hereunder signed declare that all that is stated in this form and as far as I know is true, and that I have verified the relative documents, and that there is no fact that I know of that is contrary to that brought in the documents.",

the provisions of these rules shall be deemed to have been complied with.

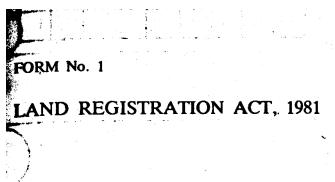
(3) The Registrar is empowered that if he deems fit, he may reproduce by means of a photocopier and/or a computer any form, site-plan, detailed plan and any other information given to him, in order that it may be used as a certificate as prescribed by these rules as long as these documents contain the seal and the signature of the Registrar.

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*Amended by:*  
*L.N. 55 of 1982;*  
*L.N. 7 of 1985.*

## FIRST SCHEDULE

(Rule 30)



## LAND REGISTRY

## CERTIFICATE OF TITLE

CERTIFICATE No.

Z.	S.	B.	P.

ZONE CODE:


ABSOLUTE:

QUALIFIED:

POSSESSORY:

CHARGED:

AREA CROSSED APPLIED

I certify pursuant to section 36 of the Land Registration Act, 1981, that the person or persons described in the Proprietorship Register is/are the registered proprietor/s of the land described herein and subject to such charges and interests as are shown on this Certificate of Title.

.....  
Land Registrar

Date of Issue:.....

GUARANTEED BY THE GOVERNMENT OF MALTA

## DESCRIPTION OF PROPERTY

LAND REGISTRY

TITLE No.

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**PROPRIETORSHIP REGISTER**

**Details of proprietor and restrictions:**

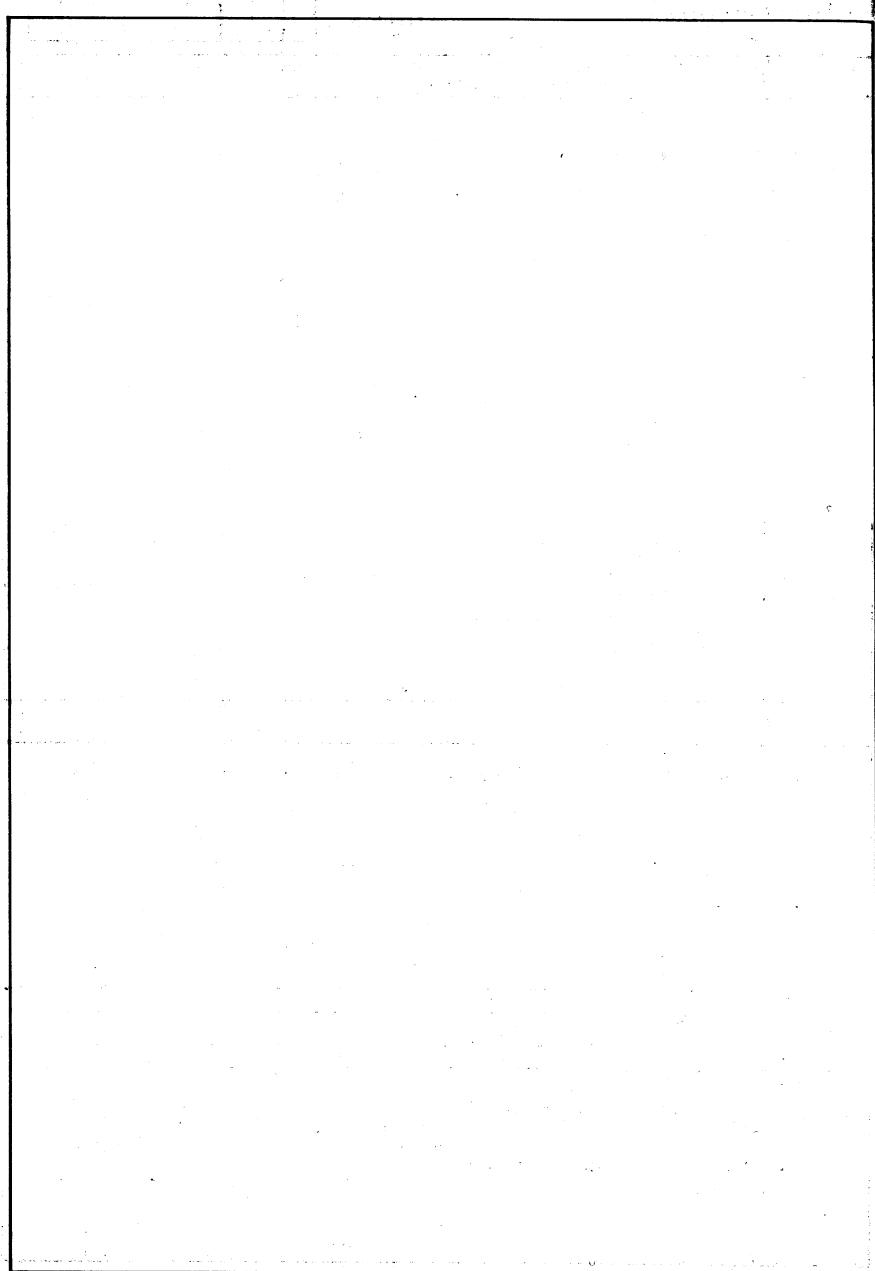
CHARGES REGISTER		TITLE No.	
ENTRY NO.	THE DATE AT THE BEGINNING OF EACH ENTRY IS THE DATE ON WHICH THE ENTRY WAS MADE	REMARKS	

## **OVERRIDING INTERESTS**

The overriding interests listed below are specifically excluded from applying to the registered property

CAUTIONS				
DATE	DETAILS (APPLICATION NUMBER)	NOTED IN INDEX	CANCELLATION	DATE

**PLAN:**



(Rule 6)

FORM No. 1A

LAND REGISTRATION ACT, 1981



## LAND REGISTRY

## CERTIFICATE OF LAND

CERTIFICATE No.

Z.      S.      B.      P.  
 ZONE CODE:

ABSOLUTE:   
 QUALIFIED:       AREA CROSSED APPLIED  
 POSSESSORY:   
 CHARGED:

I certify pursuant to section 36 of the Land Registration Act, 1981, that the person or persons described in the **Proprietorship Register** is/are the registered proprietor/s of the land described herein and subject to such charges and interests as are shown on the Certificate of Title.

.....  
Land Registrar

Date of Issue:.....

GUARANTEED BY THE GOVERNMENT OF MALTA

## DESCRIPTION OF PROPERTY

LAND REGISTRY

TITLE No.

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### PROPRIETORSHIP REGISTER

#### Details of proprietor and restrictions:

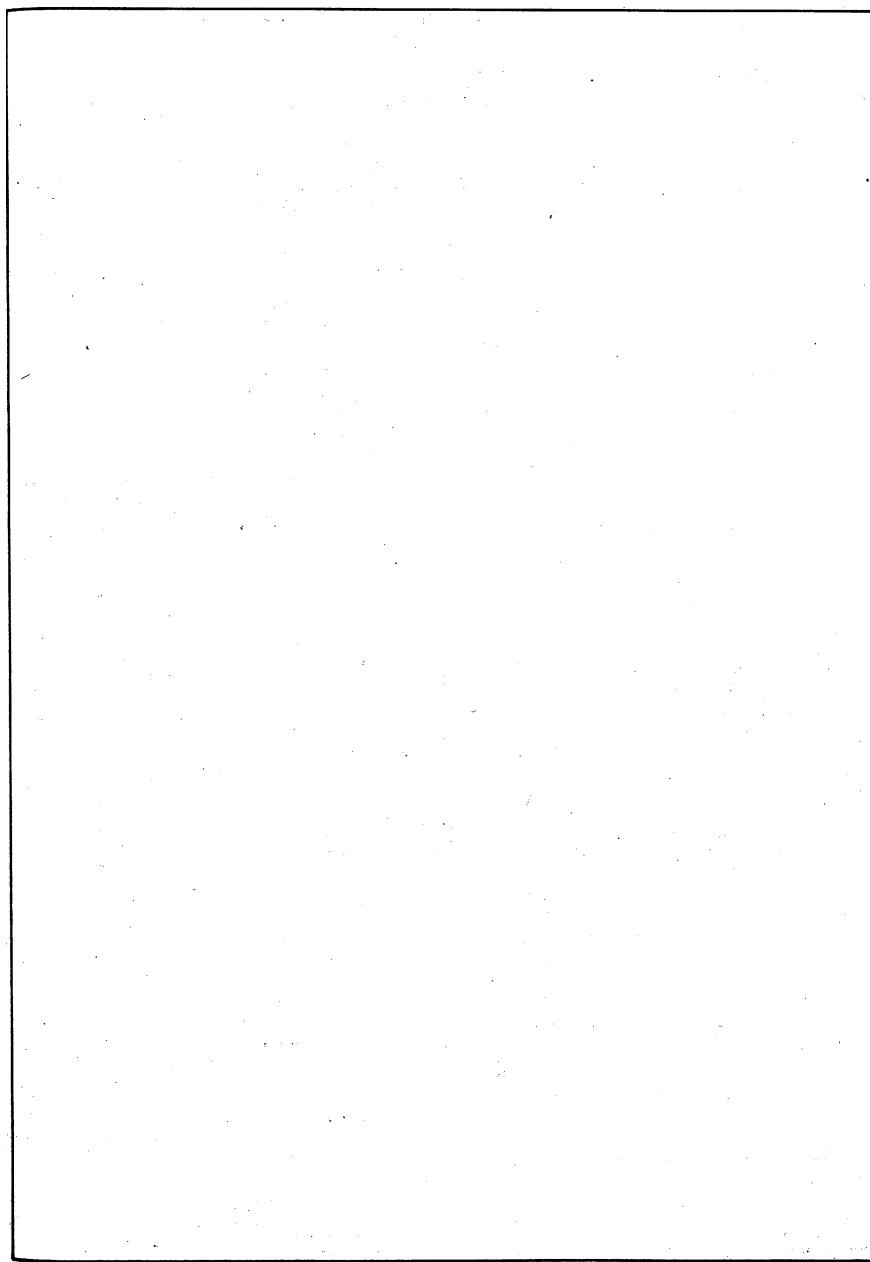
CHARGES REGISTER		TITLE No.	
ENTRY NO.	THE DATE AT THE BEGINNING OF EACH ENTRY IS THE DATE ON WHICH THE ENTRY WAS MADE	REMARKS	

## **OVERRIDING INTERESTS**

The overriding interests listed below are specifically excluded from applying to the registered property

CAUTIONS				
DATE	DETAILS (APPLICATION NUMBER)	NOTED IN INDEX	CANCELLATION	DATE

**PLAN:**



FORM No. 2

## LAND REGISTRATION ACT, 1981



## FOR OFFICE USE ONLY

No. ....  
 Date Lodged .....  
 Fee Paid .....

**APPLICATION FOR A REGISTERED TITLE  
COMPULSORY/VOLUNTARY \***

(\* Strike out whichever is inapplicable)

## TO THE LAND REGISTRAR

Insert here all details of the applicant/s including full name/s, present address, Identity Card No. and paternity.  
 See Note 1.

APPLICANT/S

Insert here full details of all persons claiming ownership of the land including: name, address, Identity Card No. and paternity. If the owner/s is/are the applicants, then insert "as above".

OWNER/S

Insert here absolute, qualified or possessory as the case may be.

TYPE OF TITLE REQUESTED

Insert here full details of all persons, presently possessing this land through emphyteusis, usufruct or through any other means.

POSSESSOR/S

Insert here a full description of the land.

DESCRIPTION OF LAND

Insert here full details of any charge, emphyteusis or usufruct or any other interest to which the land is presently subject. Details should include a full description of the documents, deed and parties.

See Note 2

CHARGES OR INTEREST TO WHICH THE LAND IS SUBJECT

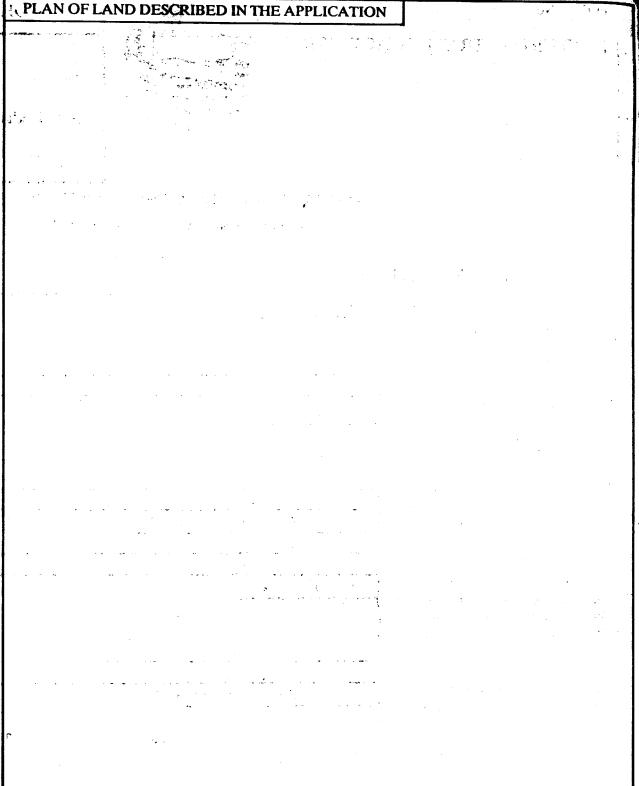
I hereby declare the contents of this application to be true in every respect and that I am not aware of any deeds, wills, other documents, encumbrances or interests which have not been listed in this application.

Signed by the applicant/s .....

In the presence of .....

I agree and confirm that my investigation of the title has not disclosed any deeds, wills or other documents, encumbrances or interests which have not been listed in this application.

Signed by the Notary for applicant .....

<p>A plan of the land which is the subject of this application must be attached to this page.</p> <p>See note 3.</p>	<p><b>PLAN OF LAND DESCRIBED IN THE APPLICATION</b></p> 
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<p>If the land is subject to a charge the consent of any lender who has an interest in the land must be endorsed upon this application.</p>	<p><b>CONSENT OF LENDER</b></p> <p>I hereby consent to this application as the lender under charge registered No. ....</p> <p>Signature of lender .....</p> <p>in the presence of .....</p>
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Include here the date, nature of document, registered No. and parties.

**LIST OF DOCUMENTS LODGED WITH LAND REGISTRAR TO SUPPORT APPLICATION**

I declare that there are no documents or evidence of title in my possession or under my control affecting the land described in this application other than those listed above.

**Signature of Notary for applicant** .....

Dated this ..... day of ..... 19 .....

#### **NOTES ON THIS APPLICATION**

- Note 1** — The application shall be made in the name of the owner/s or beneficiaries notwithstanding that it may be signed by a Notary or some other lawfully authorised person on their behalf.

**Note 2** — If the declaration is made by a person other than the owner (e.g. by a Notary for the owner, or by a person duly authorised to make it on behalf of a corporation) include the name, address, Identity Card No., and occupation of the declarant.

**Note 3** — A plan of the land for which application for registered title is made must accompany this application. The plan must be of sufficient standard to comply with the requirements of the Land Registration Act.

EVIDENCE OF DUTIES PAID TO BE SHOWN IN THIS COLUMN	SEAL OR SIGNATURE OF ANY AUTHORITIES REQUIRED FOR REGISTRATION OF THIS DEALING TO BE SHOWN IN THIS COLUMN.

**FOR LAND REGISTRY USE ONLY**

Cautions: .....

Marked up: .....

Passed for Registration: .....

Date of Registration: .....

Special Instructions: .....

Directions re Endorsement  
on Title and Certificates: .....

Fresh Title to issue: .....

Fresh Plan required: .....

FORM No. 3

## LAND REGISTRATION ACT, 1981



## FOR OFFICE USE ONLY

No. ....  
Date Lodged .....  
Fee paid .....

## CAUTION AGAINST FIRST REGISTRATION

Insert here full details of persons lodging caution including full name, address, Identity Card No., paternity and occupation.

CAUTIONER

Insert here full details of interest claimed and reasons for lodging caution against first registration.

REASONS FOR CAUTION

**DESCRIPTION OF LAND**  
Insert full description of land cautioned, include Application No. if Application for Registration has been made. If no application has been made a plan of the land cautioned must be annexed to this caution for the purposes of identification.

LAND CAUTIONED

Include here all known details of the owner/s of the cautioned land including the latest known postal address.

OWNER/S OF LAND CAUTIONED

Insert here full details of persons possessing the cautioned land, postal address, and the nature of or reason for their possession.

POSSESSOR/S OF LAND CAUTIONED

I hereby object to the registration of the land cautioned and described above until notice to appear and oppose has been served upon me and I have been given a period of thirty days from that date of service in which to enter an appearance.

.....  
(Cautioner's signature)

(1) Insert name, address, Identity Card No. paternity, and occupation of witness.

Signed by the Cautioner  
in the presence of<sup>(1)</sup> .....

No. ....	
EVIDENCE OF DUTIES PAID TO BE SHOWN IN THIS COLUMN	SEAL OR SIGNATURE OF ANY AUTHORITIES REQUIRED FOR REGISTRATION OF THIS CAUTION TO BE SHOWN IN THIS COLUMN

**FOR LAND REGISTRY USE ONLY**

Cautions: .....

Marked up: .....

Passed for Registration: .....

Date of Registration: .....

Special Instructions: .....

Directions re Endorsement  
on Title and Certificates: .....

Fresh Title to issue: .....

Fresh Plan required: .....

FORM No. 4.

## LAND REGISTRATION ACT, 1981



## FOR OFFICE USE ONLY

No. ....  
 Date Lodged .....  
 Fee paid .....

CAUTION AGAINST DEALINGS  
WITH A REGISTERED TITLE

TO THE LAND REGISTRAR

Description of land against which caution is lodged.

CERTIFICATE OF TITLE REFERENCE No.	WHOLE OR PART (DESCRIPTION IF PART ONLY)

Insert here full name, postal address, Identity Card No. and paternity of person lodging caution.

CAUTIONER	

Insert here full reasons for lodging caution in accordance with section 34 of the Land Registration Act, 1981.

REASONS FOR LODGING CAUTION	

The Cautioner hereby objects to the disposition or charge or dealing with the land described herein until notice of such disposition, charge or dealing has been served on the cautioner and a period of thirty days has elapsed without a contrary order by a competent authority within the terms of the Land Registration Act has been made.

Dated this ..... day of ..... 19.....

(Cautioner's signature)

Insert full name, address, Identity Card No., paternity and occupation of witness.

Signed by the cautioner in the presence of .....

.....

Name of registered proprietor .....

Present or last known postal address of registered proprietor .....

No. ....	
EVIDENCE OF DUTIES PAID TO BE SHOWN IN THIS COLUMN	SEAL OR SIGNATURE OF ANY AUTHORITIES REQUIRED FOR REGISTRATION OF THIS CAUTION TO BE SHOWN IN THIS COLUMN

## FOR LAND REGISTRY USE ONLY

Cautions: .....

Marked up: .....

Passed for Registration: .....

Date of Registration: .....

Special Instructions: .....

Directions re Endorsement  
on Title and Certificate: .....

Fresh Title to issue: .....

Fresh Plan required: .....

FORM No. 5

LAND REGISTRATION ACT, 1981.



## FOR OFFICE USE ONLY

No. ....

Date Lodged .....

Fee paid .....

## WITHDRAWAL OF CAUTION

## TO THE LAND REGISTRAR

Take notice that I/we (full name/s, paternity, Identity Card No., postal address/es and occupation) .....

.....

hereby withdraw Caution No. ..... dated .....

19 ..... against the land described in Certificate No. ...../or the land described hereunder:—

Dated this ..... day of ..... 19 .....

Signature

## NOTES

1. This form shall be a typewritten original.
2. This form shall be signed by the person or persons who signed the caution.

No. ....	
EVIDENCE OF DUTIES PAID TO BE SHOWN IN THIS COLUMN	SEAL OR SIGNATURE OF ANY AUTHORITIES REQUIRED FOR REGISTRATION OF THIS FORM TO BE SHOWN IN THIS COLUMN

## FOR LAND REGISTRY USE ONLY

Cautions: .....

Marked up: .....

Passed for Registration: .....

Date of Registration: .....

Special Instructions: .....

Directions re Endorsement  
on Title and Certificate: .....

Fresh Title to issue: .....

Fresh Plan required: .....

FORM No. 6

LAND REGISTRATION ACT, 1981



## FOR OFFICE USE ONLY

No. ....  
 Date Lodged .....  
 Fee paid .....

## TRANSFER OF REGISTERED TITLE

**DESCRIPTION OF LAND**  
 The land to be transferred is all the land in the titles listed opposite, unless otherwise declared.

CERTIFICATE OF TITLE REFERENCE NUMBER	NOTE HERE ANY CHARGE OR REGISTERED INTERESTS TO WHICH THIS TRANSFER IS SUBJECT

Insert here the nature of the interest of the land intended to be transferred, e.g. full ownership.

INTEREST INTENDED TO BE TRANSFERRED

Insert here full name, postal address, Identity Card No., paternity and occupation.

TRANSFEROR/S

Insert here full name, postal address, Identity Card No., paternity and occupation.

TRANSFeree/S

Amount to be expressed in words.

CONSIDERATION OR PURCHASE PRICE

The Transferor/s hereby transfer/s to the Transferee/s the interest herein specified in the land above described.

Dated ..... day of ..... 19.....

Signed by the  
Transferor/s .....

(i) Name, address, occupation,  
Identity Card No. and  
paternity of witness must be  
included.

In the presence of (i) .....

No. ....

EVIDENCE OF DUTIES PAID TO BE SHOWN IN THIS COLUMN	SEAL OR SIGNATURE OF ANY AUTHORITIES REQUIRED FOR REGISTRATION OF THIS DEALING TO BE SHOWN IN THIS COLUMN

## FOR LAND REGISTRY USE ONLY

Cautions: .....

Marked up: .....

Passed for Registration: .....

Date of Registration: .....

Special Instructions: .....

Directions re Endorsement  
on Title and Certificate: .....

Fresh Title to issue: .....

Fresh Plan required: .....

FORM No. 7

LAND REGISTRATION ACT, 1981



FOR OFFICE USE ONLY	
No. ....	
Date Lodged .....	
Fee Paid .....	

## CHARGE OF REGISTERED TITLE

**DESCRIPTION OF LAND.**  
The land to be charged is all the land in the titles listed opposite, unless the contrary is expressed.

CERTIFICATE OF TITLE REFERENCE No. ....	NOTE HERE ANY CHARGES OR INTERESTS TO WHICH THIS LAND IS TO BE SUBJECT

Full name of registered proprietor, address, Identity Card No., paternity and occupation.

BORROWER OR DEBTOR

Full name of lender or creditor, address, Identity Card No., and occupation. If a corporation then full name and registered address to be included.

LENDER OR CREDITOR

Amount to be expressed in words.

AMOUNT BORROWED OR SECURED BY CHARGE

Insert the date as to how and when the amount secured by the charge is to be paid.

REPAYMENT OF PRINCIPAL

Insert rate of interest to be paid.

INTEREST RATE

In consideration of the above amount lent by the creditor to the debtor for the purpose of securing to the creditor the payment in the manner herein mentioned of the principal amount and interest thereon the debtor hereby charges to the creditor the land above described.

The debtor covenants with the creditor as follows:—

1. That the debtor will pay to the creditor the principal amount in the manner and at the time herein set forth.
2. That the debtor will in the meantime pay interest on the principal amount at the rate, in the manner, and at times herein set forth.

INCLUDE HERE ADDITIONAL TERMS AS REQUIRED:—

3.

Dated this ..... day of ..... 19 .....

Signed by the debtor .....

(1) Insert full name,  
address, Identity Card No.,  
and occupation of witness.

In the presence of (1) .....

Signed by the creditor .....

In the presence of (1) .....

No. ....	
EVIDENCE OF DUTIES PAID TO BE SHOWN IN THIS COLUMN.	SEAL OR SIGNATURE OF ANY AUTHORITIES REQUIRED FOR REGISTRATION OF THIS DEALING TO BE SHOWN IN THIS COLUMN.

**FOR LAND REGISTRY USE ONLY**

Cautions: .....

Marked up: .....

Passed for registration: .....

Date of registration: .....

Special instructions: .....

Directions re Endorsement on Title and Certificate: .....

Fresh title to issue: .....

Fresh plan required: .....

FORM No. 8

LAND REGISTRATION ACT, 1981



## FOR OFFICE USE ONLY

No. ....

Date Lodged .....

Fee paid .....

## TRANSFER OF REGISTERED CHARGE

"A" Insert here the reference number to charge.

"B" Insert here the title reference to the land effected by this charge.

REGISTERED CHARGE NUMBER	CERTIFICATE OF TITLE NUMBER
A.	B.

Insert full name, address, Identity Card No., paternity of present proprietor of charge hereby transferred.

TRANSFEROR/S OF REGISTERED CHARGE

Insert full name, address, Identity Card No., paternity of new proprietor of charge hereby transferred.

TRANSFeree/S OF REGISTERED CHARGE

The transferor/s hereby transfer/s all the benefit and interest in the charge herein described to the transferee/s.

Signed by the Transferor/s .....

(1) Insert full name, address, Identity Card No., paternity and occupation of witness. in the presence of <sup>(1)</sup> .....  
.....

NOTE: Charge Certificate transferred must be produced to the Land Registrar with this transfer.

		No. ....
EVIDENCE OF DUTIES PAID TO BE SHOWN IN THIS COLUMN	SEAL OR SIGNATURE OF ANY AUTHORITIES REQUIRED FOR REGISTRATION OF THIS DEALING TO BE SHOWN IN THIS COLUMN	
<hr/>		

**FOR LAND REGISTRY USE ONLY**

Cautions: .....

Marked up: .....

Passed for Registration: .....

Date of Registration: .....

Special Instructions: .....

Directions re Endorsement  
on Title and Certificate: .....

Fresh Title to issue: .....

Fresh Plan required: .....

FORM No. 9

LAND REGISTRATION ACT, 1981



## FOR OFFICE USE ONLY

No. ....

Date Lodged .....

Fee Paid .....

## FULL DISCHARGE OF A REGISTERED CHARGE

To the Land Registrar

I/We (1) .....

(1) Insert full name, address, Identity Card No., paternity and occupation of proprietor/s of charge.

.....

give my/our consent for the total cancellation of registered charge Number (2)

(2) Insert the number of the registered charge.

..... affecting certificate/s of title number (3) .....

(3) Insert the numbers of the certificate of title affected by the charge.

.....

(Signature of Creditor/s)

Signed by the creditor  
in the presence of (4)

(4) Full name, postal address, paternity, Identity Card No. and occupation. The witness must not be a party to the instruments.

## NOTES

1. The charge certificate must be produced with this instrument.
2. The discharged charge will not be returned after registration of this instrument.
3. If a partial discharge of charge is intended and return of the charge certificate required, then Form No. 10 should be used, i.e. that Form headed "Partial Discharge of Registered Charge".

No. ....	
EVIDENCE OF DUTIES PAID TO BE SHOWN IN THIS COLUMN.	SEAL OR SIGNATURE OF ANY AUTHORITIES REQUIRED FOR REGISTRATION OF THIS DEALING TO BE SHOWN IN THIS COLUMN.

**FOR LAND REGISTRY USE ONLY**

Cautions: .....

Marked up: .....

Passed for registration: .....

Date of registration: .....

Special instructions: .....

Directions re Endorsement  
on Title and Certificate: .....

Fresh title to issue: .....

Fresh plan required: .....

FORM No. 10

LAND REGISTRATION ACT, 1981



## FOR OFFICE USE ONLY

No. ....

Date Lodged .....

Fee Paid .....

## PARTIAL DISCHARGE OF A REGISTERED CHARGE

To the Land Registrar

I/We (1) .....

(1) Insert full name, address,  
Identity Card No., paternity  
and occupation of proprietor/s  
of charge.

proprietor/s of registered charge Number (2) ..... affecting certificate/s of  
title number (3) .....

(2) Insert the number of the regis-  
tered charge.

give our consent for the said charge to continue to affect the said title/s only in the  
following way .....

(3) Insert the numbers of the cer-  
tificate of title affected by the  
charge.

(Signature of Creditor/s)

Signed by the creditor  
in the presence of (4)

(4) Full name, postal address,  
paternity, Identity Card No.  
and occupation. The witness  
must not be a party to the  
instruments.

## NOTES

1. The charge certificate must be produced with this instrument.
2. The partially discharged charge will be returned after registration of this instrument to

No. ....	
EVIDENCE OF DUTIES PAID TO BE SHOWN IN THIS COLUMN.	SEAL OR SIGNATURE OF ANY AUTHORITIES REQUIRED FOR REGISTRATION OF THIS DEALING TO BE SHOWN IN THIS COLUMN.

## FOR LAND REGISTRY USE ONLY

Cautions: .....

Marked up: .....

Passed for registration: .....

Date of registration: .....

Special instructions: .....

Directions re Endorsement  
on Title and Certificate: .....

Fresh title to issue: .....

Fresh plan required: .....

FORM No. 11

LAND REGISTRATION ACT, 1981.



## FOR OFFICE USE ONLY

No. ....

Date Lodged .....

Fee Paid .....

**TRANSFER OF REGISTERED TITLE  
PURSUANT TO A SALE UNDER A REGISTERED CHARGE**

**DESCRIPTION OF LAND**  
The land to be transferred is all the land in the titles listed opposite.

CERTIFICATE OF TITLE REFERENCE NUMBER	NOTE HERE ANY REGISTERED INTERESTS TO WHICH THIS TRANSFER IS SUBJECT:

Insert here the nature of the interest of the land intended to be transferred.  
E.g. full ownership.

INTERESTS INTENDED TO BE TRANSFERRED

Insert here full particulars of the present registered proprietor of the land transferred.

REGISTERED PROPRIETOR

Insert here full name, postal address, Identity Card No., paternity and occupation of creditor and registered charge No.

CREDITOR

Insert here full name, postal address, Identity Card No., paternity and occupation.

TRANSFeree

Amount to be expressed in words.

CONSIDERATION OR PURCHASE PRICE

Dated this ..... day of ..... 19 .....

.....  
(Transferee's signature)

Signed by the transferee  
in the presence of .....  
(Registrar of the Courts)

No. ....	
EVIDENCE OF DUTIES PAID TO BE SHOWN IN THIS COLUMN	SEAL OR SIGNATURE OF ANY AUTHORITIES REQUIRE FOR REGISTRATION OF THIS DEALING TO BE SHOWN THIS COLUMN.

**FOR LAND REGISTRY USE ONLY**

Cautions: .....

Marked up: .....

Passed for registration: .....

Date of registration: .....

Special instructions: .....

Directions re Endorsement  
on Title and Certificate: .....

Fresh title to issue: .....

Fresh plan required: .....

FORM No. 12

LAND REGISTRATION ACT, 1981



## FOR OFFICE USE ONLY

No. ....
Date Lodged .....
Fee paid .....

## APPLICATION TO VARY PRIORITY OF REGISTERED CHARGES

The ranking in priority of the following charges in so far as they affect the land in registered Certificate of Title numbered .....<sup>(1)</sup> is varied as follows:—

1. Registered charge No. ....<sup>(2)</sup> up to the value of ..... shall rank first in priority.
2. Registered charge No. ....<sup>(2)</sup> up to the value of ..... shall rank second in priority.
3. Registered charge No. ....<sup>(2)</sup> up to the value of ..... shall rank third in priority.

Dated this ..... day of ..... 19 .....

.....  
(Creditor's signature)

Signed  
in the presence of<sup>(3)</sup>

..... Creditor under charge No. ....

.....  
(Creditor's signature)

Signed  
in the presence of<sup>(3)</sup>

..... Creditor under charge No. ....

.....  
(Creditor's signature)

Signed  
in the presence of<sup>(3)</sup>

..... Creditor under charge No. ....

**RULE UP ALL BLANK SPACES BEFORE SIGNING**

(1) Refer to the existing number of the Certificate of Title.

(2) If the charge is not registered and is produced with the application, insert its date instead of the number.

(3) Full name, address, paternity, Identity Card No. and occupation. Witness must not be party to the instrument.

## NOTE

The instrument must be signed by the creditor of every charge that by this application is postponed in favour of any other charge over which it previously had priority.

No. ....	
EVIDENCE OF DUTIES PAID TO BE SHOWN IN THIS COLUMN	SEAL OR SIGNATURE OF ANY AUTHORITIES REQUIRED FOR REGISTRATION OF THIS DEALING TO BE SHOWN IN THIS COLUMN

**FOR LAND REGISTRY USE ONLY**

Cautions: .....

Marked up: .....

Passed for Registration: .....

Date of Registration: .....

Special Instructions: .....

Directions re Endorsement  
on Title and Certificates: .....

Fresh Title to issue: .....

Fresh Plan required: .....

FORM No. 13

LAND REGISTRATION ACT, 1981



## FOR OFFICE USE ONLY

No. ....

Date Lodged .....

Fee Paid .....

**APPLICATION TO BE REGISTERED AS  
PROPRIETOR OF A REGISTERED CHARGE  
UPON THE DEATH OF A PROPRIETOR**

## CHARGES AFFECTED

(1) Production of Certificate of Title is not required for the purposes of this application.

CHARGE	CERTIFICATE OF TITLE REFERENCE NO. <sup>(1)</sup>	DEBTOR

Name of deceased creditor, date of his death, etc.

--

Applicant's full name, paternity, Identity Card No., postal address and occupation.

I/WE
------

As beneficiary/ies of surviving creditor in consequence of the death of the above-mentioned deceased, do hereby apply to be registered as proprietor/s of the charge/s specified above, and produce herewith the charge/s, and (2).

(2) Evidence of the death of the proprietor, entitlement of the applicant/s and compliance with all the laws of Malta applicable must be produced with this application.

Dated ..... this day ..... 19 .....

.....  
(Applicant's signature)

Signed by the applicant  
in the presence of (3)

(3) Full name, postal address,  
paternity, Identity Card No.  
and occupation of witness.

EVIDENCE OF DUTIES PAID TO BE SHOWN IN THIS COLUMN.	No. ....

**FOR LAND REGISTRY USE ONLY**

Cautions: .....

Marked up: .....

Passed for registration: .....

Date of registration: .....

Special instructions: .....

Directions re Endorsement  
on Title and Certificate: .....

Fresh title to issue: .....

Fresh plan required: .....

FORM No. 14

LAND REGISTRATION ACT, 1981



## FOR OFFICE USE ONLY

No. ....  
 Date Lodged .....  
 Fee paid .....

## PRIORITY NOTICE

TO THE LAND REGISTRAR

I/We,\* .....

(full name/s, paternity, Identity Card No., postal address/es and occupation/s), being a person/s entitled or authorized to lodge this Priority Notice, desire to reserve priority, for a period of ..... days (being a period not exceeding 30 days) after the day on which this notice is lodged with you, for lodgement of the instrument/s\*/application/s\* specified in this notice in the order of priority in which it/ they\* appear/s:—

(\*Strike out which is not applicable)

TYPE OF INSTRUMENT OR APPLICATION	FULL NAMES, PARTICULARS OF ALL PARTIES TO INSTRUMENT OR APPLICATION	TITLES OF THE REGISTER AFFECTED

Dated this ..... day of ..... 19.....

.....  
Signature/s

## NOTES

1. This form shall be a typewritten original.
2. The Certificate/s of Title need not be produced for the purposes of this notice. If the instrument or application is to affect part only of the land in a title, describe the part.

No. ....	
EVIDENCE OF DUTIES PAID TO BE SHOWN IN THIS COLUMN.	SEAL OR SIGNATURE OF ANY AUTHORITIES REQUIRED FOR REGISTRATION OF THIS DEALING TO BE SHOWN IN THIS COLUMN

**FOR LAND REGISTRY USE ONLY**

Cautions: .....

Marked up: .....

Passed for registration: .....

Date of registration: .....

Special instructions: .....

Directions re Endorsement  
on Title and Certificate: .....

Fresh title to issue: .....

Fresh plan required: .....

FORM No. 15

LAND REGISTRATION ACT, 1981



## FOR OFFICE USE ONLY

No. ....

Date Lodged .....

Fee paid .....

## NOTICE OF WITHDRAWAL OF PRIORITY NOTICE

TO THE LAND REGISTRAR

Take Notice that I/we\* .....  
.....  
.....

(full name/s, paternity, Identity Card No., postal address/es and occupation/s) hereby withdraw the priority notice dated ..... 19..... lodged by me/us\* to reserve priority for registration of the instrument/s\* application/s\* specified in the notice that affect/s land comprised in Certificate of Title No. ....

Dated this ..... day of ..... 19.....

.....  
Signature/s

\* Strike out whichever is inapplicable.

## NOTES

1. This form shall be typewritten original.
2. This notice shall be signed by the person or persons who signed the Priority Notice.

No. ....

EVIDENCE OF DUTIES PAID TO BE SHOWN IN THIS COLUMN	SEAL OR SIGNATURE OF ANY AUTHORITIES REQUIRED FOR REGISTRATION OF THIS DEALING TO BE SHOWN IN THIS COLUMN

## FOR LAND REGISTRY USE ONLY

Cautions: .....

Marked up: .....

Passed for Registration: .....

Date of Registration: .....

Special Instructions: .....

Directions re Endorsement  
on Title and Certificate: .....

Fresh Title to issue: .....

Fresh Plan required: .....

FORM No. 16

LAND REGISTRATION ACT, 1981

BLANK INSTRUMENT FORM



FOR OFFICE USE ONLY

No. ....

Date Lodged .....

Fee paid .....

FORM No. 17

LAND REGISTRATION ACT, 1981

ANNEXURE FORM



FORM No. 18

LAND REGISTRATION ACT, 1981



TO THE LAND REGISTRAR

## FOR OFFICE USE ONLY

No. ....

Date Lodged .....

Fee paid .....

## TRANSMISSION

APPLICATION TO BE REGISTERED AS PROPRIETOR  
UPON THE DEATH OF REGISTERED PROPRIETOR

## DESCRIPTION OF LAND

The land applied for is all the land  
in the titles listed opposite.

## CERTIFICATE OF TITLE REFERENCE NUMBER

--

Applicant (full name, paternity,  
Identity Card No., postal address  
and occupation).

## APPLICANT/S

--

as the person/s entitled to be registered as proprietor/s of the land comprised in the  
Certificates of Title enumerated above do hereby apply to be registered as proprietor/s  
in consequence of the death on the ..... day of .....  
19..... of the registered proprietor, namely:—

Name of deceased proprietor (full  
name, paternity, Identity Card  
No., former postal address and  
occupation).

## DECEASED PROPRIETOR

--

and lodge herewith the above titles together with:—

## EVIDENCE OF ENTITLEMENT TO BE REGISTERED AS PROPRIETOR

--

Dated this ..... day of ..... 19.....

- (1) Signature, postal address,  
Identity Card No., paternity,  
occupation of witness. The  
witness must not be a party to  
the instrument.

(Applicant's signature)

Signed by the Applicant  
in the presence of (1) .....

No. ....	
EVIDENCE OF DUTIES PAID TO BE SHOWN IN THIS COLUMN	SEAL OR SIGNATURE OF ANY AUTHORITIES REQUI FOR REGISTRATION OF THIS DEALING TO BE SHOWN IN THIS COLUMN

## FOR LAND REGISTRY USE ONLY

Cautions: .....

Marked up: .....

Passed for Registration: .....

Date of Registration: .....

Special Instructions: .....

Directions re Endorsement  
on Title and Certificates: .....

Fresh Title to issue: .....

Fresh Plan required: .....

**FORM No. 19**  
**LAND REGISTRATION ACT, 1981**



**FOR OFFICE USE ONLY**

**APPLICATION FOR RECITIFICATION OF BOUNDARIES  
TO THE LAND REGISTRAR**

(full name)

of.....

(full address, paternity, Identity Card No. and occupation)

and/or

.....

[View Details](#) | [Edit](#) | [Delete](#)

[View Details](#) | [Edit](#) | [Delete](#)

[View Details](#) | [Edit](#) | [Delete](#)

(full name, address, paternity, Identity Card No. and occupation)

being interested in the following titles, with the consent of all the other persons interested, whose consent is endorsed hereon, apply for the amendment of the Certificate of Title of the Register enumerated below, in the manner specified below, "for the purpose of reconciling the boundaries shown on the titles with the boundaries of the land actually and bona fide occupied by the registered proprietors as being land included in those titles" or "because the land in those titles is based on erroneous or imperfect information."—

1. Certificate of Title of the Register numbered ..... so that its boundaries will accord with plan No. .... A copy of that plan is annexed hereto and signed by me/us.
  2. Certificate of Title of the Register numbered ..... so that its boundaries will accord with plan No. ....
  3. Certificate of Title of the Register numbered ..... so that its boundaries will accord with plan No. ....

Signed by .....

The registered proprietor of the land comprised in the  
Certificate of Title of the Register number .....  
in the presence of

(full name, paternity, Identity Card No., postal address and occupation of witness)

(Attestation by registered proprietors and other persons interested e.g. creditors in all titles sought to be amended).

Signed by .....  
The registered proprietor of the land comprised in the  
Certificate of Title of the Register number .....  
in the presence of

.....  
(full name, paternity, Identity Card No., postal address and occupation of witness)

(Attestation by registered proprietors and other persons interested e.g. creditors in all titles sought to be amended).

Signed by .....  
The registered proprietor of the land comprised in the  
Certificate of Title of the Register number .....  
in the presence of

.....  
(full name, paternity, Identity Card No., postal address and occupation of witness)

(Attestation by registered proprietors and other persons interested e.g. creditors in all titles sought to be amended).

**ENDORSED CONTENTS**

I,..... the registered proprietor of the land comprised in  
Certificate of Title of the Register numbered ..... hereby consent to the above application  
(Attestation clause)  
as above  
(repeat for all persons consenting)

No. .....

EVIDENCE OF DUTIES PAID TO BE SHOWN IN THIS COLUMN	SEAL OR SIGNATURE OF ANY AUTHORITIES REQUIRED FOR REGISTRATION OF THIS DEALING TO BE SHOWN IN THIS COLUMN

## FOR LAND REGISTRY USE ONLY

Cautions: .....

Marked up: .....

Passed for Registration: .....

Date of Registration: .....

Special Instructions: .....

Directions re Endorsement  
on Title and Certificates: .....

Fresh Title to issue: .....

Fresh Plan required: .....

FORM No. 20

LAND REGISTRATION ACT, 1981



## FOR OFFICE USE ONLY

No. ....

Date Lodged .....

Fee paid .....

## APPLICATION TO BE REGISTERED PROPRIETOR OF TITLE ACQUIRED BY PRESCRIPTION

TO THE LAND REGISTRAR

I, .....  
 (full name, paternity, Identity Card No., postal address and occupation)

..... hereby  
 apply to be registered as proprietor of the title comprised in the plan lodged for the purpose of this application, by  
 reason of the fact that I am entitled through prescription under the laws of Malta.

1. That the particulars of the possession on which my claim is based are:-
  - (A) (Insert here the date on and circumstances in which the possession commenced) .....
  - (B) (The name of the person by whom the possession commenced) .....
  - (C) (The duration of his possession and the nature thereof) .....
  - (D) (The subsequent history and nature of the possession up to the time of lodging the application)  
.....
2. That there are no other documents or evidence of title affecting the land in my possession or under my control except (here specify documents or evidence of title)  
.....
3. That there are no charges or encumbrances recorded on the above-mentioned title except (set out short particulars and state whether these charges or encumbrances have been extinguished or ceased to affect the land, and if so how) .....
4. That there is no emphyteusis, usufruct or antichresis recorded on the above-mentioned title except  
 (Set out short particulars and state whether the interests referred to have been extinguished or ceased to affect the land, and if so, how) .....
5. That I am not aware of any other estate or interest affecting the land except (and set out the same)  
.....
6. That the names and addresses, so far as are known to me of the occupants of all the lands contiguous to this land, are as follows:—  
.....

7. That the present value of the land including all improvements on the land is ..... pounds.

(£M.....)

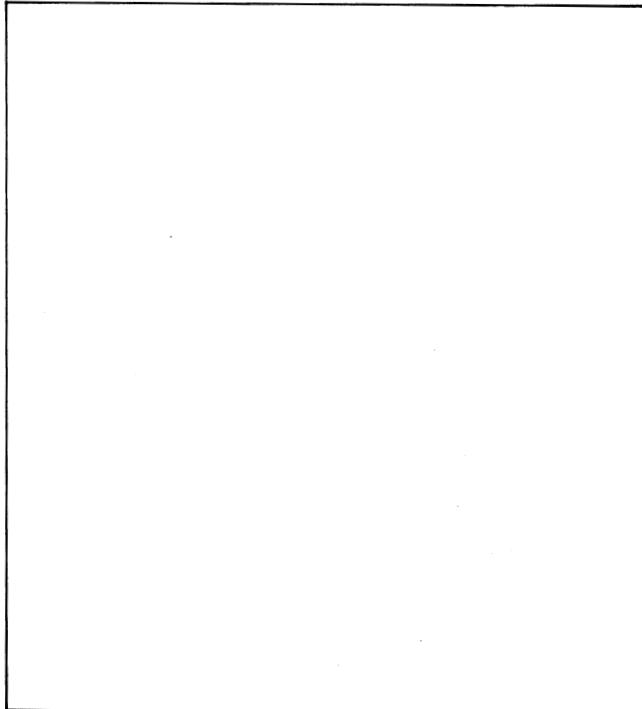
I make this sworn declaration on the ..... day of ..... 19 .....

.....  
(Applicant's signature)

Signed by me .....  
Notary to the declarant.

**DESCRIPTION OF LAND**

A full description of the land in this application should be included referring to Certificate of Title.



No. ....

EVIDENCE OF DUTIES PAID TO BE SHOWN IN THIS COLUMN	SEAL OR SIGNATURE OF ANY AUTHORITIES REQUIRED FOR REGISTRATION OF THIS DEALING TO BE SHOWN IN THIS COLUMN

## FOR LAND REGISTRY USE ONLY

Cautions: .....

Marked up: .....

Passed for Registration: .....

Date of Registration: .....

Special Instructions: .....

Directions re Endorsement  
on Title and Certificates: .....

Fresh Title to issue: .....

Fresh Plan required: .....

FORM No. 21

LAND REGISTRATION ACT, 1981



FOR OFFICE USE ONLY	
No. ....	
Date Lodged .....	
Fee paid .....	

**APPLICATION FOR REPLACEMENT OF LOST CERTIFICATE OR DOCUMENT**

TO THE LAND REGISTRAR

I/We, .....  
 (full name, paternity, Identity Card No., postal address and occupation)

.....

.....

being the registered proprietor/s or the person/s entitled to apply for a replacement certificate/document registered

No. ....  
 .....  
 .....  
 .....  
 (include here description of lost certificate/document).....  
 which has been lost or destroyed in the circumstances described in the attached declarations. (1)

Signed by .....

in the presence of .....  
 (full name, paternity, Identity Card No., postal address and occupation of witness).

## NOTE

(I) Declarations describing the circumstances of the loss must be annexed to this application.

FORM 22

LAND REGISTRATION ACT, 1981



LAND REGISTRY

..... 19.....

## SUMMONS TO ATTEND

To: .....

By virtue of the authority vested in me by the Land Registration Act, 1981, I hereby require you to attend at the Land Registry, on the ..... day of ..... 19 ..... at ..... The purpose for which your attendance is required and the related matter are described below. If it is inconvenient for you to attend upon that date you should arrange an alternative appointment. You may be accompanied by a legal advisor if you wish.

Dated this ..... day of ..... 19 .....

.....  
Land Registrar

## REASONS FOR SUMMONS AND DESCRIPTION OF RELATED MATTER

## NOTE

Failure to comply with the requirements of the summons may lead to further action which may lead to a penalty not exceeding one hundred pounds.

FORM 23

LAND REGISTRATION ACT, 1981



LAND REGISTRY

**SUMMONS TO PRODUCE**

To: .....

By virtue of the authority vested in me by the Land Registration Act, 1981, I hereby require you to produce the documents, certificates or items described below to the Land Registry, within a period of seven (7) days of receipt of this notice.

Dated this ..... day of ..... 19 .....

.....  
Land Registrar**DOCUMENTS OR ITEMS TO BE PRODUCED**

## NOTE

Failure to comply with the requirements of the summons may lead to further action which may lead to a penalty not exceeding one hundred pounds.

FORM 24

LAND REGISTRATION ACT, 1981



LAND REGISTRY

..... 19 .....

**NOTICE OF REQUEST TO FURNISH INFORMATION**

Would you please supply me with information requested below at the earliest convenience. Where the information is required on a regular or continuing basis it will be indicated by this notice. The information should be despatched in writing to the Land Registry.

Dated this ..... day of ..... 19 .....

.....  
Land Registrar**DETAILS OF INFORMATION REQUIRED****NOTE**

This information is required by virtue of Section 7 of the Land Registration Act, 1981.

FORM No. 25

LAND REGISTRATION ACT, 1981



LAND REGISTRY

..... 19 .....

**NOTICE OF REQUISITION**

The documents listed below have been lodged with me for approval or registration. To proceed with registration, I require the additional evidence, information or documents referred to in this notice under the heading **information or documents required**.

Failure to comply with the requirements of this requisition within a period of thirty (30) days may lead to refusal of registration of the documents already lodged with me and their return to the lodging party.

.....  
Land Registrar**SCHEDULE OF DOCUMENTS ALREADY LODGED FOR REGISTRATION****FOR OFFICE USE ONLY**

.....	Requisition despatched .....
.....	Requisition satisfied .....
.....	Further requisition required .....
.....	List of items lodged in reply to requisition.....
.....	.....

**INFORMATION OR DOCUMENTS REQUIRED BY THIS REQUISITION**

NOTE: If documents lodged for registration are refused because of non-compliance with this requisition the lodging party is only entitled to a refund of half the fees paid.

FORM No. 26

LAND REGISTRATION ACT, 1981



LAND REGISTRY

**NOTICE OF INTENTION TO REGISTER TITLE TO LAND**

Notice is hereby given that I have received an application to register title to the land described below from ..... of .....  
If a caution against first registration is not lodged with me before the expiration of thirty (30) days from the date of this notice at the Land Registry, I shall proceed to register title to the land described below. In due course a certificate of title shall be issued in the name of .....  
The application, a plan of the land, and accompanying documents may be inspected at the Land Registry.

Dated this ..... day of ..... 19 .....

.....  
Land Registrar

**DESCRIPTION OF LAND TO BE REGISTERED**

FORM No. 27

LAND REGISTRATION ACT, 1981



LAND REGISTRY

**NOTICE OF INTENTION TO INTERESTED PARTY  
TO REGISTER TITLE TO LAND**

To: .....

Notice is hereby given that I have received an application to register title to the land described below from .....

If a caution against first registration is not lodged with me before the expiration of thirty (30) days from the date of this notice at the Land Registry, I shall proceed to register title to the land described below. In due course a certificate of title shall be issued in the name of .....  
The application, a plan of the land, and accompanying documents may be inspected at the Land Registry.

Dated this ..... day of ..... 19 .....

.....  
Land Registrar

**DESCRIPTION OF LAND TO BE REGISTERED**

FORM No. 28

LAND REGISTRATION ACT, 1981



LAND REGISTRY

**NOTICE OF INTENTION TO APPROVE AN APPLICATION  
FOR TITLE ACQUIRED BY PRESCRIPTION**

NOTICE is hereby given that I have received an application for registration as proprietor of the land described below from ..... of .....  
The basis of the application is that the applicant has acquired title to the land by prescription.

I further give notice that if a caution against registration of dealings with the land comprised in this title is not lodged before the expiration of thirty (30) days from this date at the Land Registry, I shall proceed to approve this application and register the applicant as proprietor of the land. In due course a certificate of title will then be issued in the name of ..... The application, a plan of the land and the certificate of title may be inspected at the Land Registry.

Dated this ..... day of ..... 19 .....

.....  
Land Registrar

**DESCRIPTION OF LAND**

FORM No. 29

LAND REGISTRATION ACT, 1981



LAND REGISTRY

**NOTICE OF INTENTION TO REGISTER  
POSSESSORY TITLE TO LAND**

NOTICE is hereby given that I have received an application for registration as proprietor of a possessory title to the land described below from ..... of .....

The basis of the application is that the applicant is entitled to be registered as proprietor by the long possession of the land either by himself or his predecessors in possession. If a caution against first registration is not lodged with me before the expiration of thirty (30) days from the date of this notice at the Land Registry, I shall proceed to register title to the land described below. In due course a certificate of title shall be issued in the name of .....

The application and a plan of the land may be inspected at the Land Registry.

Dated this ..... day of ..... 19 .....

.....  
Land Registrar

**DESCRIPTION OF LAND TO BE REGISTERED**

FORM No. 30

LAND REGISTRATION ACT, 1981



LAND REGISTRY

**NOTICE OF INTENTION TO CORRECT PLAN OR  
DIAGRAM ON CERTIFICATE OF TITLE**

NOTICE is hereby given that after the expiration of thirty (30) days from the date hereof I intend to correct the plan or diagram comprised in plan number ..... and appearing on certificate number ..... registered in the name of ..... of .....

If you believe that you have grounds to oppose this correction then you should lodge your objection in writing at the Land Registry within the time specified in this notice. The correction is being made on the basis of the most recent information available to ensure that the plan or diagram correctly shows the boundaries of the land comprised in this title.

You will find the correction marked in red upon the plan attached.

Dated this ..... day of ..... 19 .....

.....  
Land Registrar

FORM No. 31

LAND REGISTRATION ACT, 1981



LAND REGISTRY

**NOTICE OF INTENTION TO REPLACE CERTIFICATE**

NOTICE is hereby given that I have received an application for a replacement certificate from  
..... of .....  
to replace the document described below upon the grounds that it has been lost or destroyed.

NOTICE is further given that unless an objection is made to the application within a period of thirty (30) days from the date hereunder, to me at the Land Registry, I intend to approve this application and issue a replacement.

Dated this ..... day of ..... 19 .....

.....  
Land Registrar**DESCRIPTION OF DOCUMENT LOST OR DESTROYED**

FORM No. 32

LAND REGISTRATION ACT, 1981



Fee Paid: .....

Date: .....

## OFFICIAL SEARCH FORM

I hereby request the Registrar to make an official search on my behalf for the following information:

## INFORMATION REQUIRED

Include nature of request together with known details of the land or title searched.

Signature of applicant: .....

Applicant's name: .....

Address: .....

Date: ..... If reply is required by post: .....

Yes/No

## LAND REGISTRY USE ONLY

## RESULTS OF OFFICIAL SEARCH

An official search has disclosed the information contained in the above panel.

.....  
Land Registrar

19

Note: This form to be completed in duplicate.

FORM No. 33

LAND REGISTRATION ACT, 1981



Date .....

## REQUEST TO REGISTER

TO THE LAND REGISTRAR

Insert the full name, address and Identity Card No. of the person lodging applications or instruments with this request.

LODGING PARTY

LODGING PARTY
---------------

Insert a full description of each certificate, application, instrument or other document lodged with this request.

## PARTICULARS OF DOCUMENTS AND FEES LODGED

No.	Description of Document	Fee Paid

Insert the full name and address of the person to whom certificates or documents should be returned after registration.

RETURN OF DOCUMENTS AFTER REGISTRATION

RETURN OF DOCUMENTS AFTER REGISTRATION
--

I hereby request you to register the application or instruments described above.

(Signature of Lodging Party)

## NOTES

1. This form to be typewritten (with carbon copies) or hand printed.
2. To be submitted in triplicate.

FORM No. 34

LAND REGISTRATION ACT, 1981



## REQUEST FOR COPIES

Request for copies of titles/documents/plans from Land Registry.

Please supply me (Name) .....

of (Address) .....

DESCRIPTION OF TITLE, DOCUMENT OR PLAN REFERENCE No.	No. OF COPIES

With: Date: .....

PAID ON ACCOUNT

£M		

Postal address for forwarding of copies ordered:

To be filled in  
printed form by  
applicant

Copies being forwarded:

1. .....
2. .....
3. .....
4. .....
5. .....

Checked by: .....

Date stamp: .....

Signature: .....

Fees due:

FORM No. 35



LAND REGISTRATION ACT, 1981

**LAND REGISTRY**  
**CHARGE CERTIFICATE**

Charge Certificate connected with Certificate/Certificates of Title numbered .....

This Charge Certificate Number .....

has been issued .....

on behalf of .....

I certify in accordance with section 36 of the Land Registration Act, 1981, that the person or persons described in the Register of Charges as proprietor/proprietors of Charge/Charges on registered land is/are the proprietor/proprietors of the charge/charges shown in this Charge Certificate for the sum/sums of .....

Land Registrar.

Form No. 36

## LAND REGISTRATION ACT, 1981



**FOR OFFICE USE ONLY**

---

No. .....

Date Lodged .....

Fee paid .....

## **APPLICATION FOR A CAUTIONARY CHARGE CERTIFICATE**



**Signature for creditor**

I. D. Number .....

*To be submitted in duplicate in typewritten form.*

Form No. 37



LAND REGISTRATION ACT, 1981

LAND REGISTRY

CAUTIONARY CHARGE CERTIFICATE

This Cautionary Charge Certificate Number ..... has been issued this day, the ..... of ....., 198....., following the application numbered ..... submitted by the creditor, ..... I.D. Number ..... against the debtor (.....). I.D. Number .....), presumed owner of the property indicated on the plan submitted with his application and annotated on the plans of the Land Registry, to safeguard the rights of the creditor for the amount of Lm..... protected by a special hypothec/privilege and aggravating the land which though in a registration area is yet unregistered.

..... " \_\_\_\_\_  
*Land Registrar*

**SECOND SCHEDULE**  
**(Rule 28)**

*Amended by:*  
*L.N. 7 of 1985.*  
*Substituted by:*  
*L.N. 212 of 1990;*  
*L.N. 105 of 2008;*  
*L.N. 88 of 2015;*  
*L.N. 257 of 2019.*

Tariff

<i>Service</i>		
1.	Application for a First Registration other than emphyteusis or succession: Where the value is not determined Where the value is determined, for every one thousand euro (€1,000) or part thereof Minimum charge	€80.00 € 1.00 €80.00
2.	In a perpetual or temporary emphyteusis (non-revisable) the amount of ground rent will be capitalised and on the sum capitalised, for every one thousand euro (€1,000) or part thereof  In a perpetual and revisable emphyteusis, the amount of ground rent after first revision will be capitalised, and on the sum capitalised, for every one thousand euro (€1,000) or part thereof  In a temporary and revisable emphyteusis, the cumulative sum of the amount of ground rent of the last twenty (20) years as revised, for every one thousand euro (€1,000) or part thereof  Where there is a consideration this shall be added to the cumulative sum or capitalized amount of ground rent.  Application for a conversion of a title from temporary to perpetual emphyteusis shall be charged the same fee as a contract of perpetual emphyteusis.  Minimum charge	€ 1.00 € 1.00 € 1.00 €80.00
3.	Lodgement of any application for registration of a correction, declaratory act or any other application relating to a registered title other than a transfer, transmission or charge	€30.00
4.	Lodgement of any application for the transfer of a registered title where the value of the property is not determined	€30.00

5.	Lodgement of any application of a transfer of a registered title, for every one thousand euro (€1,000) or part thereof  Where the transfer includes several properties and different applications, and the value of the transfer is declared as a whole, the full fee shall be charged for the first application while any additional applications shall be charged a fee of:  Minimum charge	€ 1.00  €20.00  €30.00
6.	Application for a transfer by succession ( <i>causa mortis</i> ): First Registration Transmission of a registered title  Where the transfer includes several properties and different applications, the full fee shall be charged for the first application while any additional applications shall be charged a fee of:	€80.00 €30.00  €20.00
7.	Application for a charge on a registered title , for every one thousand euro (€1,000) or part thereof  Where the charge includes several properties and different applications and the value of the charge is declared as a whole, the full fee shall be charged for the first application while any additional applications shall be charged a fee of:  Minimum charge	€ 1.00  €20.00  €30.00
8.	Application for a cancellation, waiver, reduction of a charge or any other reference that effects a charge	€20.00
9.	Application for a caution  Application for a withdrawal of a caution	€100.00  €20.00
10.	Request for an official search including any documents attached to the reply	€30.00
11.	Copies of certificates: Up to five (5) pages For every additional page or plan - "A4" For every additional page or plan - "A3" Legal copies – per page	€5.00 €0.50 €1.00 €0.25
12.	Copies of documents or plans: For every page - "A4" For every page - "A3" Legal copies – per page	€0.50 €1.00 €0.25
13.	Land Registry plans:	€6.00

THIRD SCHEDULE

(Rule 29)

Seal of the Land Registry



## FOURTH SCHEDULE

*Added by:  
L.N. 12 of 1995.*

(Rule 30(2))

## FORMS

## FORM A

To be used in lieu of Forms 2, 6, 11, 18, 20 incorporating also Form 33, to be submitted in duplicate.

## APPLICATION FOR TITLE

(For Office Use)

LR-A Number:

Date:

Payment:

Received by:

Insert here the nature of the application:

First Registration

Transfer of a Registered Title

Partial transfer of a Registered Title

Application for the registration as an owner upon the death of an owner of a registered title

Prescription of a registered title.

1. Description of the property with reference to every detail that appears on the plan. This description shall serve as the basis of the certificate and therefore it has to be exact in every detail.

Commence from the town or village, continue with the street or locality, number or name, and measurement when applicable.

In any case, except in an application for first registration, insert the number of the Certificate of Title that is to be transferred. In the case of a transfer of a pending application, the application number of the property to be transferred is to be inserted.

2. Particulars of transferor:

- (a) name, surname, father's name, marital status including, spouse's name when applicable;
- (b) whether property belonged to the community of property, paraphernal or residual;
- (c) share transferred.

3. Same details of transferee.

4. Any restriction affecting the title including ground rents, servitudes of other encumbrances.

5. The basis of the application: for example, deed or judgement. The name of the Notary and any relevant date is to be included.

6. Value or consideration.

7. List of documents submitted with the application.

8. Declaration by the parties in accordance with rule 30(2)(d)(ii) of the Land Registration Rules. This may be made by any one or all the applicants, or the Notary or a legal person acting on behalf of the parties.

#### FORM B

To be used in lieu of Forms 7 and 36 incorporating also Form 33, to be submitted in duplicate.

#### APPLICATION FOR A CHARGE OR A CAUTIONARY CHARGE

(For Office Use)

LR-A No:

Date:

Payment:

Received:

Insert here the nature of the application:

Charge

Cautionary Hypothec

1. Description of the property effected: Details on Form A

2. Creditor: Details as of vendor on Form A

3. Debtor: Details on Form A

4. Credit conditions

5. Amount hypothecated

---

6. List of documents submitted with the application

---

#### FORM C

To be used in lieu of Forms 8, 9, 10, 12, 13, 14 and 15 also incorporating Form 33, to be submitted in duplicate.

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#### APPLICATION FOR REFERENCE OF CHARGE OR CAUTIONARY CHARGE

(For Office Use) LR-A No:

Date:

Payment:

Received by:

---

1. Insert the number of the Charge Certificate together with the number of the Certificate of Title or of Certificate of Cautionary Charge together with the number of the application effected by the Cautionary Charge.

---

2. Insert the information that is to be inserted on the Charge Certificate or on the Cautionary Charge in the manner that it shall reflect what is agreed by the contracting parties. These details are to contain the details of the contracting parties.

---

3. List of documents submitted with the application.

---

#### FORM D

To be used in lieu of Forms 3 and 4 and incorporating also Form 33, to be submitted in duplicate.

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#### CAUTION

(For Office Use) LR-A No:

Date:

Payment:

Received by:

---

1. Description of the property (as in Form A) including titles effected

---

2. Details of person submitting the caution (as in Form A)

-----  
3. Reasons for submitting the caution (as in Form A)  
-----

4. Details of who, in the opinion of the applicant is to be notified by this  
caution, including any known postal address  
-----

5. List of documents submitted with the application  
-----

FORM E

In lieu of Form 32.

REQUEST FOR AN OFFICIAL SEARCH AND/OR INFORMATION

(For Office Use) LR-A No:

Date:

Payment:

Received by:

1. Description of the property (as in Form A)  
-----

2. List of questions to which a reply is requested  
-----

3. Indicate whether reply is requested by post (insert postal address) or if it is  
to be collected, in which latter case the person who is to collect the search is to be  
indicated.  
-----

4. Leave enough space for the reply, signature of the Registrar and date.  
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