



**Consultation Reply**

Strategy Document

# **National Strategy for the Reform of the Land Registration System: 2025 - 2035**

27/02/2025

127, Sliema Road  
Gzira GZR 1633  
Malta

t. +356 21314265  
e. [info@kamratalperiti.org](mailto:info@kamratalperiti.org)  
w. [kamratalperiti.org](http://kamratalperiti.org)

**Kamra  
tal-Periti**

Reference is made to the consultation process in relation to the draft national strategy regarding a comprehensive reform of the land registration system of Malta over the next ten years.

The introduction on the [public consultation webpage](#) states that “[t]he Ministry for Lands and the Implementation of the Electoral Programme has released a National Strategy for the Reform of Malta’s Land Registration System 2025- 2035 for public consultation. This Strategy outlines the context, guiding principles, and recommendations to renew Malta’s land registration system, which originated in the 1980s, saw expansion in the 1990s, and has since remained largely unchanged. This administration aims to reinvigorate the system, building upon the vision and legislation introduced in 1981.

"The proposed reforms are designed to establish a secure land registration system that provides the best registration services for the benefit of the general public. While the recommendations represent the Ministry’s current objectives, they remain open for consideration to reach a broad consensus. The Ministry will pursue this through a comprehensive consultation process. [t]he change in the rules of the masons’ license which has been put up for Public Consultation, defines what skills a person must have to work as a mason in Malta. We want the training to ensure that both those who will apply for the license for the first time and those who have already obtained the license continue to improve their skills and are more aware of the best practices in the building sector.”

The Kamra tal-Periti is hereby providing its position on the draft published for public consultation.

## **1. Applicability**

The Kamra tal-Periti wishes to stress the importance of having a clear and articulate plan for the following scenarios:

1. New buildings that are constructed after the new land registration system comes into force;
2. New buildings that were constructed before the new land registration system comes into force but are not yet registered;
3. Older properties.

## **2. Digitalisation and demarcation of boundaries**

The Kamra tal-Periti submits that registration boundaries should be tied to a Universal Coordinates System, rather than maps, to enhance accuracy. Basemaps should be used for indicative purposes only.

Moreover, it is strongly recommended that registrations be made in three-dimensions, to further strengthen accuracy and legitimacy of the registration.

## **3. Property vs deed registration**

There should be a distinct, albeit consistent, system for the registration of properties which is separate from the registration of the deeds.

Property registers should serve as data containers into which other official documents, including the deed, but also permits, lease agreements, and other documents can be digitally embedded.

## **4. All Malta becoming a registration area**

While the target of extending the compulsory registration area to cover the entire territory of Malta, it is critical that a timeline be announced well in advance for the public and private sectors to build the resources and capacity necessary to achieve this ambitious objective.

**END**