

# Scheme for the Reduction of Annual Rental Values Payable by VOs and Trade Unions holding a title on government property administered by the Lands Authority.

Date: 22 April, 2026

1. (1) The title of this scheme is the Reduction of Annual rental values Payable by Voluntary Organisations and Trade Unions holding a title on government property administered by the Lands Authority. Citation and Scope

(2) The scope of this scheme is to establish a criteria on the basis of which Voluntary Organisations and Trade Unions may be entitled to a reduction in the annual rental values payable to the Lands Authority, depending on the area of the property being occupied.

2. In this scheme, unless the context otherwise requires: Interpretation

“Act” means the Government Lands Act, Chapter 573 of the Laws of Malta;

“Applicant” means any Voluntary Organisation or Trade Union which is duly registered and is recognised by the Lands Authority as the emphyteuta or the tenant, or is the holder of an encroachment concession.

“Area” means the gross floor area;

“Authority” means the Lands Authority established by article 5 of the Lands Authority Act;

“property” means any property used by the applicant for the use of operating a registered Voluntary Organisation or a Trade Union;

“Trade Union” means a Trade Union as defined in the Employment and Industrial Relations Act, Chapter 452 of the Laws of Malta.

“Voluntary Organisation” means a Voluntary Organisation as defined in Article 3 of the Voluntary Organisations Act, Chapter 492 of the Laws of Malta.

3. The scheme shall be applicable for the reduction of annual rental values payable by the applicant in respect of government properties administered by the Authority. Applicability

Eligibility to submit an application

4. The applications shall be submitted by an applicant who:
  - (a) is recognised by the Authority as the emphyteuta or tenant of the property, or is the holder of an encroachment concession granted by the Authority;
  - (b) shall have no outstanding groundrent, rent, or encroachment concession fee payments in respect of the property, as the case may be;

Scheme duration

5. The scheme shall remain open for a period of six months, reckoned from the date of the scheme.

Effective Date

6. The reduction of the groundrent, rent, or encroachment concession fee shall take effect as of 1 January 2026. Any interim invoices issued by the Lands Authority, including those reflecting the full unreduced rental value, shall remain payable until the application has been processed. A credit on account shall be applied afterwards once the application process is completed.

Fees

7. All applications shall be subject to a non-refundable submission fee of fifty euro (€50)

Rental Values

8. The new rental values shall be calculated in accordance with the following:
  - (a) Properties having an area of 0 m<sup>2</sup> to 150 m<sup>2</sup> will be subject to a revised rate of €1.50/m<sup>2</sup> with an annual capping of €200;
  - (b) Properties having an area of 151 m<sup>2</sup> to 1,500 m<sup>2</sup> will be subject to a revised rate of €1.00/m<sup>2</sup> with an annual capping of €750, and rent may not fall below €200;
  - (c) Properties having an area of 1,501 m<sup>2</sup> or more will be subject to a revised rate of €0.50/m<sup>2</sup> with an annual capping of €2,000, and rent may not fall below €750.

Any property whose rental value is already below the rates specified above shall not qualify for any further reduction. Moreover, any new allocations made by the Lands Authority to Voluntary Organisations and Trade Unions shall be granted at the same rates established under this scheme.

9. An applicant shall have a right of appeal from a decision of the Authority taken pursuant to this scheme in accordance with article 57 of the Lands Authority Act, Chapter 563 of the Laws of Malta

10. (1) The Authority shall have the right to reject in its sole discretion any application submitted to it in accordance with this scheme. Saving

(2) The decision by which the Authority denies an application submitted to it pursuant to this scheme shall be in writing, even if by electronic means, and shall include the reason which led to the refusal of the application.

(3) The Authority shall have the right to bring any action before the Civil Court, First Hall, requesting the cancellation of the reduction, issued on the basis of a false declaration, incorrect information, or resulting from an error, in cases where it deems that the Authority should not acceded to the request for the reduction in the rental value in the absence of such false declaration, incorrect information or error.

(4) The Authority shall not be liable to any form of damage or compensation in the exercise of its functions in accordance with this scheme.

11. Anyone needing clarification or assistance about the provisions mentioned above may contact the Lands Authority's Customer Care Department at [customercare.la@landsauthority.org.mt](mailto:customercare.la@landsauthority.org.mt) or on 21224016. Assistance