

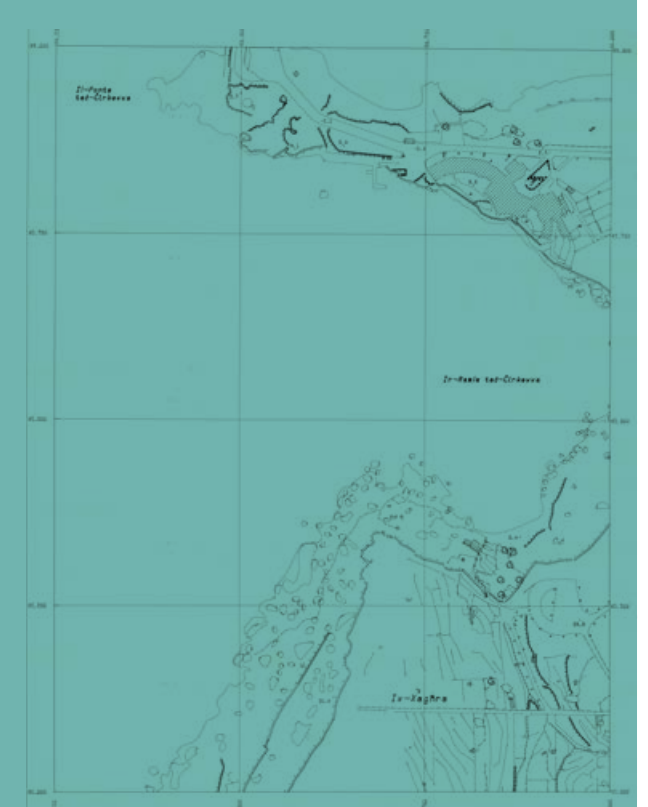


LANDS
Authority

Lands Authority
Annual Report and Financial Statements
31 DECEMBER 2024



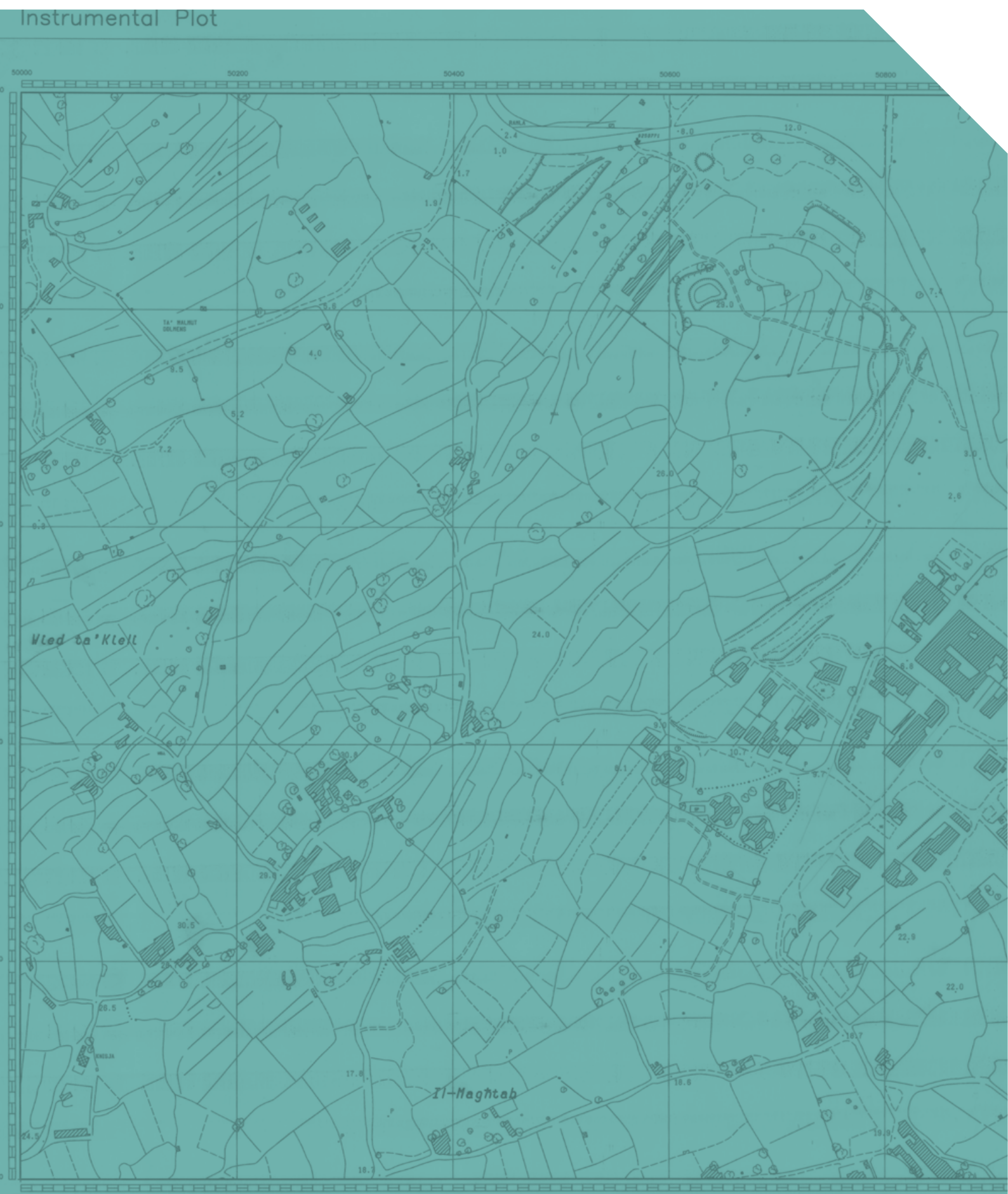
For the 2024 Annual Report, the Lands Authority has chosen "Site Maps" as its theme. This concept symbolises our commitment to transparency and innovation in land management, reflecting our focus on mapping out clear, detailed strategies that drive progress and modernise our operations.





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FOREWORD BY MINISTER



Foreword by the Hon. Minister Stefan Zrinzo Azzopardi

The Lands Authority was established to enhance and modernise the duties related to the estate management of government property. It provides a multitude of services related to schemes and other initiatives that were introduced throughout the years.

The Authority's services possess a crucial role in relation to both the public and private sectors. Its activities range from the provision of public buildings and other public spaces to issues related to residential properties, commercial properties, and agricultural land. Thus, the efficiency in the provision of these services is of utmost importance.

In 2024, the Authority's operations focused successfully on providing additional resources as well as the introduction of new systems that enable several processes to move at a faster pace. In addition to this, two new schemes have been introduced, providing further certainty in titles related to commercial premises, as well as clarity in cases of changes to the scheme's conditions.

The digitisation of documents is well underway. This ensures a more streamlined process, whilst further investment is being made in a better and more robust IT system, enabling greater ease in the provision of the Authority's services.

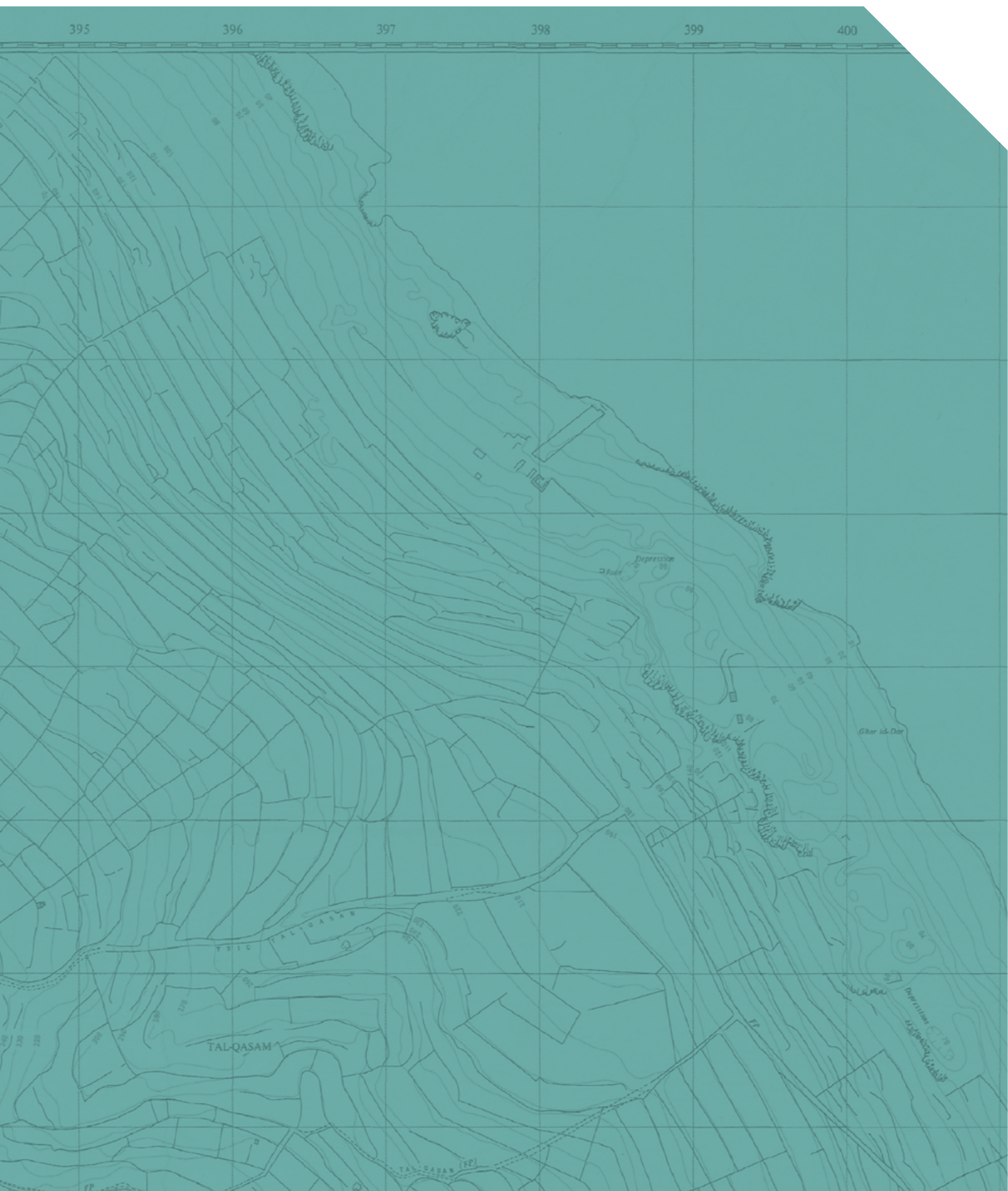
The work carried out in 2024 builds on previous achievements whilst acknowledging the need for further changes and reforms in the legislative and administrative structures of the Authority.

This year, more schemes shall be introduced in relation to residential properties. The redemption of the temporary ground rent scheme shall provide a clearer and more efficient way whereby owners of residential properties may redeem the ground rent, converting their property to freehold.

As the Minister responsible for the Lands Authority, I extend my appreciation to the management and employees of the Authority for their hard work and dedication.

They have been, and are, instrumental in achieving significant milestones. I am confident that, together, we shall achieve a modern and effective land administration system for Malta.

Hon. Stefan Zrinzo Azzopardi
Minister for Lands and the Implementation of the Electoral Programme



FOREWORD BY CHAIRMAN



specific Legal Notices. During the past year, Legal Notices were enacted to address the issues of changes in the conditions of emphyteutical concessions as well as breaches of those conditions. These changes aim to resolve a considerable number of factual situations and, inevitably, to provide certainty to individuals. Of particular importance was the Legal Notice allowing for the possibility of converting recognised commercial leases into 50-year emphyteutical concessions, extending this possibility to the whole Maltese territory unlike the 2015 Valletta Shop Scheme.

Efforts were also initiated to envisage a policy of redemption of all Government properties, since currently, the policy of redemption is limited to ex-Church properties.

Needless to say, all these efforts had to be accompanied by the issuance of framework agreements enabling the intake of Architects, Surveyors, and Lawyers to handle the workload involved.

One other particular field I would refer to is the work carried out on a weekly basis by the Administration's Valuations Committee, the terms of which were set up almost four years ago as a result of an agreement between the Board of Governors and the Administration. The level of scrutiny of valuations afforded as a result of the interaction between this Committee and the Board has been impressive.

The important strides made during the year 2024, as highlighted above, are a clear credit to all those who have the Lands Authority's work at heart. I simply cannot ignore the persistence, over the past year as in previous years, of the collaboration between the Board of Governors and the Administration, headed by the Authority's Chief Executive Officer. I thank him, I thank all my colleagues on the Board of Governors, and, hardly least of all, the Personnel, including my loyal, diligent staff at the Authority.

Dr John Vassallo
Chairman

Important Steps Forward

The year 2025 marks the fourth year since the Authority's Board of Governors embarked on its second term. I have, in previous years, highlighted the importance of the culture of management in the context of the transition from a Government Property Department to the Lands Authority. I would say without hesitation that much, if not everything, has been accomplished by the Authority's Administration in seeking to bring about the requisite change in working culture.

Possibly the most conspicuous feature of such a change has been the assiduous effort to bring the project of a paperless office near completion. Although not yet complete, this project is at a highly advanced stage. The scanning of files has been ongoing throughout the past year, removing the need for the manual processing of files, including, of course, the minutes incorporated therein and related file movements. This has not only rendered the system modern and efficient but is also contributing significantly to the reduction of backlogs and the provision of timely responses to applicants.

During the year 2023, an overhaul was commenced in the areas of redemption of emphyteusis and cases of expired emphyteusis, which saw the enactment of

FOREWORD BY THE CHIEF EXECUTIVE OFFICER



February 2025 marked the beginning of the third quadrennial of the Lands Authority and the consequent appointment of the new Board of Governors.

Allow me to begin by welcoming the re-appointment of our Chairperson, Dr John Vassallo; our Deputy Chair, Prof. Ernest Azzopardi; our two Members of Parliament, Hon. Alex Muscat and Hon. Stanley Zammit; and all the other members, some of whom have now commenced their third term.

In so doing, I cannot but recall my first days at the Authority, which coincided with the start of the second quadrennial. Both the Chair and I had agreed at the time that we had no choice but to hit the ground running. There was much to do, and not much time to take the customary step back usually afforded to new appointees when taking stock of the situation.

Reflecting on those early days in my tenure as CEO of this Authority, I cannot help but feel grateful for the unconditional support that I was immediately given, not only by the Chair and Board of Governors, but also by our Chief Officers, senior managerial staff, and practically all Lands Authority employees, regardless of rank and level of responsibility.

Four years later, I must acknowledge that whenever the task ahead seemed too daunting, I always found solace in the fact that I was surrounded by a group of people who had already been hard at work shaping the future of this fledgling Authority, some even long before the Lands Authority was conceived. This evident sense of commitment and stoic dedication to their duties is even more commendable when one considers that the Authority's predecessor, the Government Property Department, was consistently understaffed and underfunded.

It is therefore with a deep sense of gratitude towards the ex-GPD staff, and all those who have worked at the Authority since its inception in 2017, that I now present a brief account of the salient achievements of the Authority.

The year kicked off with a change in line Ministry following a Cabinet reshuffle. Although this usually entails a period of relative slowdown in output due to the inevitable handover process, I am pleased to report that this particular change was very well managed by both sides, resulting in a seamless transition and allowing work to proceed with the same momentum.

I would here like to convey my gratitude to the Hon. Minister Stefan Zrinzo Azzopardi, to the Permanent Secretary Mr Carlos Tabone, and to all the staff at the Ministry for Lands and the Implementation of the Electoral Programme for their continued support over this first year of their tenure.

As part of our agreed programme of work, we managed to deliver several major achievements. Though already planned, these required Ministerial support at all levels. Foremost among them was the enactment of legislative instruments, colloquially referred to as "schemes", which now allow us to offer 50-year emphyteutical concessions in lieu of commercial leases, and also to resolve countless cases involving breaches of conditions stemming from old contracts. These were enacted in June and August 2024, respectively, and have since seen a very promising response from the public. More new schemes are planned for 2025, to be rolled out with a view to rationalising our interaction with tenants in line with the Government's commitments as stated in the Electoral Programme.

All of this is part of an ongoing programme of reforms embarked upon since the early days of the Authority. Our hope is that these reforms are not only seen as changes, or even updates, to the legislation governing the disposal of Government property but are also recognised as proof that the Authority has embarked on a mission to greatly improve its relationship with the full spectrum of stakeholders it engages with on a daily basis.

In addition to this major shift, we continued to press forward with our commitment to bring the Authority in line with its counterparts in terms of the use of information technology. A major milestone was reached in March 2024, when we managed to remove all physical files from our offices and move to the exclusive use of a paperless file processing system. One cannot overstate the importance of this achievement, particularly in terms of the morale of our entire staff complement.

More is planned for the near future. By the end of 2025, it is envisaged that all processes will be fully captured online via our digital portal and application system and that these shall be processed solely and exclusively in a paperless environment. This may not sound overly ambitious as a target, but those in the know will certainly appreciate that it represents a quantum leap in the right direction for the ex-GPD.

In this brief note, I must also mention two of the most important projects we have planned for 2025. First and foremost is the conclusion of negotiations with the General Workers' Union on the new Collective Agreement. We are now in an advanced stage of discussions and hope to reach an agreement in the near future. Lands Authority staff and management alike are looking forward to an agreement that acknowledges the importance of this Authority within the public sector landscape. Secondly, we are working on the planned intake of trainees whom we have dubbed "worker/students" expected to commence by the start of Q4 2025. Our goal is to recruit a small cohort of trainees who will be given the opportunity to attend a bespoke course of study at the University of Malta while in full-time employment.

As a final thought, our roadmap for the future is quite clear in my mind. In this third quadrennial, the Authority must strive to maintain the current positive momentum. To do so, will require the commitment of the Government, the Board of Governors, and the Administration alike. Every single element must focus on the need to evolve from a relatively obscure government department into an Authority that takes the driving seat in the administration of our country's most important asset - public property.

Mr Robert Vella
Chief Executive Officer

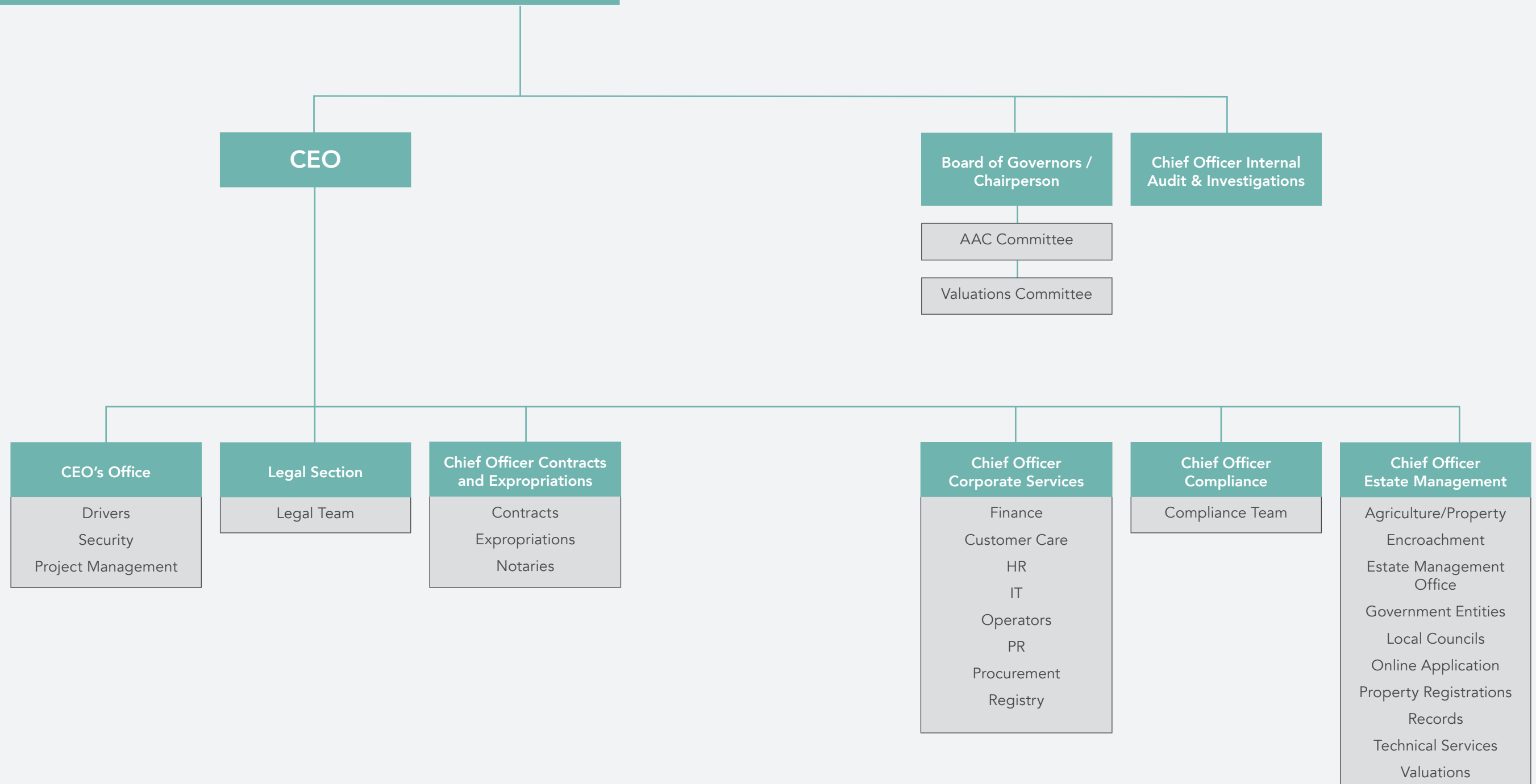


BOARD OF GOVERNORS

The following have served as board of governors of the Authority during the year under review:

- Dr John Vassallo**
Chairperson
- Dr Ernest Azzopardi**
Deputy Chairperson
- Dr Maria Cardona**
- Dr Odette Lewis**
- Mr Paul Mifsud**
- Mr Joseph Scalpello**
- Dr Lauren Ellul**
(resigned on 21 February 2024)
- Mr Cleaven Tabone**
- Hon. Rebecca Borg**
(resigned on 13 January 2024)
- Hon. Alex Muscat**
- Hon. Stanley Zammit**
(appointed on 13 January 2024)
- Dr Paula Axiaq**
(appointed on 21 February 2024)
- Mr Paul Bugeja**
*(appointed on 6 March 2024 –
resigned on 8 November 2024)*

LANDS ORGANISATIONAL CHART



MISSION, VISION, AND VALUES

MISSION

To efficiently administer public land and property as entrusted and directed by the Government of Malta.

VISION

To be a trusted administrator of the public land, fostering sustainable development and safeguarding Malta's land resources for future generations.

We envision a transparent, innovative, and inclusive approach that balances economic growth, environmental stewardship, and community needs.

VALUES

Transparency & Accountability – We ensure openness in all processes to build public trust.

Sustainability – We preserve and manage Malta's land for future generations.

Innovation & Efficiency – We embrace modern technologies to improve service delivery.

Collaboration & Community Engagement – We work closely with stakeholders to address diverse needs.

Professionalism & Integrity – We uphold ethical practices and maintain the highest standards in all operations.



STATISTICS AND DATA HIGHLIGHTS

ESTATE MANAGEMENT DIRECTORATE

Research and Policy Unit
A total of 11 new devolutions were granted to Local Councils in 2024.

Applications Section
Applications Received and Processed (year 2024)

A total of 491 applications were received in 2024, with 407 successfully processed. This reflects an average processing rate of approximately 82.9%.

Encroachments Section
A total of 126 concessions were granted in 2024.

CONTRACTS DIRECTORATE

In 2024, a total of 306 contracts were published.

LEGAL SECTION

The Legal Department handled approximately 893 court cases, the majority of which were before the Lands Arbitration Board.

INSPECTORATE, ENFORCEMENT & COMPLIANCE DIRECTORATE

AFFIXED LETTERS TO CALL	4,071
HEALTH HAZARD	3
GEN. INSPECT	4,865
DK FORM	23
ISSUE OF EVICTION ORDER	1
EXEC. OF EVICTION	4
COURT SUMMONS	17
VIEWING I/C/W TENDERS	57
MSD WORKS	24
DUES	***
KEYS	***
TOTAL	9,065

CORPORATE SERVICES DIRECTORATE

Customer care	
Emails Sent	15,726
Customers	5,527
Telephones	15,190
Total Cases	36,443



LANDS AUTHORITY 2024 ACHIEVEMENTS

CORPORATE SERVICES DIRECTORATE

New Schemes & Initiatives:

- Introduction of Five New Online Forms: Streamlined application process for individuals with the launch of GLA30, EXPRO1, LEG1, SPORT1, and FS1, ensuring better traceability and efficiency.)
- Revamp of Six Online Application Forms: Enhanced user-friendliness and compliance with legislation for AGRI1, AGRI2, AGRIRES1, TEMPRES1, GLA20, and GLA25.

Digital Transformation:

- In March 2024, the Authority achieved its goal of eliminating all physical files from circulation.
- Implemented enhancements to the core digital information platform to support the Authority's ongoing digital transformation.

Human Resources Management:

- Successfully filled 53 internal vacancies and recruited 10 new technical experts.
- Launched an extensive employee training program covering a variety of courses.
- Celebrated the graduation of 11 employees from the Award in Sustainable Land Management course, with plans to offer the course to the public in October 2025.

LEGAL SECTION

• Recognitions:

A total of 1,928 recognition requests were processed, marking an increase of 1,036 finalised requests over the previous year.

• Redemptions:

The Authority finalised 621 redemption requests, showing a 339-application increase compared to 2023.

ESTATE MANAGEMENT DIRECTORATE

- As 2024 came to a close, the Estate Management Directorate reported a 36% improvement in overall performance

compared to 2023, marking a 42% increase from 2022. This reflects the Directorate's ongoing commitment to efficiency, strategic resource management, and operational excellence.

CONTRACTS DIRECTORATE

• Contracts Published:

Over 3,006 contracts finalised, including sales, leases, and Parliamentary Resolution agreements.

• Lease Agreements:

Signed 14 leases via public tender, 29 allocations to Government Departments, 7 leases to Government entities, 4 leases to NGOs, and 9 lease transfers by goodwill procedure.

• Public Tenders:

70 tenders issued.

INTERNAL AUDIT & INVESTIGATIONS DIRECTORATE

- Strengthening Internal Auditing: Launched a comprehensive audit plan to enhance internal oversight within the Lands Authority.
- Initial Audit Exercises: Conducted assessments in key departments to improve transparency and operational integrity.

COMPLIANCE DIRECTORATE

• Targeted Inspections:

Conducted 220+ inspections on catering establishments in Valletta, Gzira, and Sliema between June and October.

• Regulatory Compliance:

Achieved an 85% compliance rate, with non-compliant establishments submitting GLA12 applications to regularise their status.

• Enforcement Actions:

Executed 9,000+ enforcement actions, marking a 45% increase in performance compared to 2023.

UNIT REPORTS AND ACHIEVEMENTS



Mr Josef Agius
Chief – Estate Management Directorate

ESTATE MANAGEMENT DIRECTORATE

In 2024, the Estate Management Directorate achieved significant progress, marked by improved performance metrics and a solid foundation for future success.

A key milestone was the implementation of a Key Performance Indicators (KPIs) system, which transformed our performance assessment. Over the past year, this system has allowed us to identify workload imbalances and optimise resource allocation, particularly benefiting the Agricultural and Government Entities Sections. If current application trends remain constant, we anticipate that by 2025, these sections will not only process all incoming applications but also make significant strides in clearing their backlogs.

As Section Managers adapt to this data-driven approach, they recognise that intuition alone is insufficient. The ongoing visibility of performance metrics has become vital for each section's success. Furthermore, the Directorate has significantly contributed to the publication and amendment of various Subsidiary Legislations, particularly the one commonly referred to as the Shop Scheme. This scheme will not only improve the relationship between the Lands Authority and leaseholders but will also ensure increased revenue generation.

We have also acknowledged the need to update the guidelines document released

by the Board of Governors a few years ago. A dedicated team is currently conducting a thorough review with various stakeholders to standardise procedures and improve decision-making efficiency.

In 2024, a comprehensive approach to enhance record-keeping was adopted. All Estate Management staff is now required to complete missing information in property records, and a structured procedure has been implemented to ensure that relevant data is recorded promptly when creating new property accounts. This initiative will help the Lands Authority maintain an accurate property inventory and facilitate easier data access.

Additionally, several other projects were initiated, including the digitalisation of property folders and old property drawings, GIS training, a new Case Officer Report format, a valuation submission template, and several new online applications.

As 2024 came to a close, the Directorate reported a 36% improvement in the overall performance compared to 2023 and a 42% increase from 2022. These results reflect the collective dedication and hard work of the Authority's employees. Looking ahead, the Authority remains committed to advancing the initiatives launched in 2024 and developing a strategic document outlining the Directorate's vision from 2026 to 2029. By

sustaining the Directorate’s recent momentum and optimism, the management is confident in the ability to not only achieve but exceed the goals set, shaping a brighter future for the Estate Management Directorate and the Lands Authority.

Sports and Local Councils

The year 2024 mirrored the previous year in terms of deliverables, KPI achievement, and the delegation of new responsibilities.

Our primary focus remained on fostering collaboration between the local councils and the Lands Authority. Key responsibilities included processing devolution requests, renewing devolution agreements, and processing requests by local councils for no-objection in principle.

All LC1 Type B online applications were successfully processed, with decision letters issued and devolution deeds signed. However, there was a notable decline in Type B submissions this year. LC1 Type C applications were processed promptly, with decisions communicated without delay.

In addition to LC1 applications, the unit was entrusted with processing GOV1 Type C and SPORT1 applications, making it the focal point for local councils and Sports Malta.

A significant ongoing task has been compiling and maintaining monthly KPI records for all units within the Estate Management Directorate. This initiative is running smoothly with full cooperation from unit heads, addressing any clarifications on a one-to-one basis.

Government Entities

During 2024, the Government Entities Section undertook several initiatives to address the year-on-year increase in submitted applications. Compared to 2023, the Section experienced a 19% increase in applications. These applications from government entities primarily requested:

- 1. Information regarding specific government properties.
- 2. Allocation, lease, or transfer of sites.

- 3. No-objection letters from the Lands Authority for submission to the Planning Authority.

To enhance efficiency and responsiveness, the Government Entities Section, in collaboration with other sections within the Lands Authority, successfully transformed the application process into a fully digital and paperless system. This modernisation also streamlined the application workflow, resulting in a 402% increase in finalised GOV1 Type B applications compared to 2023.

The Unit also adopted a more proactive approach by launching various data reconciliation projects with different Ministries. These initiatives aim to better understand the needs of Ministries and their respective entities, strengthening collaboration and ensuring tailored support.

Looking ahead, the Section plans to launch two new online applications to address the growing volume of requests. These applications will facilitate:

- 1. The return of properties leased to government entities back to the Lands Authority.
- 2. The identification of government properties before tender issuance.

These developments underscore the Section’s proactive stance and commitment to continuously improving operations and strengthening relations with Government Entities.

Agricultural Unit

In 2024, the Agricultural Properties Section faced significant challenges while also achieving key milestones, particularly in legislative amendments and process improvements.

In 2024, the Agricultural Properties Section received the highest number of online applications to date, prompting the establishment of an internal task force to manage the backlog. While in 2023 the Authority received 709 agri1 online applications, in 2024 804 agri1 online applications were received. This means an increase of 13% over one year.

The Agricultural Section has made significant progress in delivering quality service to the public and implementing regulatory improvements. Additionally, it is adopting a systematic approach to enhance its processes, ensuring greater efficiency, effectiveness, and quality, particularly in addressing and reducing the backlog.

Applications Section

Overview

2024 has been marked by steady progress in processing applications, streamlining procedures, and implementing new strategies to enhance efficiency.

Key Achievements

Applications Received and Processed (2024)

APPLICATION TYPE	RECEIVED	PROCESSED	PROCESSING RATE
GLA1	190	153	81%
GLA11	9	7	78%
GLA22	8	8	100%
GLA28	50	25	50%
PLA1	224	208	93%
PLA2	10	6	60%

Other Contributions

- Cabinet Memos: 9.
- Parliamentary Resolutions: 6.
- Pending applications from 2020–2024: 143 out of 2,610.

Support for Local Councils and Government Entities

- Checked and approved 152 valuations.

Plotting of Applications from the Backend system

In 2024, the Applications Section began plotting historical applications from the backend system predating the online platform. Our officers successfully plotted over 3,800 applications on GIS, linking each to its respective application reference. This integration addressed limitations in the old system, enhancing visibility and enabling more efficient investigations into government properties.

Registration and Expropriations Unit

The Registration and Expropriations section processes all expropriation requests, registers Government land, and handles all registration plans and applications. This includes superimposition requests and plan drawings (PDs). Despite a demanding workload, the section completed nearly 90% of the requests.

Additionally, the section checks registration and expropriation queries submitted by third parties, ensures the completion of required forms and addresses customer inquiries by taking necessary actions to resolve issues. It also serves as a Lands Authority spokesperson, assists with court matters related to property registration, and supports other directorates within the Land Authority by providing expert guidance on land registry and expropriation matters.

Property Records

The key functions of the Property Records section include maintaining and updating government property records, providing details on sites submitted with online applications, updating the GIS (Geographic Information System), and processing transfers to the Housing Authority.

Maintaining and updating government property records

In 2024, all lease agreements, encroachment permits, contracts, and acquisitions were entered into the GIS system and the Authority’s main collaboration tool (LEMIS) throughout the year. The section continued implementing the acquisition-related exercise, which involves creating acquisitions in Lemis and updating the GIS with the necessary information and plotting.

Providing information on online applications.

All online applications are processed through the Records Department. The first step is determining whether the site listed in the application is government-owned. If it is, full details are provided, including the tenement number, file number, and information on whether the site is leased or unleased.

Apart from the online applications, the Records section gives support and details on sites to other departments within the Lands Authority and external Government entities.

Transfers to Housing Authority

As of the 11th of December 2024, throughout the year under review, 34 boundary memos were referred to the Contract Section for the eventual transfer deed.

These include the following:

- 82 Home Ownership Scheme (H.O.S.) plots.
- 9 blocks of flats consisting of 126 flats.
- 13 individual houses.
- 1 site for the construction of a block.
- 6 garages, 2 garden sites.

Encroachments Section

In 2024, the Encroachments Section handled over 420 requests pertaining to various encroachment matters. These requests encompassed applications for consent to submit Development Planning Applications, as well as concessions for encroachments following the completion of the planning process.

Key requests for encroachment concessions included the establishment of outdoor catering areas (OCAs), installation of billboards, construction of cesspits, placement of tower cranes, storage of LPG tanks, and beach-related concessions. Over the year, the Section issued 126 Encroachment Permits.

Type of Concession	Number of Concessions
Tables & Chairs	74
Billboards	26
Other Encroachment Permits	26

Advancing Masterplans for public spaces

Significant progress was made on several masterplan initiatives aimed at optimizing the allocation of outdoor catering areas while maintaining a balance between entrepreneurship and public use of open spaces.

Masterplan designs aim to maximise the space for tables and chairs, taking into account both existing and potential establishments along the street, whilst keeping into consideration adequate allowance for pedestrian access and tourist foot traffic. This also includes the identification of pedestrian from vehicular areas, and also accommodate the flow of emergency and delivery vehicles. Additionally, the design should complement the surrounding historic buildings, using materials and features that blend with the area’s character.

Whilst Masterplan applications allow the Lands Authority to allocate and adjust outdoor catering space as needed, it also allows the Authority to address public concerns like safety, accessibility, and abuse of encroachment concessions. It's crucial to ensure that the design maintains a balance between commercial interests and the well-being of the local community, fostering a welcoming environment without compromising pedestrian movement or the character of the area. The concerns of residents and visitors should be taken into account through consultation and ongoing monitoring to ensure that the space remains functional, safe, and enjoyable for all.

Ongoing projects include:

- Merchants Street, Valletta: A masterplan for the reorganization of tables and chairs to improve usability and aesthetics.
- Misrah San Gwann, Valletta: Enhancing this area with a harmonious layout that caters to diverse stakeholders.
- St. George’s Square, Rabat, Gozo: Designing an improved framework for coexistence among entrepreneurs, customers, and the broader public.

These efforts reflect the Section’s dedication to fostering urban spaces that are functional, visually appealing, and conducive to community engagement.

Collaborations in key projects

The Section played an active role in supporting projects led by other authorities, particularly the Malta Tourism Authority. Notable projects included the regeneration of key public spaces such as the Parish Square in Mellieha, Victory Square in Birgu and the Bugibba Square enhancing these areas to improve functionality, appeal, and community access, particularly where the organization of outdoor catering areas is concerned.

Technical Services

This section provides assistance to various other sections within the Authority mainly in the preparation of property drawings for disposal, Planning Authority Applications by Housing Authority and Agricultural Land Scheme applications, rental valuations of government properties and Garage Scheme valuations, apportionments of various properties burdened by emphyteusis and the creation of property records.

In 2024, the Drawing Office significantly enhanced efficiency and communication through the implementation of a new GIS system, streamlining workflows for technical staff. This improvement contributed to a 20% increase in property drawings and related tasks compared to 2023. The team provided critical support across various units, including preparing property drawings for disposal, submitting Planning Authority (PA) and Agricultural Land Scheme applications, conducting rental valuations for government properties and garage schemes, processing apportionments for properties under emphyteusis, and creating property numbers.

Valuations Section

During the year 2024, the Valuations Section issued 313 requests for Valuation Reports.

As of the end of 2024, the vast majority of the cases were processed by the Valuations Section with only cases initiated at the end of the year still in progress. In addition, the Section concluded a number of cases initiated in 2023.



Dr Marisa Grech
Acting Chief – Contracts Directorate

CONTRACTS DIRECTORATE

The Contracts Directorate is responsible for most of the contracts entered into by the Lands Authority, primarily including contracts of sale and lease agreements following a call for public tender, as well as contracts executed pursuant to a Parliamentary Resolution. There are also other types of contracts which are published in accordance with the dispositions of disposal as stipulated in Part III of the Government Lands Act.

During 2024, over 300 contracts were published.

Moreover, the Contracts Directorate finalises lease agreements following the tender procedure and the allocation agreements in connection with properties allocated to Ministries and Government Departments, and Leases to Government entities. In all, 14 leases following a public tender, 29 allocations to Government Departments and 7 lease agreements to Government Entities were signed. Additionally, there were also signed 4 leases to NGOs and 9 transfers of leases by goodwill procedure.

In 2024, 70 tenders were also published.

Acquisitions for public purpose (Expropriations)

One of the main functions of the Lands Authority is to take over private property or terminate existing commitments on government land for public purposes. A public purpose is defined in the definitions of CAP 573 as “any purpose connected with exclusive government use or general public use, or connected with or ancillary to the public interest or utility (whether the land is for use by the Government or otherwise) or with or to town-planning or reconstruction or the generation of employment, the furtherance of tourism, the promotion of culture, the preservation of the national or historic identity, or the economic well-being of the State or any purpose connected with the defence of Malta or connected with or ancillary to naval, military, or air operations; and includes any other purpose specified as public by any enactment; and for the purposes of this definition, where the purpose for the exercise of any right under this Act is connected with the utilisation of any land or any right in connection or in relation therewith for any purpose connected with the supply, storage or distribution of fuels or other sources of energy, or in connection with the provision of any utility or municipal services or infrastructural project shall be deemed to be connected with or ancillary to the public interest or utility.”

This process is also conducted by the Contracts Directorate which process is defined in Part IV of the Government Lands Act. By virtue of the expropriation process, the government is enabled to carry out major infrastructure works and other projects of benefit to the Maltese society.

In 2024, 70 new Declarations for the acquisition of property, 6 new Declarations for possession and use, and 2 Declarations of Proclamations were issued. These were primarily related to major road projects, with some also addressing the finalisation of past outstanding acquisitions to compensate owners whose land was expropriated before 2003.

In 2024, 19 terminations of agricultural leases of government property required for public purposes were concluded.

No declarations for subsoil rights were published.

Finally, in 2024, 4 releases and 26 revocations were published, resulting in land being released or transferred back to the original owners. This involved land in various localities around Malta which were formerly expropriated for public purposes and was no longer required by the Government.

Past Acquisitions

For many years, the Government used to take over private property without having finalised acquisition proceedings. Thus, today there is still a substantial amount of past expropriations which still need to be settled. These mainly refer to expropriations prior to 1994. Following 1994, the Lands Authority and its predecessors started requesting the originating entities to provide the full funds that were necessary to finalise an expropriation. The Authority then deposits the compensation in individual bank accounts so that when the relative land owners come forward to get compensated, the Authority can effect immediate payment once proof of ownership is provided. In 2024, 87 new bank accounts were opened.

By 2002 amendments to the Land Acquisition (Public Purpose) Ordinance, the Government becomes the owner immediately when the Declaration is published in the Government Gazette.

The value of the land is part of the same Declaration and is immediately afterwards deposited in an interest-bearing account. This measure was implemented to prevent the accumulation of pending cases. It is then up to the owners to prove their title to the property and request compensation. At the same time, the owners may still proceed to the Land Arbitration Board to contest the price.

In 2017, the Land Acquisition Ordinance was abrogated and the Government Lands Act, CAP 573 of the Laws of Malta was promulgated. Cap 573 provides a different method of compensation for expropriations that precede the year 2003, however, it adopts the same principles that the Government becomes the owner of the land immediately upon the publication of the Declaration of the Chairman of the Lands Authority in the Government Gazette.

Apart from this, the Government every year provides a budget allocation out of the consolidated fund in order to try and extinguish the accumulation of the acquisition debts for expropriated property prior to 1994. The budget allocation for the year 2024 was €7,500,000. However, due to a number of court decisions which exceeded the budgetary allocation for that year, a further €17,809,450 million was allocated by the Ministry of Finance to be able to adhere to these court decisions. There was also an allocation of €300,000 for expropriations in connection with property used for social purposes.

Until April 2021, the Contracts Section was responsible for issuing payments for Recognition and Acquisition Rent to payees whose land was held by the Government under the title of possession and use or public tenure. These payees received a recognition or acquisition fee every six months. After April 2021, these payments began to be issued by the Finance Section via bank transfer. However, the Contracts Section continues to assist the Finance Section by providing details of newly recognised payees, including the amounts to be paid, and by issuing instructions to stop payments for deceased payees.

The Directorate oversees the recognition of new payees in relation to payments for Recognition and Acquisition Rent, a process it took over in 2019. Notaries verify the title for the recognition of new owners to ensure that

payments are made in their favour. In total, seven recognitions were finalised.

Land Arbitration Board

In accordance with the provisions of CAP 573, whenever a landowner institutes proceedings before the Land Arbitration Board, they must provide proof of ownership before the case can proceed. Notaries verify the root of title and conduct all necessary checks to confirm ownership.

By the end of 2024, the total number of pending cases before the Land Arbitration Board amounted to 769. This significant increase has led to a heavier workload for the Notarial Section, as each case requires thorough vetting by the Notaries. In 2024,

the Contracts Section ordered 7,775 searches from the Public Registry and 570 deeds from the Notarial Archives to verify the root of title for cases pending before the Land Arbitration Board and for the processing of compensation payments.

In addition to vetting, the Contracts Section prepares all the evidence for each case. This includes ordering valuations from the Valuations Unit and presenting them in court, liaising with defence lawyers to provide advice and guidance, preparing board memos and affidavits, giving evidence in court, and drafting case notes. During 2024, a total of 145 affidavits were prepared and gave evidence in 239 court sittings.





LEGAL SECTION

Legal Affairs

The Legal Department is often regarded as the “conscience of a given entity or Authority.” There are several reasons for this, including that the legal team is trained to understand and to communicate (both internally, with their colleagues, as well as externally, with the public at large), not only the nature of the matter at hand but also practical methods of addressing it. For these reasons, the legal department is often the first and most suitable point of contact for legal guidance. The legal department within the Lands Authority is no exception.

This department plays a crucial role in the Authority’s day-to-day operations in ensuring good governance in its policies and procedures. It is also the section responsible for keeping the Authority’s operations compliant with all the relevant laws and regulations.

The vetting of legal documents and the provision of legal counsel constitute a significant part of a lawyer’s daily workload.

Additionally, lawyers must remain up to date with the various laws and regulations that impact the Authority’s operations and regulatory standards. This requires a high level of precision and rigour, as legal standards are constantly evolving and can potentially influence all aspects of the Authority’s work.

At the same time, the Legal Department also plays a pivotal role in advising and fostering awareness. This includes continuous communication with other departments to ensure that regulations are properly applied, particularly in response to recent legislative changes or developments. As a result, the legal team’s expertise is sought for all tasks undertaken by the Authority, both in the context of legal counsel and before decisions are made by the Authority.

Currently, the legal section is made up of lawyers (both in-house and outsourced) who advise on, draft legislation and work to take it through Parliament as well as providing legal counsel both internally and externally, together with clerical staff who provide their ongoing support in the administration of the unit.

Recognitions

Recognitions refer to requests submitted by applicants seeking official recognition of their property by the Directus Dominus, being the Authority. This process involves updating the Authority’s records to reflect the new owner following a transfer of property through sale, donation, or inheritance, replacing the previous emphyteuta or tenant, depending on the title held. Recognition is granted only after a thorough vetting of the documents submitted by the applicant.

Following the simplification of the recognition process in November 2023, requests are now accepted through an online application form titled ‘REC1’. This applies to individuals who have acquired property burdened with a ground rent or subject to a lease imposed by the Government, the Authority, or an Ecclesiastical entity and are seeking official recognition by the Authority.

In 2024, the Authority received 975 recognition requests through this online system. Of these, 270 applications were finalised. Additionally, 1,658 requests submitted before 2024 were also concluded, bringing the total number of finalised recognitions to 1,928. This represents an increase of 1,036 finalised recognition requests compared to the previous year, when the total stood at 892.

Redemptions

The next natural step that the emphyteuta following the recognition process is to redeem the ground rent to cease paying the canone. Currently, the Authority has in place:

1. A scheme for the purchase of Temporary Directum Dominium of Government property or leased property, used as an ordinary/Summer residence, that is burdened with temporary ground rent.
2. Subsidiary Legislation 573.07 titled the Redemption of Land Belonging to the Government or to the Lands Authority under a Title of Revisable Perpetual Emphyteusis Regulations.



These instruments cater for the redemption of the temporary ground rent in the first instance and for the redemption of the perpetual and revisable ground rent in the second instance.

The emphyteuta may also opt to redeem by means of a schedule of redemption in line with article 1501 of the Civil Code (Chapter 16 of the Laws of Malta) in those instances where s/he owns the property under a title of perpetual emphyteusis.

In 2024, the Authority received over 200 applications for the redemption of temporary ground rent and nearly 300 applications for the redemption of perpetual ground rent. In total, more than 620 redemption requests (covering both temporary and perpetual ground rents) were finalised, reflecting a 120% increase compared to the previous year. This increase demonstrates the Authority's continued efforts to streamline processes and enhance efficiency in managing redemption applications.

Conversions

In Maltese property law, emphyteusis refers to a long-term agreement where the emphyteuta leases the property from the dominus (owner) under specific conditions, including the payment of ground rent and obligations to improve the property. Emphyteusis can be either temporary, lasting for a predetermined period, or perpetual, enduring indefinitely. In this sense, the legal department is also tasked with processing requests relative to the conversion of title of property from temporary into perpetuity under Cap. 158 of the Laws of Malta entitled the Housing (Decontrol) Ordinance. During this year 27 requests were received and finalised by the Authority.

Diritto di Seguito and Cancellation of Hypothecs

The term "diritto di seguito", or "right of following", refers to a legal mechanism that allows a creditor to maintain their security interest in a property, even after it has been transferred to a third party. This principle is particularly relevant in the context of special hypothecs and privileges over immovable property. Under Maltese law, when a property subject to a special hypothec or privilege is transferred, the creditor's rights persist, enabling them to enforce the hypothec against the new owner. This ensures that

the secured debt remains attached to the property, regardless of ownership changes.

On the other hand, the cancellation of hypothecs involves the formal removal of the registered security interest from the Public Registry, signifying that the secured obligation has been fulfilled or otherwise extinguished. According to Maltese law, the registration of a hypothec may be reduced if a part of the debt is extinguished, if the hypothec is limited to certain property, or if the creditor consents to such reduction. The process requires a public deed, as the cancellation or reduction of registration is considered an alienation of real rights, necessitating formal documentation to inform third parties.

The legal section finalised over 40 requests under this spectrum.

General Data Protection Regulation Awareness

The General Data Protection Regulation (GDPR) is a comprehensive data protection law that governs the processing of personal data within the European Union. The Authority, through its Legal Department, is committed to ensuring continued compliance and safeguarding individuals' privacy rights. Throughout the year, the Authority has maintained its commitment to raising GDPR awareness among its employees through ongoing training and workshops.

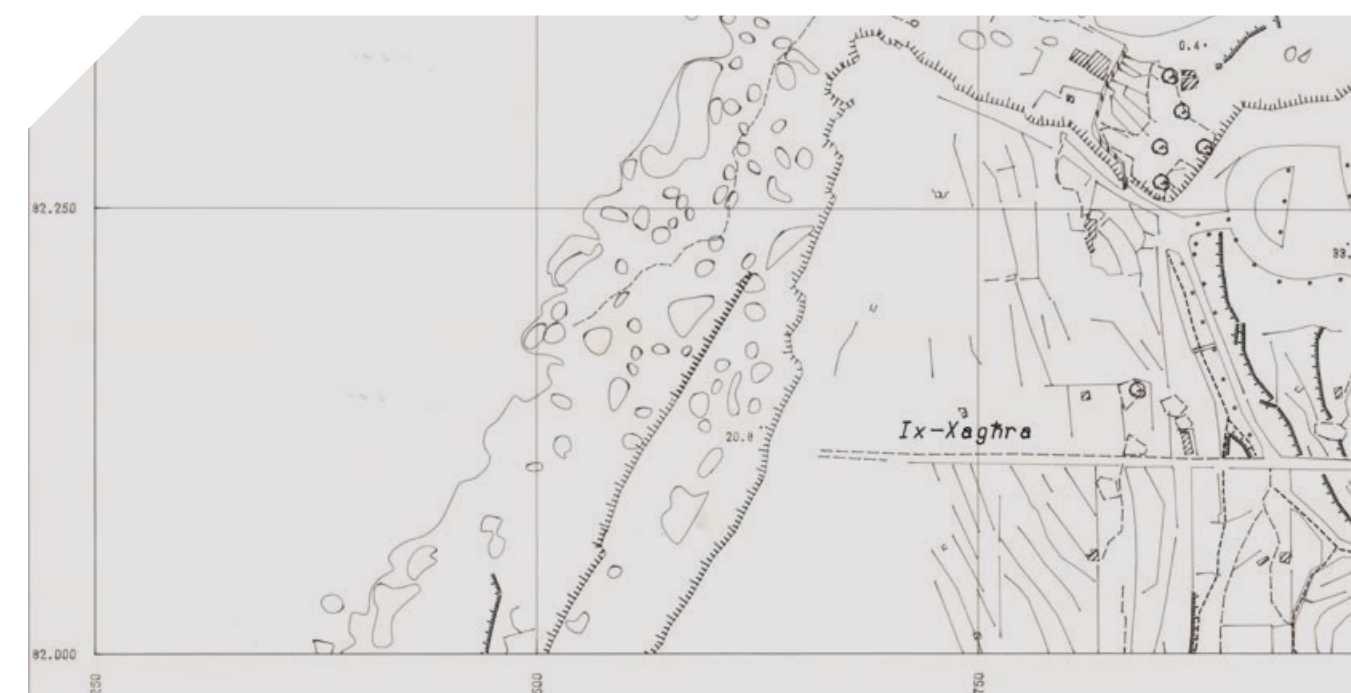
In this regard, the Legal Department is not only responsible for ensuring compliance with the GDPR and staying up to date with developments but also for drafting policies and procedures, as well as conducting Data Protection Impact Assessments whenever a new project involving the sharing of personal data is being launched.

Litigation

The legal team is also responsible for the provision of legal counsel, issuing legal and judicial letters, and even representing the Authority before the Maltese Courts.

The Authority's appointed lawyers (both in-house and outsourced) represent the Authority in cases before the Land Arbitration Board, the Administrative Review Tribunal, the First Hall Civil Court, and the First Hall Civil Court (Constitutional Jurisdiction). Additionally, certain cases are also handled before the Arbitration Centre.

Before the Land Arbitration Board, there are around 750 pending cases. Before the Administrative Review Tribunal, there are 25 pending cases. Before the First Hall Civil Court, including the Constitutional section, there are around 110 pending cases.





COMPLIANCE DIRECTORATE

The Compliance function within the Lands Authority is responsible for ensuring adherence to applicable laws and regulations. It involves inspecting and investigating reported alleged abuses of Government land.

The Compliance Directorate assisted the Chief Audit Officer with cases referred by the Ombudsman, conducting necessary investigations and preparing comprehensive reports to facilitate CO Audit's response.

Moreover, between June and October, the Directorate undertook a significant initiative, focusing on catering establishments. Given the nature of the task, inspections were conducted after office hours, resulting in over 220 inspections carried out across Valletta, Gżira, and Tas-Sliema. As a result, 85% of establishments operating without a Lands Authority permit have submitted the related application, GLA12 to regularise their status.

The Enforcement Directorate has carried over 9,000 actions marking a 45% increase in performance compared to 2023.

Key activities undertaken by the Directorate included:

- Conducting inspections.
- Delivering official letters, including eviction orders, and assisting Court Marshals in their execution.

- Issuing warning letters to tenants regarding unauthorised activities such as keeping animals within government properties and illegal construction at roof level.
- Carrying out inventories of government properties.
- Attending court summons related to enforcement matters.
- Retrieving keys and completing necessary documentation upon property handovers.
- Inspecting and assisting with the reading and removal of water and electricity meters in collaboration with the Water Services Corporation.
- Supporting clients during property viewings as part of the tender process.
- Assisting contractors engaged in maintenance, removals, and property clearances.
- Assisting contractors in handling health and safety concerns, including blocked drains, pest infestations, and removal of hazardous materials.
- Issuing notifications for public activities and celebrations.
- Conducting joint inspections with various authorities, including the Malta Tourism Authority (MTA), Planning Authority (PA), Housing Authority (HA), and the Health Directorate, specifically for beach concessions and eviction orders related to tables and chairs.
- Coordinating with law enforcement to ensure the smooth execution of eviction orders and other legal enforcement actions.



Ms Jessica Cefai
Chief – Corporate Services Directorate

CORPORATE SERVICES DIRECTORATE

Overview of the Corporate Services Directorate's Role and Responsibilities

The Corporate Services Directorate plays a pivotal role in supporting the operational and strategic functions of the Lands Authority by ensuring the efficient management of internal resources, internal procedures and workflows. The directorate provides essential support in key areas such as human resources, finance, procurement, information technology, Public Relations, customer care, operations, registry and the digitisation project. The directorate ensures that all departments have the necessary tools and infrastructure to operate effectively.

The core responsibilities of the Corporate Services Directorate include:

- 1. Human Resources Management**
 - Recruitment, selection, and onboarding of employees.
 - Employee training, development, and performance management.
 - Payroll administration.
 - Ensuring compliance with employment laws and the Authority's policies.
- 2. Finance**
 - Preparation and monitoring of budgets and financial reports.
 - Ensuring financial compliance and regulatory adherence.

- Cost control, financial planning, and risk management.
- Coordination of audits and financial transparency initiatives.
- Financial oversight and administration of new and ongoing contracts.
- Management and recovery of outstanding debts.
- Financial administration of expropriation payments.

- 3. Procurement**
 - Overseeing procurement processes.
 - Managing contracts, tenders, and supplier relationships.
 - Ensuring compliance with procurement regulations and policies.

- 4. Information Technology**
 - Maintaining IT systems and infrastructure.
 - Implementing digital solutions to improve efficiency.
 - Ensuring cybersecurity and data protection.
 - Supporting digital transformation initiatives across the Authority.

- 5. Public Relations**
 - Development and implementation of communication strategy.
 - Media relations and co-ordination of press conferences.
 - Brand management.
 - Stakeholder engagement and community relations.

- Event management and promotional activities.

6. Customer Care

- Customer support and assistance.
- Act as liaison between customers and internal sections to facilitate solutions.
- Complaint handling and conflict resolution.
- Monitor customer feedback and implement improvements based on insights.

7. Operations

- Oversee and streamline business processes to improve efficiency.
- Ensure that all operations adhere to the Authority’s policies and regulatory requirements.
- Work closely with other departments to align operational goals with the overall objectives of the Authority.
- Develop online applications found on the Authority’s website.

8. Registry and Digitisation Project

- Receive, classify, and file official documents according to the record number.
- Register incoming and outgoing correspondence.
- Scan Authority files to help in the transition from manual to digital record management system.

Key objectives for 2024

1. Recruitment and retention of key employees to ensure the Authority’s growth.
2. Prepare and publish the annual statutory financial statements in compliance with regulatory requirements.
3. Enhance the Public Relations function to efficiently convey the Authority’s mission, values, and initiatives while maintaining transparency, credibility, and trust.
4. Digitise all physical records and securely store them in the Authority’s primary collaboration tool to enhance accessibility, streamline workflows, and improve operational efficiency.
5. Introduce new online applications in line with legal notices issued and enhance existing ones to improve the customer experience, ensuring individuals can access services from the convenience of their homes.

Key achievements in 2024

1. Human Resources Management

In 2024, the Lands Authority filled 53 vacancies from within its ranks and welcomed 10 new technical experts to the team. This initiative was undertaken to strengthen and support the Authority’s workforce, ultimately enhancing efficiency and improving overall service delivery.

The Authority also launched an extensive training initiative for its employees, providing a diverse range of courses, including Microsoft Excel, Report Writing, Basic English, Management Courses, Fire Warden Training, First Aid, Customer Care, Sexual Harassment Awareness, Mental Health and training on our main collaboration tool. This initiative aims to enhance employees’ skills and professional development and will continue throughout 2025.

In June, 11 Lands Authority employees successfully graduated from the Award in Sustainable Land Management course, a specialised program developed in collaboration with the University of Malta. In 2025, the Lands Authority aims to offer this course to all interested individuals from the general public, with enrolment planned for the October 2025 intake.

In October, the Lands Authority participated in the Freshers’ Week events at both MCAST and the University of Malta. This provided a valuable opportunity to engage with students and emerging talent who may join the Authority as students or future full-time employees.

2. Finance

The financial outcome for the year reflects the Government subvention of €9,220,000 (2023: €9,220,000), recurrent expenditure of €10,085,670 (2023: €8,094,970), and other income totalling €2,500,221 (2023: €2,472,644). Consequently, the Authority reported a surplus of €1,634,551 (2023: €3,597,674). The reduction in surplus compared to the previous year is attributed to the write-off of €1.3 million, previously owed by the Authority to a related party. This write-off, agreed upon mutually, resulted in decreased administrative costs in the prior year.



3. Procurement

In 2024, the Lands Authority issued two major tenders: one for the provision of cleaning services and another for the engagement of company doctors.

Additionally, the Authority issued three framework agreements to enhance its operations and improve response efficiency.

These include:

- A framework agreement for structural and other repairs of government properties,
- A framework agreement for the professional services of architects to conduct scheme-related property valuations, and
- A framework agreement for building and land surveying services.

These initiatives were implemented to support the Authority’s work and optimise service delivery.

The section was in the process of drafting new internal procedures to enhance efficiency, ensure regulatory compliance, and streamline operations.

4. Information Technology

Throughout 2024, the IT Department at the Lands Authority has undertaken several key initiatives aimed at modernising the Authority’s infrastructure, enhancing operational efficiency, and strengthening cybersecurity. These improvements align with our commitment to leveraging technology to support the Authority’s strategic objectives and improve service delivery.

In response to evolving work dynamics, including remote and hybrid work arrangements, the Authority has replaced

traditional desktop phones with softphones. This transition allows employees to communicate seamlessly from any location, enhancing flexibility and ensuring uninterrupted service delivery.

In order to enhance performance and ensure compatibility with the latest software advancements, the IT Department has upgraded and replaced the majority of employees’ laptops. This upgrade supports Windows 11, providing a more secure and efficient operating environment for all users.

The Authority has successfully transferred old manual applications onto our existing online forms platform. This transition reduces paperwork, enhances processing efficiency, and improves accessibility for both employees and stakeholders. A key security enhancement for 2024 was the introduction of Multi-Factor Authentication (B2C) on LEMIS, the Authority’s core digital information platform. This implementation strengthens access control mechanisms, ensuring secure and efficient interactions with external users.

Moreover, in line with recommendations from audit reports and vulnerability assessments, the IT Department has executed a series of security updates across all systems. These updates mitigate potential security risks, ensuring that the Authority’s digital assets remain resilient against emerging cyber threats.

The initiatives undertaken in 2024 reflect the IT Department’s commitment to technological excellence, efficiency, and security. Through these advancements, the Lands Authority continues to modernise its operations and enhance its service delivery for the benefit of all stakeholders.



5. Public Relations

In May 2024, the Lands Authority participated in the Public Service Expo, a five-day event that is a cornerstone of innovation and collaboration in the public service sector. This edition of the expo showcased the expertise and skills of several Lands Authority employees, highlighting their contributions to the public.

Throughout 2024, several press conferences were held to acknowledge the Authority's efforts in allocating various properties to government entities, NGOs, and other stakeholders. These events highlighted the Authority's commitment to effective resource distribution and community support.

6. Customer Care

In 2024, the Authority received over 36,000 inquiries in its offices in Malta and Gozo. These interactions primarily took place through telephone calls and in-person visits.

TOTALS 2024	
Emails Sent	15,726
Customers	5,527
Telephones	15,190
Total Cases	36,443

In 2024, the section concentrated its efforts on developing a new Customer Relationship Management (CRM) module to be integrated with the Authority's core system, LEMIS. This module facilitates the systematic recording and tracking of all customer inquiries, thereby enhancing service response, improving accountability, and fostering greater stakeholder engagement.

7. Operations

One of the Authority's most significant achievements was the successful launch of the paperless office in March 2024. This milestone was accomplished through the collective efforts and collaboration of all sections within the Authority. As part of this initiative, all active physical files were digitised and uploaded onto the Authority's bespoke software,

ensuring easier access, enhanced efficiency, and improved document management.

The Authority also signed a Memorandum of Understanding (MOU) with Heritage Malta to strengthen collaboration between the two government entities, facilitating the scanning process of PDs and registers to help scan archived documents.

The entity has also introduced five online application forms, designed to enable individuals to submit their requests conveniently from home. These include: GLA30, EXPRO1, LEG1, SPORT1, and FS1. These digital processes have significantly enhanced the Authority's efficiency and improved the traceability of each application, as they operate within predefined workflows, ensuring a streamlined and transparent system.

The Operations section plays a key role in this process by collaborating with various departments within the Authority and engaging with multiple stakeholders to ensure the timely development of online application forms. Additionally, Operations is responsible for guaranteeing that these forms are user-friendly and accessible, enhancing the overall application experience for users.

In 2024, the Operations section reviewed and upgraded all application forms related to the agricultural sector (including AGRI1, AGRI2, AGRIRES1, TEMPRES1) and another two forms (GLA20 and GLA25) to ensure that these online forms are more efficient, user-friendly, and aligned with current legislation.

8. Registry and Digitisation project

This section was originally established as the mailing room but has evolved over the years to incorporate a scanning function, playing a crucial role in the successful transition to a paperless office. With four dedicated teams consisting of dismantlers, scanners, and quality controllers, all active files were systematically collected from the Authority's offices, carefully scanned, and securely sealed in the Authority's archives for safekeeping. From the moment a file is sealed, all documentation is managed exclusively in a digital format, ensuring a more efficient and streamlined process.

Future Plans

Following the successful implementation of the paperless office, in 2025 the Lands Authority is embarking on a new initiative – the establishment of an Information Management Section. The objective of this section is to ensure that data is well-organised, secure, and easily accessible, thereby supporting informed decision-making and enhancing operational efficiency.

Moreover, the Lands Authority remains committed to expanding its operations by recruiting experienced and skilled professionals. These strategic recruitment initiatives are designed to strengthen the workforce, enhance operational capabilities, and ensure the effective fulfilment of its mission.





Dr Charmaine Muscat
Chief – Internal Audit and
Investigations Directorate

INTERNAL AUDIT AND INVESTIGATIONS DIRECTORATE

The year 2024 was a highly demanding one for the Directorate of Internal Audit and Investigations within the Lands Authority. Significant progress was made in strengthening internal auditing, with the launch of a comprehensive plan outlining how this function will be carried out. Additionally, initial audit exercises were conducted in certain departments within the Authority. This was done while continuing to fulfil the functions mandated by Chapter 563, the Lands Authority Act, as stipulated in Article 19(10).

The obligations arising from the aforementioned law are aimed at ensuring the full effectiveness and integrity of the Authority's operations, as well as scrutinising transactions exceeding €100,000, to guarantee transparency in the administration of government property. Additionally, this office has prepared a report as requested by both the Board of Governors and the Chief Executive Officer of the Authority, providing an independent opinion based on research and investigations carried out

by the Directorate on cases referred to this office. Investigations also continued on cases forwarded to the Directorate by the Office of the Ombudsman.

The Office for Internal Audit and Investigations acknowledges the proactive approach taken by both the Authority's senior management and employees in embracing and implementing its recommendations.

This Directorate has also served as a catalyst for the Lands Authority to commit to developing a strategic plan that outlines a clear vision for the years ahead.

Throughout 2025, the Office for Internal Audit and Investigations will remain dedicated to further strengthening its efforts to ensure that the Lands Authority reaches higher standards and serves as a model of excellence.

For additional information regarding the Internal Audit report, one can reach out at the email address listed in this Annual Report.



CORPORATE SOCIAL RESPONSIBILITY (CSR) INITIATIVES

Lands Authority CSR Commitment: Building a Better Future

At Lands Authority, our mission extends beyond land management—we are dedicated to creating a positive, lasting impact on society. Our Corporate Social Responsibility (CSR) initiatives are built on four fundamental pillars: Workplace, Environmental, Philanthropic, and Community. Through these, we strive to foster sustainability, inclusivity, and social well-being across Malta.

WORKPLACE – EMPOWERING OUR PEOPLE

We believe in investing in our employees and ensuring a workplace that promotes professional growth, well-being, and inclusivity. During 2024, we organised two talks on Mental Health, celebrated World Health Day with a healthy breakfast, and introduced the most rewarding initiative 'Bring Your Child to Work'. To further raise awareness on Mental Health, we donated stress relievers with the Mental Health contact line. Additionally, to show gratitude to blood donors, we distributed biros and tote bags with the message "Be a Superhero. Save Lives. Give Blood!".

ENVIRONMENTAL – PROTECTING MALTA'S NATURAL HERITAGE

As stewards of land and environmental responsibility, we actively promote sustainable land use and conservation. This year, we joined 'Malta's Sustainable Action Days 2024', one of the activities being a beach clean-up, where we also distributed flyers highlighting the importance of keeping our beaches clean. Additionally, one of our committee members participated in Malta's Second Voluntary National Review - 'Sustainable Development Multi-Stakeholder Forum'.

PHILANTHROPIC – SUPPORTING THOSE IN NEED

We are committed to giving back to society through donations, volunteering, and partnerships with NGOs. During 2024, we organised various activities to collect funds for different NGOs. Apart from the funds collected from activities, the authority tops up the amounts. We donated to various NGOs, including MCCF, Puttinu Cares, Dar Bjorn, Ursuline Sisters, St Joseph Home, Foodbank, Malta Trust Foundation, Animal Welfare, Hospice Malta, Jacob's Brew Café' and participated in the national initiative 'Children's Dreams'.

COMMUNITY – STRENGTHENING LOCAL CONNECTIONS

Lands Authority plays an integral role in shaping Malta's communities. During 2024, once again, we opened our beautiful Auberge to the public by participating in the national event 'Notte Bianca'. Another rewarding activity was the BBQ organised for members of 'Sharing Lives' of Aġenzija Sapport.

Our CSR strategy reflects our commitment to sustainability, fairness, and community engagement, ensuring that every initiative we undertake leaves a meaningful and lasting impact.



FINANCIAL STATEMENTS

For the Year Ended 31 December 2024

Lands Authority
For the Year Ended 31 December 2024
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Lands Authority
Report of the Board of Governors
For the Year Ended 31 December 2024

The Board of the Lands Authority (the "Authority") presents its report and the audited financial statements for the year ended 31 December 2024.

Principal Activities

The principal activities of the Authority are to administer and make best use of all the land of the Government of Malta and all land that forms part of the public domain.

Results

The result for the year has been determined after taking into consideration the Government subvention received amounting to €9,220,000 (2023: €9,220,000), recurrent expenditure amounting to € 10,085,670 (2023:€8,094,970) and other income amounting to €2,500,221 (2023:€2,472,644). As a result, the Authority registered a surplus of €1,634,551 (2023: €3,597,674). The decrease in surplus compared to the prior year is primarily due to the write-off of €1.3 million, which was previously due by the Authority to a related party. This write off, following a mutual agreement, led to a reduction in administrative costs for the prior year.

Financial Risk Management

The Authority's activities expose it to a variety of financial risks: credit risk, liquidity risk and interest rate risk. These financial risks are deemed to be negligible for the Lands Authority. These risks are further described in note 5.m. to these financial statements and includes the Authority's approach towards managing these risks.

Going Concern

Taking into account the financial position of the Authority as at year end and the assumption that the Government of Malta will continue to provide the subvention to the Authority in accordance with the Lands Authority Act, Chapter 563, it was concluded that it is reasonable to assume that there are adequate resources to enable the Authority to continue its operations in the foreseeable future. For this reason, the Board has adopted the going concern basis in preparing the financial statements.

Events after Balance Sheet Date

No significant events have occurred after the balance sheet date which require mention in this report.

Related Party Transactions

During the financial year ended 31 December 2024, there have been no material related party transactions which have not been concluded under normal market conditions. To the best of our knowledge, the financial statements, prepared in accordance with applicable accounting standards, give a true and fair view of the assets, liabilities, financial position and profit of the Authority.

Future Developments

The Authority is not envisaging any changes in operating activities for the forthcoming year.

Lands Authority

Report of the Board of Governors (continued)

For the Year Ended 31 December 2024

Board of Governors

The following have served as Board of Governors of the Authority during the year under review:

Dr John Vassallo - Chairperson (re-appointed on 14th February 2025)

Dr Ernest Azzopardi - Deputy Chairperson (re-appointed on 14th February 2025)

Dr Maria Cardona (re-appointed on 14th February 2025)

Dr Odette Lewis (re-appointed on 14th February 2025)

Mr Paul J Mifsud (re-appointed on 14th February 2025)

Mr Joseph Scalpello (re-appointed on 14th February 2025)

Dr Lauren Ellul (resigned on 21st February 2024)

Mr Cleaven Tabone (re-appointed on 14th February 2025)

Hon Alex Muscat (re-appointed on 14th February 2025)

Hon Stanley Zammit (re-appointed on 14th February 2025)

Hon Rebecca Borg (resigned on 13th January 2024)

Mr Norman E. Grech (appointed on 14th February 2025)

Mr Paul Bugeja (appointed on 21st February 2024 and resigned on 8th November 2024)

Dr Paula Axiak (re-appointed on 14th February 2025)

In accordance with the Lands Authority Act, Chapter 563, the Board of Governors are appointed by the Minister for a period of not more than four years, with effect from 14th February 2025 till 14th February 2029 and shall be eligible for reappointment.

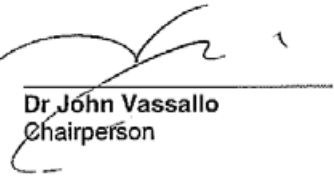
Secretary

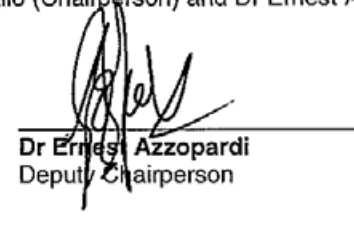
Ms Mylene k/a Milaine Portelli (re-appointed on 14th February 2025).

Auditors

PKF Malta Limited, Registered Auditors, were appointed for a one-year term.

Signed on behalf of the Board of Governors on 25 March 2025 by Dr Johan Vassallo (Chairperson) and Dr Ernest Azzopardi (Deputy Chairperson).


Dr John Vassallo
Chairperson


Dr Ernest Azzopardi
Deputy Chairperson

Registered Address
Auberge de Baviere
St. Sebastian Street
Valletta, VLT 2000

25 March 2025

Lands Authority

Report of the Board of Governors (continued)

For the Year Ended 31 December 2024

Board of Governors' responsibilities for the financial statements

The Governors of the Lands Authority are required by the Lands Authority Act, 2017 (the "Act") to prepare financial statements which give a true and fair view of the state of affairs of the Authority at the end of each financial period and of its surplus or deficit for that period. In preparing such financial statements, the Governors have adopted the following procedures:

- Select and apply suitable accounting policies;
- Make judgments and estimates that are reasonable and prudent;
- Account for income and charges relating to the accounting period on the accruals basis;
- Value separately the components of asset and liability items on a prudent basis;
- Ensure that the financial statements have been drawn up in accordance with International Financial Reporting Standards as adopted by the EU; and
- Ensure that the annual financial statements are prepared on the going concern basis unless it is inappropriate to presume that the Authority will continue in business as a going concern.

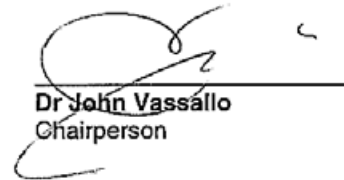
The Board of Governors are responsible for designing and maintaining internal control relevant to the preparation and fair presentation of the financial statements that are free from material misstatements, whether due to fraud or error, and that comply with the Lands Authority Act, 2017. The Governors are also responsible for ensuring that an appropriate system of internal controls is in operation to provide them with reasonable assurance that the assets of the Authority are being properly safeguarded and that fraud and other irregularities will be prevented or detected.

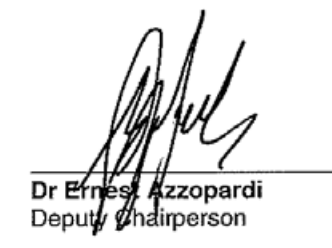
The Governors are responsible for the maintenance and integrity of the Annual Financial Report on the website in view of their responsibility for the controls over, and the security of, the website. The financial statements of Lands Authority for the year ended 31 December 2024 are included in the Annual Financial Report 2024, which is available for viewing or download on the Authority's website. Access to information published on the Authority's website is available in other countries and jurisdictions, where legislation governing the preparation and dissemination of financial statements may differ from requirements or practice in Malta.

The Board confirm that, to the best of their knowledge:

- The financial statements give a true and fair view of the financial position of the Authority as at 31 December 2024, and of its financial performance and its cash flows for the year then ended in accordance with International Financial Reporting Standards as adopted by the European Union on the basis explained in Note 2 to the financial statements; and
- The Annual Financial Report includes a fair review of the development and the position of the Authority, together with a description of the principal risks and uncertainties that the Authority face.

Signed on behalf of the Board of Governors on 25 March 2025 by Dr Johan Vassallo (Chairperson) and Dr Ernest Azzopardi (Deputy Chairperson).


Dr John Vassallo
Chairperson


Dr Ernest Azzopardi
Deputy Chairperson

25 March 2025

Independent Audit Report

To the Board of Governors of Lands Authority

Report on the Audit of the Financial Statements

Opinion

We have audited the accompanying financial statements of Lands Authority set out on pages 7 to 27 which comprise the statement of financial position as at 31 December 2024, the statement of income and expenditure, statement of changes in equity and statement of cash flows for the year then ended, and notes to the financial statements, including a summary of significant accounting policies.

In our opinion, the accompanying financial statements give a true and fair view of the financial position of the Authority as at 31 December 2024, and of its financial performance and cashflows for the year then ended in accordance with International Financial Reporting Standards (IFRSs) as adopted by the European Union (EU), and have been properly prepared in accordance with the requirements of the Lands Authority Act, Cap. 563 of the Laws of Malta.

Basis for Opinion

We conducted our audit in accordance with International Standards on Auditing (ISAs). Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are independent of the Authority in accordance with the International Ethics Standards Board for Accountants' Code of Ethics for Professional Accountants (IESBA Code) together with the ethical requirements that are relevant to our audit of the financial statements in accordance with the Accountancy Profession (Code of Ethics for Warrant Holders) Directive issued in terms of the Accountancy Profession Act (Cap. 281) in Malta, and we have fulfilled our other ethical responsibilities in accordance with these requirements and the IESBA Code. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Other Matter

The financial statements of the Authority for the year ended 31 December 2023, were audited by another auditor who expressed an unmodified opinion on those statements on 02 April 2024.

Other Information

The Board of Governors are responsible for the other information. The other information comprises the report of the Board of Governors. Our opinion on the financial statements does not cover the other information and we do not express any form of assurance conclusion thereon. In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit, or otherwise appears to be materially misstated.

With respect to the report of the Board of Governors, we also considered whether the report includes the disclosures required by Cap. 563 of the Laws of Malta.

Based on the work we have performed, in our opinion:

- the information given in the report of the Board of Governors for the financial year for which the financial statements are prepared is consistent with the financial statements; and
- the Report of the Board of Governors has been prepared in accordance with the Lands Authority Act, Cap. 563 of the Laws of Malta.

In addition, in light of the knowledge and understanding of the Authority and its environment obtained in the course of the audit, we are required to report if we have identified material misstatements in the report of the Board of Governors and other information. We have nothing to report in this regard.

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Independent Audit Report (continued)

To the Board of Governors of Lands Authority

Report on the audit of the Financial Statements (continued)

Board of Governors' responsibilities for the Financial Statements

The board of governors are responsible for the preparation of the financial statements that give a true and fair view in accordance with the accounting policies set out in note 5 to the financial statements and the requirements of the Lands Authority Act, Cap. 563 of the Laws of Malta, and for such internal control as the board of governors determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the Board of Governors are responsible for assessing the Authority's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the Board of Governors either intend to liquidate the Authority or to cease operations, or has no realistic alternative but to do so.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

As part of an audit in accordance with ISAs, we exercise professional judgment and maintain professional scepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Authority's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the Board of Governors.
- Conclude on the appropriateness of the board of governors' use of the going concern basis of accounting and based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Authority's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Authority to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

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PKF Malta Limited

Independent Audit Report (continued)

To the Board of Governors of Lands Authority

Report on the audit of the Financial Statements (continued)

Auditor's Responsibilities for the Audit of the Financial Statements (continued)

We communicate with the Board of Governors regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

We also provide those charged with governance with a statement that we have complied with relevant ethical requirements regarding independence, and to communicate with them all relationships and other matters that may reasonably be thought to bear on our independence, and where applicable, related safeguards.

Report on Other Legal and Regulatory Requirements

We also have responsibilities to report to you, if in our opinion:

- Adequate accounting records have not been kept or that proper returns adequate for our audit have not been received from branches not visited by us.
- The financial statements are not in agreement with the accounting records and returns.
- We have not received all the information and explanations we require for our audit.

We have nothing to report to you in respect of these responsibilities.

The principal in charge of the audit resulting in the independent auditor's report is Mr. George Mangion for and on behalf of


PKF Malta Limited
Registered Auditors
15, Level 3, Mannarino Road
Birkirkara BKR 9080
Malta

25 March 2025

Lands Authority

Statement of Income and Expenditure

For the Year Ended 31 December 2024

		2024	2023
	Note	€	€
Income			
Government funding	6.	9,220,000	9,220,000
Other Income		2,500,221	2,472,644
		<u>11,720,221</u>	<u>11,692,644</u>
Expenditure			
Administrative and other expenses		(10,085,670)	(8,094,970)
Taxation	7.	-	-
Net excess of income over expenditure for the year	8.	<u>1,634,551</u>	<u>3,597,674</u>


The notes on pages 11 to 27 form an integral part of these financial statements.

Lands Authority
Statement of Financial Position
As at 31 December 2024

	Note	2024 €	2023 €
ASSETS			
Non-current assets			
Intangible assets	9.	26,259	33,356
Property, plant and equipment	10.	27,200	36,964
Total non-current assets		53,459	70,320
Current assets			
Receivables	11.	2,104,753	481,092
Cash and cash equivalents	12.	8,477,804	8,070,088
Total current assets		10,582,557	8,551,180
TOTAL ASSETS		10,636,016	8,621,500
RESERVES			
Reserves		8,184,529	6,549,978
Liabilities			
Current liabilities			
Trade and other payables	13.	2,451,487	2,071,522
Total liabilities		2,451,487	2,071,522
TOTAL RESERVES AND LIABILITIES		10,636,016	8,621,500

The notes on pages 11 to 27 form an integral part of these financial statements.

These financial statements on pages 7 to 10 were approved and authorised for issue by the Board of Governors on 25 March 2025. The financial statements were signed on behalf of the Board of Governors by Dr John Vassallo (Chairperson) and Dr Ernest Azzopardi (Deputy Chairperson).


 Dr John Vassallo
 Chairperson


 Dr Ernest Azzopardi
 Deputy Chairperson

Lands Authority
Statement of Changes in Equity
As at 31 December 2024

	Reserves €
At 1 January 2023	2,952,304
Excess of income over expenditure for the year	3,597,674
At 31 December 2023	6,549,978
At 1 January 2024	6,549,978
Excess of income over expenditure for the year	1,634,551
At 31 December 2024	8,184,529

The notes on pages 11 to 27 form an integral part of these financial statements.

Lands Authority

Statement of Cash Flows

For the Year Ended 31 December 2024

	Note	2024 €	2023 €
Cash from operating activities			
Excess of income over expenditure		1,634,551	3,597,674
Adjustments for			
Depreciation	10.	9,763	22,243
Amortisation	9.	7,098	7,098
Operating surplus before working capital movements		1,651,412	3,627,015
Net changes in working capital			
Decrease (increase) in trade and other receivables	11.	(1,623,660)	640,976
Increase (decrease) in trade and other payables	13.	379,964	(1,319,843)
Net cash from operating activities		407,716	2,948,148
Cash flows from financing activities			
Payments to acquire property, plant and equipment	10.	(183,472)	(121,615)
Funds from capital votes	10.	183,472	121,615
Payments to acquire intangible assets	9.	(263,326)	(130,899)
Funds from capital votes	9.	263,326	130,899
Cash flows used in financing activities		-	-
Net cash from in cash and cash equivalents		407,716	2,948,148
Cash and cash equivalents at beginning of year		8,070,088	5,121,940
Cash and cash equivalents at end of year	12.	8,477,804	8,070,088

The notes on pages 11 to 27 form an integral part of these financial statements.

Lands Authority

Notes to the Financial Statements

For the Year Ended 31 December 2024

1. General Information

The Lands Authority was established by the Lands Authority Act, Chapter 563, on 03 February 2017. It is an autonomous public corporate body tasked with the regulation and administration of all land owned by the Government of Malta. Its responsibilities include overseeing the comprehensive management and optimal use of all government land, as well as land within the public domain.

The Authority report annually to Parliament and serves as the sole regulator for the administration of government land. It is governed by a Board of Governors, appointed by the Prime Minister.

Until March 2022, the Authority operated under the Ministry of Economy and Industry. Following the March 2022 elections, it was transferred to the Ministry for the Economy, EU Funds, and Lands. As of 6 January 2024, the Authority reports directly to the Ministry for Lands and the Implementation of the Electoral Programme.

2. Basis of Preparation

a. Statement of compliance

The financial statements of the Authority have been prepared and presented in accordance with the requirements of the International Financial Reporting Standards (IFRS) as issued by the International Accounting Standards Board (IASB) and as adopted by the European Union, and in accordance with the Lands Authority Act, Chapter 563.

b. Functional and presentation currency

The financial statements are presented in euro (€), which is also the functional currency of the Authority.

Transactions denominated in foreign currencies are converted to the functional currency at the rates of exchange ruling on the dates on which the transactions first qualify for recognition. Monetary assets and liabilities denominated in foreign currencies at the reporting date are retranslated to the functional currency at the exchange rate at that date. The foreign currency gain or loss on monetary items is the difference between amortised cost in the functional currency at the beginning of the period, adjusted for effective interest and payments during the period, and the amortised cost in foreign currency translated at the exchange rate at the end of the period. Foreign currency differences arising on retranslation are recognised in profit or loss.

c. Use of estimates and judgements

The preparation of financial statements in conformity with IFRSs as adopted by the EU requires the use of certain judgements, critical accounting estimates and assumptions. It also requires the Governors to exercise their judgement in the process of applying the Authority's accounting policies.

Estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimates are revised and in any future periods affected.

The financial statements have been prepared using the material accounting policies and measurement bases summarised below and in the succeeding pages. The material accounting policies have been consistently applied by the Authority and are consistent with those used in previous years.

Lands Authority

Notes to the Financial Statements (continued)

For the Year Ended 31 December 2024

3. New or revised standards or interpretations

New Standards, interpretations and amendments effective in the current year

In the current year, the Authority has applied new and amended IFRS Standards issued by the International Accounting Standards Board (IASB) and adopted by the EU that are mandatorily effective in the EU for an accounting period that begins on or after 1 January 2024. The adoption of new and amended standards did not have a material impact on the Authority's financial statements;

-Amendments to IAS 7 Statement of Cash Flows and IFRS 7 Financial Instruments: Disclosures: Supplier Finance Arrangements (issued on 25 May 2023).

-Amendments to IAS 1 Presentation of Financial Statements:

- Classification of Liabilities as Current or Non-current Date (issued on 23 January 2020);
- Classification of Liabilities as Current or Non-current - Deferral of Effective Date (issued on 15 July 2020); and
- Non-current Liabilities with Covenants (issued on 31 October 2022).

New Standards, interpretations and amendments that are not yet effective

At the date of the authorisation of these financial statements, certain new standards, amendments and interpretations to existing standards have been published by the IASB but are not yet effective and have not been adopted early by the Authority. Management anticipates that all the relevant pronouncements will be adopted in the Authority's accounting policies upon their effective date. The Authority is still assessing the effect of these changes on the financial statements. However, certain new standards and interpretations are not expected to have a material impact on the Authority's financial statements. The new and amended standards are as follows:

-Amendments to IAS 21 The Effects of Changes in Foreign Exchange Rates: Lack of Exchangeability (effective for annual reporting periods beginning on or after 1st January 2025).

Standards, interpretations and amendments to published standards that are not yet endorsed by the EU

Certain amendments to accounting standards have been published that are not mandatory for 31 December 2024 reporting periods and have not been early adopted by the Authority. These amendments are not expected to have a material impact on the entity in the current or future reporting periods and on foreseeable future transactions. The Authority intends to adopt these new and amended standards and interpretations, if applicable, when they become effective.

-IFRS 18 Presentation and Disclosure in Financial Statements (issued on 9 April 2024).

-IFRS 19 Subsidiaries without Public Accountability: Disclosures (issued on 9 May 2024).

-Amendments to IFRS 9, Financial Instruments and IFRS 7 Financial Instruments: Disclosures:

- Amendments to the Classification and Measurement of Financial Instruments (issued on 30 May 2024); and
- Contracts Referencing Nature-dependent Electricity Amendments (issued on 18 December 2024).

-Annual Improvements to IFRS Accounting Standards Volume 11 (issued on 18 July 2024).

4. Going Concern

The financial statements have been prepared on the going concern basis which assumes that the Government of Malta will continue to provide the necessary funding to the Authority to enable it to continue with its activities.

Lands Authority

Notes to the Financial Statements (continued)

For the Year Ended 31 December 2024

5. Significant Accounting Policies

An entity should disclose its material accounting policies. Accounting policies are material and must be disclosed if they can be reasonably expected to influence the decisions of users of the financial statements.

Management has concluded that the disclosure of the entity's material accounting policies below and in the succeeding pages are appropriate.

a. Accounting software system

The Lands Authority's core function is the collection and remittance of funds from rent and the sale of government properties, which is integral to its purpose of administering government-owned land and properties. The subvention provided by the central government serves as financial aid to support the Authority's operations. The Authority currently maintains a consolidated trial balance for operational purposes but separates accounts for statutory audit requirements to exclude transactions related to central government-owned assets, which are not owned by the Authority.

b. Intangible assets

An acquired intangible asset is recognised only if it is probable that the expected future economic benefits that are attributable to the asset will flow to the entity and the cost of the asset can be measured reliably. An intangible asset is initially measured at cost, comprising its purchase price and any directly attributable cost of preparing the asset for its intended use.

Intangible assets are subsequently carried at cost less any accumulated amortisation and any accumulated impairment losses. Amortisation is calculated to write down the carrying amount of the intangible asset using the straight-line method over its expected useful life. Amortisation of an asset begins when it is available for use and ceases at the earlier of the date that the asset is classified as held for sale (or included in a disposal group that is classified as held for sale) or the date that the asset is derecognised.

The intangible assets of the Authority include computer software.

Amortisation is based on a useful life of 10 years and is charged to profit or loss.

c. Property, plant and equipment

i. Recognition

The cost of an item of property, plant and equipment is recognised as an asset when it is probable that the future economic benefits that are associated with the asset will flow to the entity and the cost can be measured reliably. Subsequent expenditure is capitalised as part of the cost of property, plant and equipment only if it enhances the economic benefits of an asset in excess of the previously assessed standard of performance, or it replaces or restores a component that has been separately depreciated over its useful life.

ii. Measurement

Items of property, plant and equipment are initially recognised at acquisition cost.

Cost includes expenditure that is directly attributable to the acquisition of the asset and any other costs directly attributable to bringing the assets to a working condition for their intended use, and the costs of dismantling and removing the items and restoring the site on which they are located.

After initial recognition, an item of property plant and equipment is stated at cost less accumulated depreciation and impairment losses, if any.

5. Significant Accounting Policies (continued)

c. Property, plant and equipment (continued)

iii. Depreciation

Depreciation is calculated to write down the carrying amount of the asset on a systematic basis over its expected useful life. Depreciation of an asset begins when it is available for use and ceases at the earlier date that the asset is classified as held for sale (or included in a disposal group that is classified as held for sale) or the date that the asset is derecognised. The depreciation charge for each period is recognised in the statement of income and expenditure.

The rates of depreciation used are the following:

Furniture and fixtures	10 years
Computer and electronic equipment	5 years
Improvements to premises	5 years
AC and other equipment	5 years

Depreciation method, useful life and residual value

The depreciation method applied, the residual value and the estimated useful life are reviewed at the end of each reporting period, with the effect of any changes in estimate being accounted for on a prospective basis.

Derecognition of property, plant and equipment

An item of property, plant and equipment is derecognised upon disposal or when no future economic benefits are expected to arise from the continued use of the asset. Any gain or loss arising on the disposal or retirement of property, plant and equipment, is determined as the difference between the sale proceeds and the carrying amount of the asset and is recognised in the statement of income and expenditure in the period the asset is derecognised.

d. Impairment of non-financial assets

The carrying amount of the Authority's non-financial assets are reviewed at each reporting date to determine whether there is any indication of impairment. If such indication exists, then the asset's recoverable amount is estimated.

For the purposes of assessing impairment, assets are grouped at the lowest levels for which there are largely independent cash inflows (cash generating units). As a result, some assets are tested individually for impairment and some are tested at cash generating unit level.

All individual assets or cash generating units are tested for impairment whenever events or changes in circumstances indicate that the carrying amount may not be recoverable.

An impairment loss is recognised for the amount by which the asset's or cash generating unit's carrying amount exceeds its recoverable amount. The recoverable amount is the higher of its fair value less costs to sell and its value in use. To determine the value in use, the Authority's management estimate expected future cash flows from each cash generating unit and determine a suitable interest rate in order to calculate the present value of those cash flows. Discount factors are determined individually for each cash generating unit and reflect their respective risk profiles as assessed by management.

5. Significant Accounting Policies (continued)

d. Impairment of non-financial assets (continued)

Impairment losses are recognised in the statement of income and expenditure. Impairment losses for cash generating units are charged pro rata to the assets in the cash generating unit. All assets, with the exception of goodwill, are subsequently reassessed for indications that an impairment loss previously recognised may no longer exist. An impairment charge that has been recognised is reversed if the cash generating unit's recoverable amount exceeds its carrying amount. An impairment loss is reversed only to the extent that the asset's carrying amount does not exceed the carrying amount that would have been determined, net of depreciation or amortisation, if no impairment loss had been recognised.

e. Government funds from capital votes

Government funds from capital votes relating to the purchase of fixed assets are accounted for using the capital approach and are thus deducted from the carrying amount of the relative fixed assets.

f. Financial instruments

i. Recognition and derecognition

Financial assets and financial liabilities are recognised when the Authority becomes a party to the contractual provisions of the financial instruments.

Financial assets are derecognised when the contractual rights to the cash flows from the financial asset expire, or when the financial asset and substantially all the risks and rewards are transferred. A financial liability is derecognised when it is extinguished, discharged, cancelled or expires.

ii. Classification and initial measurement of financial assets

Except for those trade receivables that do not contain a significant financing component and are measured at the transaction price in accordance with IFRS 15, all financial assets are initially measured at fair value adjusted for transaction costs (where applicable).

Financial assets, other than those designated and effective as hedging instruments, are classified into the following categories:

- amortised cost
- fair value through profit or loss (FVTPL)
- fair value through other comprehensive income (FVOCI).

In the years presented, the Authority does not have any financial assets categorised as FVPTL and FVOCI.

The classification is determined by both:

- the Authority's business model for managing the financial asset; and
- the contractual cash flow characteristics of the financial asset.

5. Significant Accounting Policies (continued)

f. Financial instruments (continued)

iii. Subsequent measurement of financial assets

Financial assets are measured at amortised cost if the assets meet the following conditions (and are not designated as FVTPL):

- they are held within a business model whose objective is to hold the financial assets and collect its contractual cash flows; and
- the contractual terms of the financial assets give rise to cash flows that are solely payments of principal and interest on the principal amount outstanding.

After initial recognition, these are measured at amortised cost using the effective interest method. Discounting is omitted where the effect of discounting is immaterial. The Authority's cash and cash equivalents and receivables fall into this category of financial instruments.

iv. Impairment of financial assets

IFRS 9's impairment requirements use more forward-looking information to recognise expected credit losses - the 'expected credit loss (ECL) model'. This replaces IAS 39's 'incurred loss model'. Instruments within the scope of the new requirements included loans and other debt-type financial assets measured at amortised cost and FVOCI, trade receivables, contract assets recognised and measured under IFRS 15 and loan commitments and some financial guarantee contracts (for the issuer) that are not measured at FVTPL.

Recognition of credit losses is no longer dependent on the Authority's first identifying a credit loss event. Instead the Authority considers a broader range of information when assessing credit risk and measuring expected credit losses, including past events, current conditions, reasonable and supportable forecasts that affect the expected collectability of the future cash flows of the instrument.

In applying this forward-looking approach, a distinction is made between:

- financial instruments that have not deteriorated significantly in credit quality since initial recognition or that have low credit risk ('Stage 1'); and
- financial instruments that have deteriorated significantly in credit quality since initial recognition and whose credit risk is not low ('Stage 2').

'Stage 3' would cover financial assets that have objective evidence of impairment at the reporting date.

'12-month expected credit losses' are recognised for the first category while 'lifetime expected credit losses' are recognised for the second category.

Measurement of the expected credit losses is determined by a probability-weighted estimate of credit losses over the expected life of the financial instrument.

5. Significant Accounting Policies (continued)

f. Financial instruments (continued)

v. Classification and measurement of financial liabilities

As the accounting for financial liabilities remains largely the same under IFRS 9 compared to IAS 39, the Authority's financial liabilities were not impacted by the adoption of IFRS 9. However, for completeness, the accounting policy is disclosed below.

The Authority's financial liabilities include trade and other payables.

Financial liabilities are initially measured at fair value, and, where applicable, adjusted for transaction costs unless the Authority designated a financial liability at FVTPL.

Subsequently, financial liabilities are measured at amortised cost using the effective interest method except for derivatives and financial liabilities designated at FVTPL, which are carried subsequently at fair value with gains or losses recognised in profit or loss (other than derivative financial instruments that are designated and effective as hedging instruments).

All interest-related charges and, if applicable, changes in an instrument's fair value that are reported in statement of income and expenditure are included within finance costs or finance income.

g. Cash and cash equivalents

Cash comprises cash on hand and demand deposits. Cash equivalents are short-term investments that are held to meet short-term cash commitments rather than for investment or other purposes. For the purpose of the statement of cash flows, cash and cash equivalents consist of cash in hand and deposits at the bank.

h. Trade and other payables

Trade and other payables are recognised initially at fair value and subsequently measured at amortised cost using the effective interest method. Accounts payable are classified as current liabilities if payment is due within one year or less. If not, they are presented as non-current liabilities.

i. Provisions, contingent assets and contingent liabilities

Provisions for legal disputes, onerous contracts or other claims are recognised when the Authority has a present legal or constructive obligation as a result of a past event, it is probable that an outflow of economic resources will be required from the Authority and amounts can be estimated reliably. Timing or amount of the outflow may still be uncertain.

Provisions are measured at the estimated expenditure required to settle the present obligation based on the most reliable evidence available at the reporting date, including risks and uncertainties associated with the present obligation. Where there are a number of similar obligations, the likelihood that an outflow will be required in settlement is determined by considering the class of obligations as a whole. Provisions are discounted to their present values, where the time value of money is material.

Any reimbursement that the Authority can be virtually certain to collect from a third party with respect to the obligation is recognised as a separate asset. However, this asset may not exceed the amount of the related provision.

No liability is recognised if an outflow of economic resources as a result of present obligations is not probable. Such situations are disclosed as contingent liabilities unless the outflow of resources is remote.

5. Significant Accounting Policies (continued)

j. Income and expense recognition

i. Government subvention

Income from subvention voted to the Authority from the consolidated fund is accrued for in accordance with the Authority's approved budget for the year.

ii. Expenses

Expenses are recognised in the income and expenditure account upon utilisation of the service or at the date of their origin.

k. Offsetting financial instruments

Financial assets and liabilities are offset, and the net amount is reported in the statement of financial position when there is a legally enforceable right to set off the recognised amounts and there is an intention to settle on a net basis, or realise the asset and settle the liability simultaneously.

l. Significant management judgement in applying accounting policies and estimation uncertainty

The preparation of financial statements in conformity with IFRS as adopted by the EU requires management to make judgements, estimates and assumptions that affect the application of policies and reported amounts of assets, liabilities, income and expenses. Use of available information and application of judgement are inherent in making estimates. Actual results in future could differ from such estimates and the differences may be material to the financial statements. The estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimate is revised if the revision affects only that period, or in the period of revision and future periods if the revision affects both current and future periods.

Except as disclosed below, in the opinion of the Board of Governors, the accounting estimates and judgements made in the course of preparing these financial statements are not difficult, subjective or complex to a degree which would warrant their description as critical in terms of the requirements of IAS 1 (revised).

Estimation uncertainty

Information about estimates and assumptions that have the most significant effect on recognition and measurement of assets, liabilities, income and expense is provided below. Actual results may be substantially different.

i. Impairment of non-financial assets

In assessing impairment, management estimates the recoverable amount of each asset or cash generating unit based on expected future cash flows and uses an interest rate to discount them. Estimation uncertainty relates to assumptions about future operating results and the determination of a suitable discount rate (note 5d).

ii. Useful lives of depreciable assets

Management reviews the useful lives of depreciable assets at each reporting date, based on the expected utility of the assets. Uncertainties in these estimates relate to technical obsolescence that may change the utility of certain software and IT equipment.

5. Significant Accounting Policies (continued)

m. Financial risk management

The Authority's activities potentially expose it to a variety of financial risks: credit risk, liquidity risk and interest-rate risk. The Authority's risk management is coordinated by the Board of Governors and focuses on actively securing the Authority's short to medium term cash flows by minimising the exposure to financial risks.

The most significant financial risks to which the Authority is exposed to are described below.

i. Credit risk

Credit risk is the risk that a counterparty will not meet its obligations under a financial instrument leading to a financial loss.

Financial assets which potentially subject the Authority to concentrations of credit risk consist principally of cash at bank and trade and other receivables.

The Authority's exposure to credit risk is limited to the carrying amount of financial assets recognised at the end of the reporting periods, as summarised below:

	2024	2023
	€	€
Classes of financial assets - carrying amounts		
Receivables (Note 11.)	2,104,753	481,092
Cash and cash equivalents (Note 12.)	8,477,804	8,070,088
	<u>10,582,557</u>	<u>8,551,180</u>

The Authority's management considers that the above financial assets are not impaired for each of the reporting dates under review and are of good credit quality, including those that are past due.

As at 31 December 2024, the Authority's cash at bank included restricted balances amounting to €46,000 (2023: €6,000), which are subject to limitations due to bank guarantees. These funds are designated to meet specific obligations and are not available for general operational use.

The credit risk for liquid funds is considered negligible, since the counterparty is a reputable bank with high quality external credit rating. As at 31 December 2024, the Authority held balances with Bank of Valletta p.l.c which is a local financial institution. The credit rating assigned to Bank of Valletta p.l.c is set at BBB and is considered satisfactory. The Authority considers that there is a low probability of default relating to the local bank and that the counterparty has a strong capacity to meet its contractual obligations in the near term. As a result, no loss allowance has been recognised based on 12-month expected credit losses as any such impairment would be wholly insignificant to the Authority.

ii. Liquidity risk

The Authority's exposure to liquidity risk arises from its obligations to meet its financial liabilities, which comprise trade and other payables (see note 13.). Prudent liquidity risk management includes maintaining sufficient cash and committed credit facilities to ensure the availability of an adequate amount of funding to meet the Authority's obligations when they become due.

Lands Authority

Notes to the Financial Statements (continued)

For the Year Ended 31 December 2024

5. Significant Accounting Policies (continued)

m. Financial risk management (continued)

ii. Liquidity risk (continued)

The Authority manages its liquidity needs through cash flow forecasts by carefully monitoring expected cash inflows and outflows on a daily basis. The Authority's liquidity risk is not deemed to be significant in view of the matching of cash inflows and outflows arising from expected maturities of financial instruments, as well as the Authority's reliance on funding available from the Government of Malta.

The Authority's financial liabilities at the reporting dates under review are all short term and their contractual maturities fall within one year (see note 13.).

iii. Foreign currency risk

The Authority transacts in euro and therefore the Authority has no exposure to foreign currency risk.

iv. Interest rate risk

The Authority is exposed to interest rate risk on its bank balances at variable rates.

The Authority does not expect significant shifts in the interest rates in the next 12 months. Based on current market conditions a change of +/- 25 basis points in the market interest rates is considered possible. Consequently, the effect on the results of the Authority resulting from a change in the cash returns derived from variable short term assets would be considered negligible.

v. Fair value estimation

The carrying amounts of cash at bank, trade and other receivables (net of impairment provisions, if any) and trade and other payables, reflected in the financial statements are reasonable estimates of fair value in view of the nature of these instruments or the relatively short period of time between the origination of the instruments and their exposed realisation.

The fair value of financial liabilities for disclosure purposes is estimated by discounting the future contractual cash flows at the current market interest rate that is available to the group for similar financial instruments.

As at the end of the reporting period, the fair values of financial assets and liabilities approximate the carrying amounts shown in the statement of financial position.

Lands Authority

Notes to the Financial Statements (continued)

For the Year Ended 31 December 2024

5. Significant Accounting Policies (continued)

m. Financial risk management (continued)

vi. Summary of financial assets and liabilities by category

The carrying amounts of the Authority's financial assets and liabilities as recognised at the end of the reporting periods under review may also be categorized as follows:

	2024	2023
	€	€
Current assets		
Financial assets measured at amortised cost		
Receivables	2,104,753	481,092
Cash and cash equivalents	8,477,804	8,070,088
	<u>10,582,557</u>	<u>8,551,180</u>
Current liabilities		
Financial liabilities measured at amortised cost		
Trade and other payables	2,451,487	2,071,522

6. Income

The Authority is entitled to a yearly subvention from the Government of Malta. The subvention from consolidated fund was allocated as follows:

	2024	2023
	€	€
Subvention received	9,220,000	9,220,000

In addition to the above, during the year under review the Authority earned an amount of €2,413,797 (2023: €2,288,288) being 7% of total rents collected on behalf of and remitted to the Government of Malta. The Authority also retained an amount of €86,424 (2023: €184,356) being administrative fees on expropriations charged.

7. Taxation

The Authority is exempt from any liability for the payment of any tax on income or duty on documents in terms of Article 48 of the Lands Authority Act, Chapter 563. Therefore, no provision for tax is provided in these financial statements.

Lands Authority

Notes to the Financial Statements (continued)

For the Year Ended 31 December 2024

8. Net excess of income over expenditure

Net excess of income over expenditure is stated after charging the following:

	2024	2023
	€	€
Amortisation	7,098	7,098
Depreciation	9,763	22,243
Board of Governance honoraria	197,558	201,689
Audit fee	7,297	11,800
	<u>221,716</u>	<u>242,830</u>

a. Staff costs

Staff costs incurred during the year are analysed as follows:

	2024	2023
	€	€
Wages and salaries	6,147,519	6,055,546
Employer's share of social security contributions	439,404	424,329
	<u>6,586,923</u>	<u>6,479,875</u>

b. Number of employees

The average number of persons employed by the Authority during the year was as follows:

	2024	2023
	No.	No.
Operations (full-time)	231	232
Operations (part-time)	1	1
Total	<u>232</u>	<u>233</u>

c. Auditor's remuneration

Total remuneration paid to the Authority's auditors during the year amounted to:

	2024	2023
	€	€
Audit fee	7,297	11,800
Other assurance services	-	124,018
	<u>7,297</u>	<u>135,818</u>

Lands Authority

Notes to the Financial Statements (continued)

For the Year Ended 31 December 2024

9. Intangible assets

The carrying amounts of the Authority's computer software are as follows:

	Computer Software €
Cost	
At 1 January 2024	657,691
Additions	<u>263,326</u>
At 31 December 2024	<u>921,017</u>
Funds from capital votes	
At 1 January 2024	586,712
Additions	<u>263,326</u>
At 31 December 2024	<u>850,038</u>
Amortisation	
At 1 January 2024	37,623
Charge for the year	<u>7,097</u>
At 31 December 2024	<u>44,720</u>
Carrying amount	
At 31 December 2024	<u>26,259</u>
Cost	
At 1 January 2023	526,792
Additions	<u>130,899</u>
At 31 December 2023	<u>657,691</u>
Funds from capital votes	
At 1 January 2023	455,813
Additions	<u>130,899</u>
At 31 December 2023	<u>586,712</u>
Amortisation	
As at 1 January 2023	30,525
Charge for the year	<u>7,098</u>
At 31 December 2023	<u>37,623</u>
Carrying amount	
At 31 December 2023	<u>33,356</u>

Lands Authority

Notes to the Financial Statements (continued)

For the Year Ended 31 December 2024

10. Property, plant and equipment

Property, plant & equipment comprise furniture and fixtures, computer and electronic equipment, improvements to premises and AC and other equipment. The carrying amounts can be analysed as follows:

	Furniture and fixtures	Computer and electronic equipment	Improvements to premises	AC and other equipment	Total
2024	€	€	€	€	€
Cost					
At 1 January 2024	236,072	445,739	26,413	146,711	854,935
Additions	38,957	139,170	-	5,345	183,472
At 31 December 2024	275,029	584,909	26,413	152,056	1,038,407
Funds from capital votes					
At 1 January 2024	144,677	215,353	3,803	116,720	480,553
Additions	38,957	139,170	-	5,345	183,472
At 31 December 2024	183,634	354,523	3,803	122,065	664,025
Depreciation					
At 1 January 2024	55,157	229,660	22,610	29,991	337,418
Charge for the year	9,147	617	-	-	9,764
At 31 December 2024	64,304	230,277	22,610	29,991	347,182
Carrying amounts					
At 31 December 2024	27,091	109	-	-	27,200

Lands Authority

Notes to the Financial Statements (continued)

For the Year Ended 31 December 2024

10. Property, plant and equipment (continued)

	Furniture and fixtures	Computer and electronic equipment	Improvements to premises	AC and other equipment	Total
2023	€	€	€	€	€
Cost					
At 1 January 2023	199,638	369,325	23,135	141,222	733,320
Additions	36,434	76,414	3,278	5,489	121,615
At 31 December 2023	236,072	445,739	26,413	146,711	854,935
Funds from capital votes					
At 1 January 2023	108,243	138,939	525	111,231	358,938
Additions	36,434	76,414	3,278	5,489	121,615
At 31 December 2023	144,677	215,353	3,803	116,720	480,553
Depreciation					
As at 1 January 2023	46,009	220,732	22,199	26,235	315,175
Charge for the year	9,148	8,928	411	3,756	22,243
At 31 December 2023	55,157	229,660	22,610	29,991	337,418
Carrying amounts					
At 31 December 2023	36,238	726	-	-	36,964

On incorporation, the Authority took over certain fixed assets which were previously shown on the books of the Lands Department. The value of these assets is not included in these financial statements.

11. Receivables

	2024	2023
	€	€
Amount due from ultimate controlling party (i)	479,038	115,899
Accrued Income (ii)	1,494,560	239,636
Prepayments	11,731	122,061
Other receivables	119,424	3,496
Total	2,104,753	481,092

(i) Amounts owed by the Government of Malta are unsecured, interest-free and have no fixed date of repayment. All amounts are short-term.

(ii) Accrued income relates to revenue earned from commissions which have not yet been billed to the Treasury. Accrued income is unsecured, interest-free, and repayable on demand.

The carrying value of financial assets is considered a reasonable approximation of fair value.

Lands Authority

Notes to the Financial Statements (continued)

For the Year Ended 31 December 2024

12. Cash and cash equivalents

Cash and cash equivalents in the balance sheet and cash flow statement include the following components:

	2024	2023
	€	€
Cash on hand	1,600	1,600
Cash at bank	8,476,204	8,068,488
Cash and cash equivalents	8,477,804	8,070,088

As at 31 December 2024, the Authority's cash at bank included restricted balances amounting to €46,000 (2023: €6,000), which are subject to limitations due to bank guarantees. These funds are designated to meet specific obligations and are not available for general operational use.

13. Trade and other payables

	2024	2023
	€	€
Trade payables	212,673	109,169
Amount due to entities controlled by the Government of Malta (i)	1,703,267	1,368,741
Other payables	535,547	593,612
Total	2,451,487	2,071,522

(i) Amounts due to entities controlled by the Government of Malta are unsecured, interest-free and have no fixed date of repayment. All amounts are short-term.

The carrying value of financial liabilities is considered a reasonable approximation of fair value.

14. Related Party Disclosures

a. Related party relationships

The ultimate controlling party of the Lands Authority is the Government of Malta.

Transactions with related parties are carried out on a regular basis and in the ordinary course of business. In the ordinary course of its operations, the Authority carries out business with the Government of Malta, government departments, public sector corporations and other entities owned or controlled by the Government. Therefore, all entities that are Government controlled and those which fall within the Government administration structure are considered by the Board of Governors to be related parties.

Lands Authority

Notes to the Financial Statements (continued)

For the Year Ended 31 December 2024

14. Related Party Disclosures (continued)

b. Related party transactions

Transactions with related entities consisted of the following:

	2024	2023
	€	€
Income		
Subvention received	9,220,000	9,220,000
Other income	2,500,221	2,472,644
	11,720,221	11,692,644
Expenditure		
Fines	145,679	(1,222,662)

Year end balances with related parties, arising principally from the transactions referred to above, are disclosed in notes 11. and 13. to these financial statements.

c. Transactions with key management personnel

Transactions with key management personnel consist of directors' honoraria, which has been disclosed in note 8.

15. Comparative figures

Certain comparative figures have been reclassified to conform with the current year's financial statements presentation.

16. Post balance sheet events

There were no adjusting or significant non-adjusting events which occurred between the end of the reporting period and the date of authorisation by the board.

ACRONYMS AND ABBREVIATIONS

Agri1 – An internal reference code for agricultural-related online applications.

AGRIRES1 – A code for sale contracts related to agricultural properties.

ALS – Agriculture Land Scheme

Atti korrettorji – Legal term related to corrective acts.

B2C – Business-to-Consumer (as referenced with the Multi-Factor Authentication implementation).

CAP 573 – A legislative reference to the Government Lands Act (CAP 573 of the Laws of Malta).

Cedoli – Legal term for coupons.

CO Audit – “CO” stands for Chief Officer.

CRM – Customer Relationship Management.

Diritto di seguito – An Italian term meaning “right of following” (a legal mechanism allowing a creditor to maintain a security interest following a property transfer).

e.g. – Example.

GDPR – General Data Protection Regulation (the EU data protection law).

GLA1, GLA7, GLA9, GLA11, GLA12, GLA20, GLA22, GLA23, GLA28, GLA29 – Government Lands Application - Codes used to classify different types of applications (the “GLA” prefix relates to specific Lands Authority application categories).

GLA30 – An internal online application code used by the Authority.

GIS – Geographic Information System.

GOV1 – An internal code used for government entity applications (e.g., GOV1 Type B, GOV1 Type C).

Hon. – Honourable.

(H.O.S.) Home Ownership Scheme

I/C/W – Abbreviation for “in connection with” (or “in conjunction with”).

IT – Information Technology.

JO/LA – “JO” refers to Joint Office redemptions, while “LA” denotes redemptions processed directly by the Lands Authority.

LAB – Land Arbitration Board.

LA – Lands Authority.

LEMIS – The Lands Authority’s core digital information platform.

Lemis V2 – The second version of the Lands Authority’s digital system for managing property records.

LC1 – An internal classification code for online applications related to local councils (e.g., LC1 Type B, LC1 Type C).

LEG1 – Internal online application code used by the Authority.

MOU – Memorandum of Understanding.

MSD – Manufacture Services Department.

NGOs – Non-Governmental Organisations.

OCAs – Outdoor Catering Areas.

PA – Planning Authority.

PDs – Plan Drawings.

PLA1, PLA2, PLA3 – Application codes used for property-related processes.

REC1 – The online application form used for recognition requests.

Subsidiary Legislation 573.11 – Abbreviation for a specific Subsidiary Legislation (with “SL” denoting Subsidiary Legislation).

Subsidiary Legislation 573.07 – A legislative instrument governing the redemption of ground rent.

EXPRO1 – Internal online application code used by the Authority.

FS1 – Internal online application code used by the Authority.

SPORT1 – An internal code for applications related to sports (as referenced for processing by the unit).



MALTA OFFICE

Auberge de Baviere
St. Sebastian Street,
Valletta, Malta VLT 2000

+356 2122 4016
landsauthority.org.mt

GOZO OFFICE

Ministry for Gozo
St. Francis Square,
Victoria Gozo – Malta, VCT 1335

+356 2215 6815



landsauthority.org.mt



pr.la@landsauthority.org.mt

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