



GVERN TA' MALTA
MINISTRU GĦALL-EDUKAZZJONI, L-ISPORT,
IŻ-ŻGĦAŻAĠĦ, IR-RIĊERKA U L-INNOVAZZJONI

Il-Ministru għall-Edukazzjoni, l-Ispport, iż-Żgħażaġĥ, ir-Riċerka u l-Innovazzjoni jipproponi:

Sabiex l-ispazji riservati għall-isport fil-komunità jkomplu jikbru u sabiex dejjem ikomplu jinholqu spazji rikreattivi ġodda għat-tfal u ż-żgħażaġĥ.

Din il-Kamra tirriżolvi li permezz ta' Sport Malta, jiġu trasferiti lis-segventi għaqda sportiva – Zabbar St. Patrick Football Club – artijiet skont l-abbozzi tal-atti pubbliċi u pjanti annessi, skont u bis-saħħa tal-Att dwar l-Ispport (KAP 455), permezz ta' titolu ta' ċens.

Din il-Kamra tirriżolvi l-appoġġ sħiħ tagħha għal dawn it-trasferimenti.

Ministru għall-Edukazzjoni, l-Ispport, iż-Żgħażaġĥ, ir-Riċerka u l-Innovazzjoni

Illum,

Att Numru:

Quddiemi Nutar Dottor Joe Cilia, duttur tal-ligi, qegħdin jidhru personalment, wara li vverifikajt l-identità tagħhom permezz tad-dokumenti uffiċjali hawn taħt indikati:-

Enfitewsi Temporanja

Mill-ewwel parti:-

Ins:

Matthew Pisani, mizzeweg lil Alexia Pisani, iben Edwin Pisani u l-mejta Marcelline Pisani nee Scott, imwieled St. Julians fis-07/10/1977 u residenti gewwa Oasis, Triq il-Gizimin, Swieqi, karta tal-identita numru 487077(M) li qed jidher fuq dan l-Att fil-kwalità tiegħu ta' Chairperson, għan-nom u in rappreżentanza ta' **SportMalta** (bħala s-suċċessur fit-titolu tal-Kunsill Malti għall-iSport), ta' Cottonera Sports Complex, Cottonera Avenue, Bormla BML 9020; kif debitament awtorizzat:-

Vol. I :

U għalhekk kull referenza f'dana l-att għal SportMalta għandu jinftehem bħala għall-Kunsill Malti għall-iSport u vice versa;

Mit-tieni parti:- Kevin Deguara, mizzewweg, bin Joseph u Isabella Maria Deguara nee Sciberras, imwieled H'Attard fil-15/12/1976 u residenti f'numru mija u tnejn u ghoxrin (122), Triq Antonio Schembri, Kappara, limiti ta' San Gwann (Karta ta' l-identita' numru 97877M), u Sivio Galea, bin Wallace u Marlene Galea nee Fava, imwieled Bormla fls-26/8/1963 u joqghod f'numru wiehed u hamsin (51), Hamspray House, Triq Santa Katarina, Attard (Karta ta' l-identita' numru 457863M) u Mike Anthony Sladden, mizzewweg, iben Marvic Sladden u Judy Saldden nee Agius, imwieled il-Pieta fit-28/08/1993 u residenti numru wiehed u ghoxrin (21), Beverly Court, Apartament numru tnejn (2), Triq it-Tumbell, Xghajra, karta tal-identita numru 395593(M) li qed jidhru fuq dana l-att fil-kwalita' tagħhom ta' President, Segretarju, u Tezorier, ghan-nom u in rappreżentanza ta' **Zabbar St Patrick Football Club** ta' mitehb u sbghatax (217), Triq il-Kbira, Haz-Zabbar, bin-numru tar-Registrazzjoni ma' SportMalta ittri 'SM' sbarra 'C' numru mija u tnejn u ghoxrin (SM/C/122), kif debitament awtorizzati permezz ta' rizzoluzzjoni tal-kumitat hawn annessa u mmarkata "Dokument "R", aktar 'l isfel flimkien u solidalment bejniethom imsejħin "**il-Klabb**".

Minni Nutar identifikati permezz tad-dokumenti uffiċjali fuq indikati.

Għaldaqstant bis-saħħa ta' dan l-att SportMalta qiegħed jikkonċedi b'titolu **t'enfitewsi temporanja għal perjodu ta' hamsa u erbgħin (45) sena** b'effett mil-lum, lil fuq imsemmi Klabb, li bl-istess titolu qiegħed jaċċetta u jakkwista is-sit, inkluz kwalunkwe strutturi mibnijin fuqha, tal-kejl ta' circa ghaxart elef u

tmin mitt metri kwadri (10,800m.k), li tinsab bejn is-Sur ta' San Alwigi u s-Sur ta' San Gakmu, Haz-Zabbar, Malta, konfinanti minn-Nofsinhar mas-Sur ta' San Gakmu, mit-Tramuntana mas-Sur ta' San Alwigi u mill-Punent ma' l-Bieb ta' San Gakmu, jew irjihat aktar precizi, kif murija ahjar delineata bl-ahmar fil-pjanta indikata bhala *Property Drawing* numru mija u tletin sottosink disgha u sebghin sottosink ittra A (PD 130_79_A), u liema pjanta tinsab annessa mal-att ta' Trasferiment ta' Drittijiet u Obbligi ippubblikat minn-Nutar Dottor Roderick Gatt tat-tlieta ta' Lulju, tas-sena elfejn u tlieta u ghoxrin (3/7/2023), u soggetta ghal kwalunkwe servitujiet ezistenti.

L-imsemmija proprjeta' tinsab indikata ukoll fis-*siteplan* li tifforma parti mill-Form E tal-Land Registry hawn annessa u mmarkata bhala Dokument 'LR'.

Din il-koncessjoni enfitewtika qeghda ssir u tigi accettata bil-pattijiet u l-kundizzjonijiet li gejgin, u cioe:-

(1) Versu c-cens annwu u temporanju komplessiv ta' **erbgha erbghin elf mija u ghoxrin ewro (€44,120)** ghal hamsa u erbghin sena (45) dekorribbli minn dana l-att, liema ammont ta' cens qed jigi mnaqqas b'percentwal ta' hamsa u disghin fil-mija (95%) minn SportMalta bhala sussidju moghti minn SportMalta, b'dana ghalhekk li l-ammont ta' cens dovut mill-klabb kull sena u li ghandu jitghallas kull sena bil-quddiem huwa l-ammont t'**elfejn mitejn u sitt ewro (€2206)** u dan ab bazi tal-istima hawn annessa tal-Perit Davod Grima mmarkata Dokument 'S'. F'gheluq kull perjodu ta' hames (5) snin mil-llum, dan l-ammont ta' cens ghandu jigi rivedut b'zieda ta' ghaxra fil-mija (10%) ta-cens ezistenti meta ssir ir-revizjoni, biex b'hekk, ic-cens li jitghallas ghal kull hames (5) snin wara kull revizjoni, ikun ic-cens hekk rivedut.

(2) Iz-zmien tal-koncessjoni enfitewtika jista' jigi mgdedded favur il-klabb fl-gheluq tieghu ghal zmien iehor, kemm il-darba t-tigdid ta' zmien jigi approvat permezz ta' rizoluzzjoni specjali tal-Kamra tad-Deputati skont l-Artikolu wiehed u tletin (31) tal-Kapitolu hames mija u tlieta u sebghin (KAP 573) tal-Ligijiet ta' Malta.

(3) Il-hlas ta-cens jitghallas lill SportMalta u jitqiegheed f'fond imsejjañ *Sports Fund* li jkun amministrat minn SportMalta.

(4) SportMalta ghandu d-dmir li jara li l-kundizzjonijiet kollha ta' dana l-att jigu osservati mill-klabb. F'kaz ta' ksur ta' xi kundizzjoni stipulata f'dan l-Att, it-titolu legali tal-istess proprjeta' jerga' jirritorna lura lill- SportMalta.

(5) Il-manutenzjoni kollha tal-proprjeta' ttrasferita tkun fil-karigu tal-klabb minghajr l-ebda dritt ta' kumpens.

(6) Il-klabb ghandu l-obbligu li jzomm il-proprjeta' fi stat tajjed u jaghmel dawk ix-xoghlijiet u tiswijiet ordinarji u straordinarji kollha necessarji tul il-perjodu kollu ta' din il-koncessjoni.

Kwalunkwe xogħol strutturali għandu jsir biss wara li l-klabb jikseb il-permess bil-miktub mingħand SportMalta sabiex il-klabb ikun jista' jwettaq dan ix-xogħol. Il-klabb ma jistax japplika għand l-Awtorità tal-Ippjanar u/jew iwettaq xogħol strutturali mingħajr ma jkollu l-permess bil-miktub ta' SportMalta.

(7) Dawn l-istess xogħolijiet jew kwalunkwe benefikati jew miljoramenti magħmulin isiru *ipso facto* tal-SportMalta u l-klabb m'għandu fl-ebda żmien, dritt ta' kwalunkwe kumpens għal kwalunkwe benefikati jew miljoramenti li jista' jkun għamel fl-imsemmija proprjetà.

(8) Il-proprjetà tkun għall-użu wkoll tal-Youth Nursery tal-istess klabb u fil-ħinijiet tal-iskola, bi ftehim, il-proprjetà tinfetaħ għall-użu tat-tfal ta' l-iskola. Jekk ma jkunx hemm qbil, il-kwistjoni tmur quddiem SportMalta u d-deċiżjoni tiegħu tkun finali.

(9) Il-klabb huwa direttament responsabbli lejn SportMalta li jirrapreżenta lill-Ministru jew lis-Segretarju Parlamentari responsabbli mill-iSport. Għal dan il-għan kull persuna inkarigata minn SportMalta, għandha titħalla tidħol biex tagħmel, f'każ ta' bżonn, spezzjoni tal-facilitajiet sportivi ossia l-proprjetà trasferita.

(10) SportMalta, għandu jkollu d-dritt li jagħmel użu b'xejn mill-facilitajiet sportivi tal-klabb għall-perijodu ta' mitejn (200) siegħa b'kollox fis-sena. It-tqassim ta' dawn is-siegħat, jiġifieri lil min jingħataw, kif ukoll meta jiġu wżati, hija deċiżjoni ta' SportMalta. SportMalta għandu l-obbligu li jagħti pre-avviż ta' mill-inqas xahrejn lill-klabb li għandu t-titolu legali tal-facilità sportiva.

(11) Fl-użu tal-facilitajiet sportivi tal-klabb, mgħandux ikun hemm diskriminazzjoni minħabba kulur, razza, reliġjon, politika, sess jew ġibdiet sesswali.

(12) Il-proprjetà għandha tintuża esklussivament għall-attività sportiva, li tista' tinkludi ufficcini amministrattivi għall-attività sportiva, *gymnasiums*, *sport clinics*, u facilità ta' bottegin għall-membri, iżda mhux b'tali mod li jibdel in-natura prinċipali tal-kumpless sportiv. Il-klabb irid jikseb permess minn SportMalta sabiex ikun jista' jopera l-bottegin.

(13) Il-klabb ma jistax iċedi, jissulloka jew bi kwalunkwe titolu ieħor, jittrasferixxi il-proprjeta' in kwistjoni lil terzi persuni, mingħajr l-approvazzjoni tal-Kamra tar-Rappreżentanti. Il-klabb lanqas ma jista', mingħajr tali approvazzjoni tal-Kamra tar-Rappreżentanti jidħol fi sħubija ma' terzi dwar it-tmexxija tal-proprjeta' imsemmija flief, u limitament, għal xi facilitajiet tal-bottegin, u dan dejjem bl-approvazzjoni ta' SportMalta, u basta ma tinbidilix in-natura prinċipali tal-kumpless sportiv, kif stipulat fi klawżola tmax (12) ta' dan l-att.

(14) Il-klabb għandu l-jedd li jiġbor mizati xierqa u raġonevoli għall-użu temporanju tal-facilitajiet li jinstabu fis-sit enfitewtiku.

SportMalta għandu l-jedd li jara li din il-miżata hi waħda xierqa u raġonevoli.

(15) Il-klabb għandu jkun irregiſtrat ma' SportMalta u jfornih b'dak kollu stabbilit fl-Avviz Legali numru tlieta u sittin tas-sena elfejn u tmienja (A.L. 63/2008) jew kull liġi oħra li tiegħu post dan l-Avviz Legali.

(16) Il-klabb għandu jagħmel polza tas-sigurtà dwar riskji għal terzi persuni jew kontra l-ħsarat fl-imsemmija proprjetà.

(17) Jekk il-klabb ixolji jew iżarma, it-titolu fuq l-imsemmija proprjetà jintemm *ipso facto* u l-proprjetà tgħaddi lura għand SportMalta minnufih, bit-tibdil kollu li jkun seħħ fiha.

Bħala garanzija tal-ħlas tal-imsemmi ċens annwali u temporanju u tal-eżekuzzjoni tal-obbligi l-oħra li joħorgu minn dan l-att, il-klabb **qiegħed jipoteka favur ta' SportMalta, aċċettanti, l-beni kollha tiegħu in generali** prezenti u futuri oltre **Ipoteka Speċjali u Privileġġ Speċjali** skont il-liġi, fuq il-proprjetà b'dan l-att trasferita. Għall-fini tal-iskrizzjoni ipotekarja, qed tiġi ffissata s-somma ta' **erbgha u erbghin elf mija u għoxrin ewro (€44,120)** bejn il-komparenti partijiet.

Għall-fini ta' l-Att numru wieħed u tletin tas-sena elf disa' mija u wieħed u tmenin (ATT XXXI/1981) qiegħed jiġi dikjarat illi l-proprjetà fuq deskritta ġiet mgħoddija lil SportMalta permezz tal-att ta' Trasferiment ta' Drittijiet u Obbligi fl-atti tan-**Nutar Dottor Roderick Gatt tat-tlieta ta' Lulju, tas-sena elfejn u tlieta u għoxrin (03/07/2023)**, skond l-Artikolu numru hamsa (5) tal-Government Lands Act Att numru sbatax (XVII) tas-sena elfejn u sbatax (2017) u l-ebda ħlas ta' taxxa tal-bolla mhi dovuta fuq dan l-Att minħabba illi dan it-trasferiment tal-lum ġie debitament eżentat u dan skont l-artikolu numru erbgha u tletin (34) tal-Att dwar l-Isport, Kapitulu numru erba' mija ħamsa u ħamsin (Kap 455) tal-Liġijiet ta' Malta.

Għall-fini tat-Taxxa fuq id-Dħul [Kapitlu numru mija u tlieta u għoxrin (123) tal-Liġijiet ta' Malta] dan it-trasferiment huwa eżentat mill-ħlas ta' taxxa fuq il-qliegħ u dan skont l-artikolu numru erbgha u tletin (34) tal-Att dwar l-Isport, Kapitulu numru erba' mija ħamsa u ħamsin (Kap 455) tal-Liġijiet ta' Malta.

Għall-fini tal-Kapitlu numru mitejn u sitta u erbghin (Kap.246) tal-Liġijiet ta' Malta dwar l-Akkwist ta' Proprjetà Immobbli minn Persuni Mhux Residenti, qed jiġi ddikjarat mill-akkwirenti illi l-klabb jikkwalifika biex jakkwista il-proprjetà li qiegħda tiġi ttrasferita aktar 'l fuq, mingħajr il-bżonn ta' permess ta' l-akkwist ta' proprjetà immobbli minn persuni mhux residenti peress illi l-istess akkwirenti nomine qed jiddikjaraw li huma residenti ċittadini ta' l-Unjoni Ewropea u li l-klabb kien stabbilit f'Malta u l-akkwirenti nomine għexu f'Malta għal perijodu kontinwu matul ħajjithom, ta' ħames (5) snin. Din id-dikjarazzjoni qiegħda ssir wara li jiena Nutar sottoffirmat spjegajtilhom l-

importanza tagħha skont il-liġi.

Id-drittijiet u l-ispejjeż ta' dan il-kuntratt għandhom jithallsu mill-Klabb.

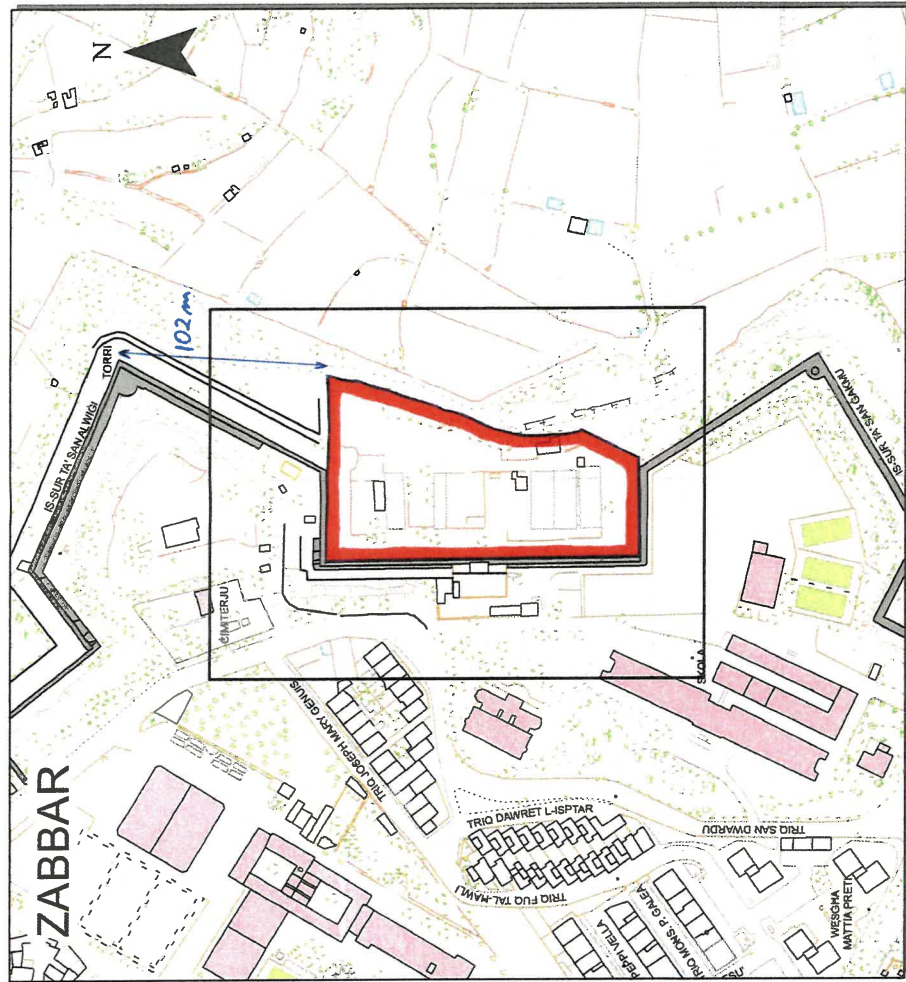
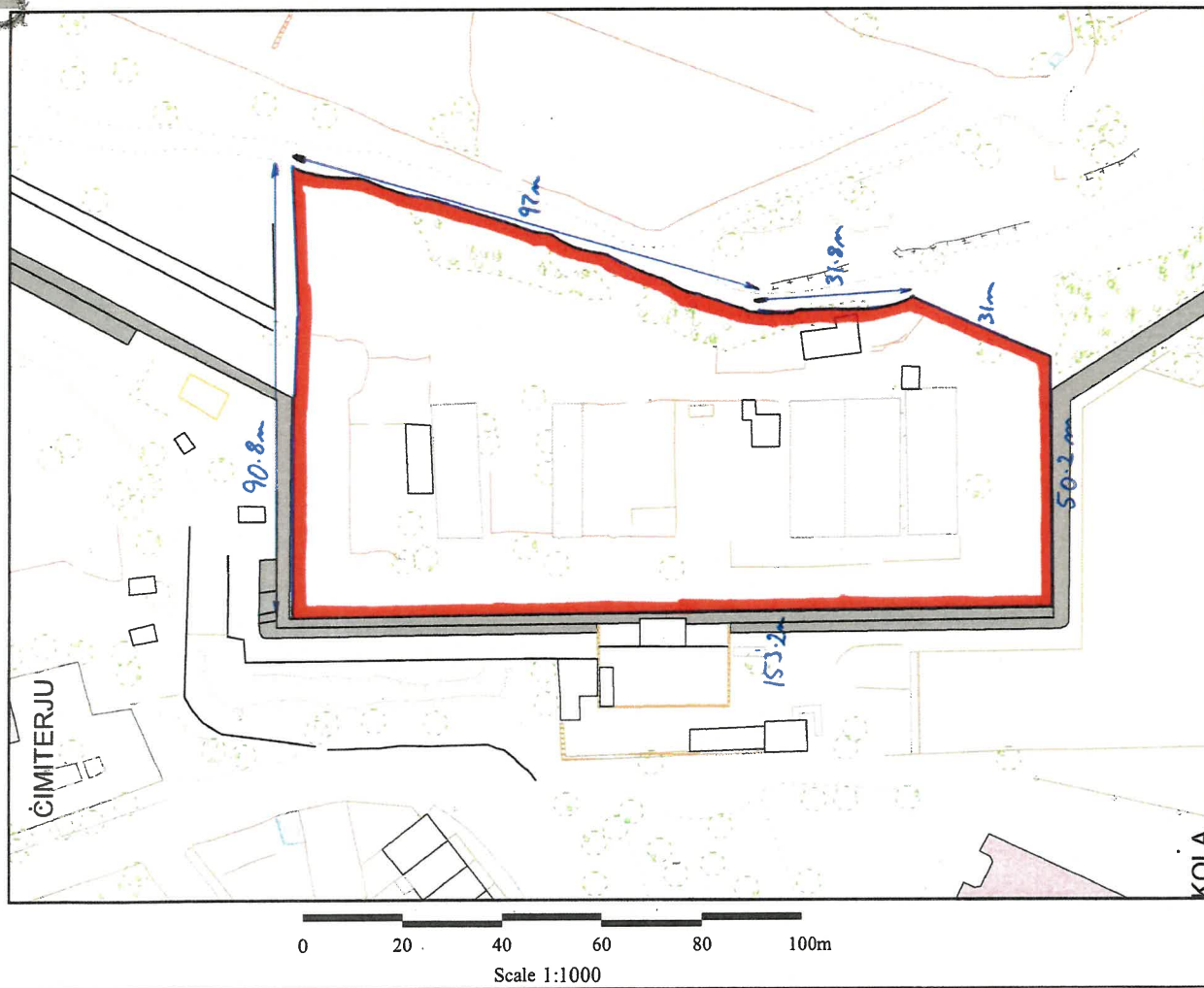
Ai termini ta' l-Att ta' Registrazzjoni ta' l-Artijiet, jiena Nutar, hawn taht iffirmit, niddikkjara li l-propjeta' immobbli ttrasferita fuq dana l-att

Dan il-kuntratt mhu bl-ebda mod jaħfer u/jew jippreġudika d-dritt ta' SportMalta għal kwalunkwe ammont dovut lilu sallum minħabba l-okkupazzjoni ta' l-istess proprjeta'.

Il-komparenti partijiet qegħdin jaqblu li dan l-att jikkostitwixxi l-ftehim kollu u esklussiv bejn il-komparenti partijiet u huwa dan l-att biss li mil-lum 'il quddiem ser jirregola r-relazzjoni legali ta' bejn il-komparenti partijiet.

Qiegħed jiġi dikjarat illi dan it-trasferiment gie approvat skond l-att tat-tlieta ta' Lulju, tas-sena elfejn u tlieta u għoxrin (03/07/2023) ippublikat min-Nutar Dottor Roderick Gatt li permezz tiegħu Sport Malta għandha d-dritt li tittrasferixxi l-imsemmija propjeta' lil persuni sportivi irregistrati ma' Sports Malta taht l-Att tal-ISports (KAP 455) tal-Liġijiet ta' Malta u cioe' b'titolu ta' enfitewsi temporanju li ma jaččedix il-perjodu ta' ħamsa u sittin (65) sena. Tali trasferiment qiegħed isir skond l-Att Dwar Artijiet tal-Gvern (Kap 573) tal-Liġijiet ta' Malta, Artiklu numru ħamsa (5) u qiegħed isir wara l-approvazzjoni ta' dan it-trasferiment permezz ta' rizzoluzzjoni speċjali tal-Kamra tad-Deputati skond l-Artikolu wiehed u tletin (Art 31) tal-istess Kapitolu numru hames mija u tlieta u sebghin (KAP. 573).

Magħmul, moqri u ppublikat wara čerjorazzjoni skond il-liġi f'Malta,



Pjanta tas-Sit 1:2500 Site Plan

Aġenzija għar-Registrazzjoni tal-Artijiet

116, Casa Bollino, Triq il-Punent, Il-Belt Valletta

Land Registration Agency

116, Casa Bollino, Triq il-Punent, Il-Belt Valletta

Nru tal-Mappa: **209287 E**
Map Number:

Pożizzjoni Ċentrali: **x = 57673**
Centre Coordinates: **y = 71252**

Parti min S.S.: **5671**
Extracted from S.S.:

Data: **21/04/2021**
Date:

Perit:
Architect:

Timbru tal-Perit:
Architect's Stamp:

DR. EDWIN MINTOFF
B.E.A. (Hons); Ph.D. (Newcastle) A&C.E.
Architect & Civil Engineer
119 Silema Road, Gzira
Malla, GZ1 635.
t. +356 21237401
m. +356 99498029
e. em@edwinmintoff.com



Scale 1:1000



PERIT

LR 204736

Dritt imħallas
Fee Paid

ZABBAR ST. PATRICK FOOTBALL CLUB
217, Main Street,
Zabbar, ZBR 1206,
Malta

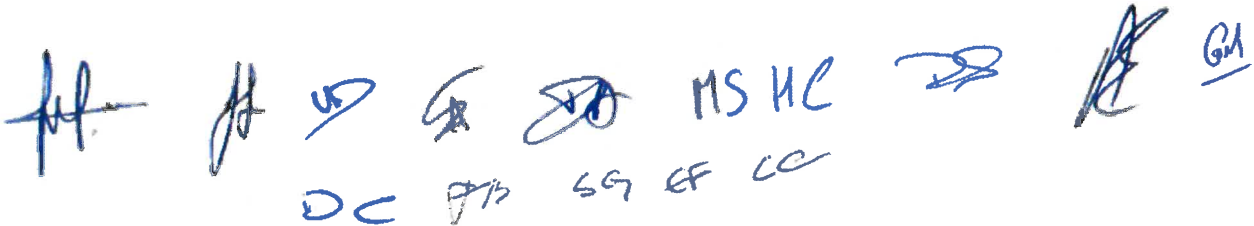
RESOLUTION IN WRITING SIGNED BY ALL THE COMMITTEE MEMBERS OF ZABBAR ST. PATRICK FOOTBALL CLUB ('THE CLUB') PURSUANT TO THE STATUTE OF THE CLUB, THIS

- A. **WHEREAS** the Club is desirous of entering into a final deed, annexed herewith and marked as "Doc A" to acquire the land as indicated in the Lands Registry site plans, annexed herewith and marked as "Doc B" and "Doc C", under title of temporary emphyteusis (hereinafter the "Final Deed");
- B. **WHEREAS** the Club is desirous of authorising and appointing Dr. Kevin Deguara, bearer of Maltese identity card numbered 97877M (hereinafter the "**President**") and residing at 122, Triq Antonio Schembri, Kappara, and Mr. Silvio Galea, bearer of Maltese identity card numbered 457863M and residing at 51, Hamspray House, St. Catherine Street, Attard (hereinafter the "**Secretary**"), to appear for and on behalf of the Club on the Final Deed;

IT IS HEREBY RESOLVED THAT:

1. The Club shall enter into the Final Deed.
2. The Club hereby approves and authorises the President and the Secretary to appear for and on its behalf on the Final Deed.
3. The Club hereby approves, ratifies and confirms whatsoever the President and the Secretary shall lawfully do or cause to be done in relation to this resolution in writing and shall indemnify the President and the Secretary against all costs and expenses properly incurred in the execution of the powers herein before mentioned.
4. Any and all such action heretofore taken in respect of the matters described in these resolutions be, and is hereby, ratified and confirmed by the Club as its own act.

EXECUTION PAGE TO FOLLOW

Handwritten signatures and initials of the committee members. The signatures are arranged in two rows. The top row contains several signatures, including one that appears to be 'MSHC'. The bottom row contains initials and names: 'DC', 'P12', 'SG', 'EF', 'CC'. To the right of the main group of signatures, there are two more distinct signatures, one of which is 'GM'.

EXECUTION PAGE



Dr. Kevin Deguara
President



Mr. Ryan Edward Otto
Senior Vice President



Mr. Fabio Muscat
Vice President



Mr. Glenn Micallef
Vice President



Mr. Silvio Galea
Secretary



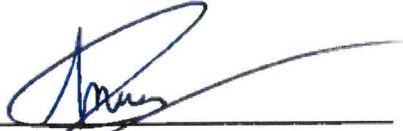
Mr. Konrad Camilleri
Assistant Secretary



Mr. Mike Sladden
Treasurer



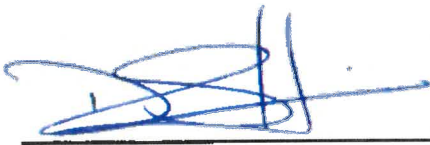
Dr. Ezekiel Psaila
Legal Consultant



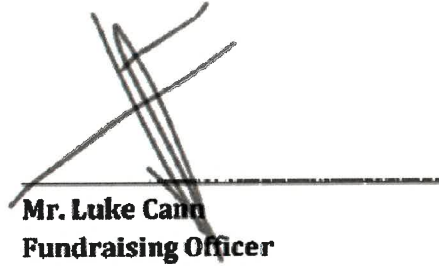
Dr. Andrew Massa
Contracts Coordinator



Mr. Jeremy Dalli
Projects Coordinator



Mr. Daniel Schembri
Medical Liaising Officer/Minors Coordinator



Mr. Luke Cann
Fundraising Officer



Mr. Eleno Farrugia
Fundraising Officer



Mr. David Camilleri
Nursery Representative



Mr. Daniel Agius
Local Community Representative

Today, the third (3rd) day of July of the year two thousand and twenty-three (2023).

Before me, Doctor of Laws Roderick Gatt, a Notary Public duly admitted and sworn, have personally appeared and identified themselves according to law, by means of the hereunder mentioned official documents:

On the one part:

Josette Abela, 'Senior Manager', wife of Franklin Abela, daughter of Paul Busuttill and Mary Busuttill nee' Ellul, born in Paola, Malta on the twenty fifth October of the year nineteen seventy one (25.10.1971) and residing in Paola, Malta, holder of identity card number 461971M who is appearing on this deed for and on behalf of the **Government of Malta**, as duly authorized by virtue of a *Board Minute* of the Board of Governors number two hundred sixty nine of the year two thousand and twenty one (269/2021) dated twelfth (12) October of the year two thousand and twenty one (2021) - for and in representation of the **Lands Authority**, hereinafter called '**the Government of Malta**' and/or '**the Government**', and/or '**the Assignor**' as the case may be.

The file bears the letter 'L' and number six hundred and fifty stroke one thousand nine hundred and sixty-five stroke ten (L. 650/1965/10).

On the other part:

Professor Andrew Decelis, married to Charisse Decelis, son of Alfred Decelis and Maria-Hilda nee' Vassallo, born in Hamrun, Malta on the fifteenth (15th) day of September of the year one thousand nine hundred and sixty-eight and residing in Sliema, holder of Maltese identity card number 0360368M, who is appearing hereon in the name and in representation of SportMalta, as Chairman of SportMalta as duly authorized by virtue of law, hereinafter referred to as "**the Assignee**".

The parties hereby declare and premise that:

Whereas the Government is the owner of a site measuring circa ten thousand eight hundred metres squared (10,800m²), situated between *is-Sur ta' San Alwigi* and *is-Sur ta' San Gakmu*, Zabbar, Malta, and as better shown bordered in red on the plan indicated as Property Drawing number one hundred and thorty underscore seventy-nine underscore letter 'A' (P.D. No. 130_79_A) and which plan is being attached to this deed and marked as document letter 'X'.

Deed Number:

17/2023

**Transfer of
Rights and
Obligations**

Enrolled:

14/07/2023

Number:

17998/2023

Whereas SportMalta has requested the Government and is desirous to be assigned in its favour the rights and obligations over the same above-described site situated in Zabbar, Malta for its enjoyment, possession, use and management.

Whereas the Government has acceded to the SportMalta's request.

Now therefore by virtue of this deed and Article five (5) of the Government Lands Act, Act number seventeen (XVII) of two thousand and seventeen (2017), the Government hereby assigns in favour of SportMalta in whose name appearer Andrew Decelis accepts, the rights and obligations over the site, including any structures built on it, measuring circa ten thousand eight hundred metres squared (10,800m²), situated between *is-Sur ta' San Alwigi* and *is-Sur ta' San Gakmu*, Zabbar, Malta, bounded on the South with *is-Sur ta' San Gakmu*, on the North with *is-Sur ta' San Alwigi* and on the West with *il-Bieb ta' San Gakmu* or more correct boundaries and as better shown bordered in red on the plan indicated as Property Drawing number one hundred and thirty underscoit, re seventy-nine underscore letter 'A' (P.D. No. 130_79_A) and which plan is being attached to this deed and marked as document letter 'X', and as subject to any existing servitudes.

The parties hereby agree that SportMalta shall further transfer this land to a sports person registered as such with SportMalta under the Sports Act (Chapter 455) of the Laws of Malta, by title of temporary emphytheusis for a period not exceeding sixty-five (65) years, and any such transfer shall also be made in accordance with the Government Lands Act, Chapter five hundred and seventy three (573) of the Laws of Malta

This transfer of rights and obligations is being made and accepted for no consideration and as approved by the Lands Authority.

Statutory Declarations

For the purposes of the Government Lands Act, Chapter five hundred and seventy three (573) of the Laws of Malta, this deed been entered into in accordance with Article five (5) of the said Act.

For the purposes of the fiscal laws applicable under the Laws of Malta with regards to the transfer of immovable property or real and/or personal rights on immovable property it is



hereby being declared that no Property Transfer Tax and no stamp duty is due by the parties on this deed.

For the purposes of sub-article twelve (12) of Article five letter 'A' (5A) of the Income Tax Act, the parties declare that they have declared to the undersigned Notary all the facts that determine if the transfer is one to which Article 5A applies and that are relevant for ascertaining the proper amount of tax chargeable or any exemption, including the value which, in their opinion, reasonably reflects the market value of the said property, if this value is higher than the consideration for the transfer. The parties make such declaration after the undersigned Notary warned them about the importance of the truthfulness of this declaration of theirs.

For the purpose of the second proviso to Sub-Article five (5) of Article eighty-four letter 'C' (84C) of the Notarial Profession and Notarial Archives Act, it is being declared that paragraph letter 'd' of the regulation number four (4) of the Legal Notice regarding the 'Examination of Title Regulations', the Notary is exempt 'ipso iure' from examining the title with regards to the immovable property or rights thereon, being transferred by means of this deed and the assignee declares that I the undersigned Notary explained to it the importance and consequences of such exemption.

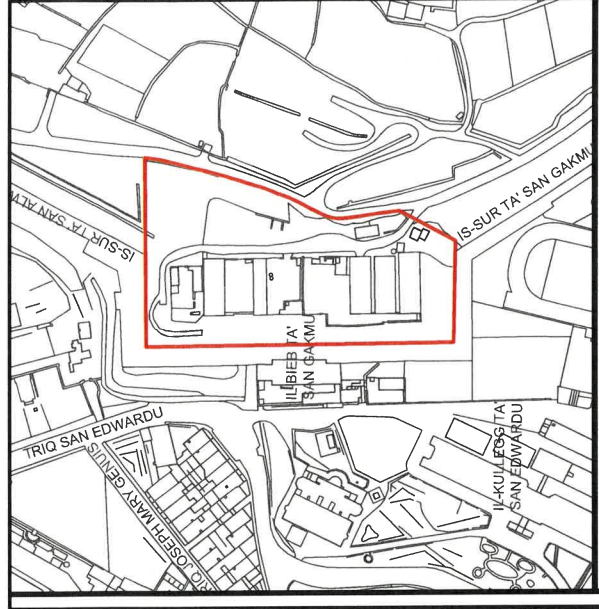
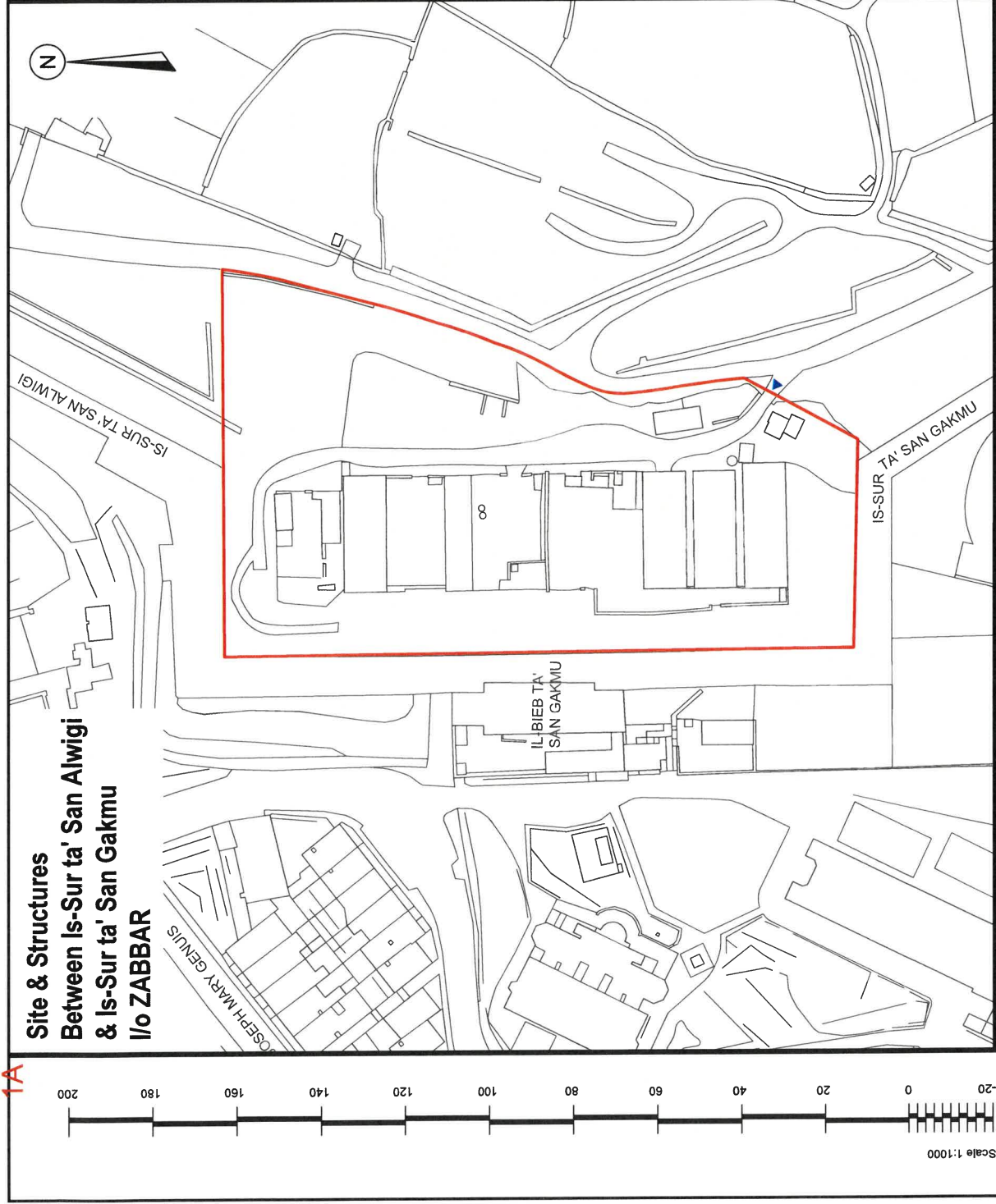
This deed has been done, read and published by me the undersigned Notary after I explained the contents hereof to the parties hereto according to the law in Malta, Valletta, in Saint Sebastian Street, at the Office of the Lands Authority, without number.

Signed:- Professor Andrew Decelis nomine
Josette Abela nomine

Notary Roderick Gatt
Notary Public with the Lands Authority Malta



Vere Kopja tal-Originali
Mehuda mill-atti tiegħi
Hlum 12/07/2023
Nuta: Dr. Roderick Gatt
Nutar Pubbliku Malti
Mal-Awtorita' tal-Artijiet



Site Plan
S.S. 5671

Scale 1:2500
Map Ref.: 5702
71246



Property No : 73005
Area : 10,800m²

Site is subject to existing servitudes.



Auberge de Baviere
St. Sebastian Str. Valletta
Phone: (00356) 2285 3238/39/40/42
Website: landsauthority.org.mt

Estate Management & Business Development

Locality:

ZABBAR

P.D.No.: 130_79_A

Scale: 1 : 1,000

File No.: L/0650/1965/0010

Drawn by: bugem151

A&CE sgd (S. Scotto)

Date : 27th April, 2023

Extant interpreted from Land Registry Plan No.209287E submitted in GOV1/2023/0021.



LAND REGISTRATION AGENCY

DATE: 02/08/2023

REPLY FORM E (ATTACHED) NUMBER: 12101

REGARDING PROPERTY: Zabbar St. Patrick's FC – 10,800msq.

REQUESTED BY: Notary Dr Joe Cilia.

LIST OF ATTACHED DOCUMENTS: Certificate 08000657

REPLY COVERS PERIOD TO: 11th July, 2023

1. Property as indicated on Plan LR313187, forms part of title number 08000657.
2. If plan is used for future registration, it will be considered valid if it is in accordance with subsidiary legislation 296.08 END

LAND REGISTRY OFFICIAL - SIGNATURE
f/LAND REGISTRAR

Maria Baldacchino
Property Registration Manager
Land Registry Agency

The Reply to this Search Form is not valid

- (a) if reply is given in writing;
 - (b) if any words are struck off or corrected in any way;
 - (c) if any type of correcting fluid *is used*;
 - (d) if this reply is not signed with blue ink and rubberstamped by Land Registry Official;
 - (e) if words are printed outside the frame box;
 - (f) if the reply does not contain the Land Registry letterhead
- and
- (g) if the last word of the reply given is not followed by the word 'END'.



+356 2560 9700

enquirieslandregistry@gov.mt

landregistry.gov.mt



116, Casa Bolino
Triq il-Punent
Il-Belt Valletta
VLT 1535

012101

69996

Zabbar St. Patrick's FC – 10,800m2

FORM E :



REQUEST FOR AN OFFICIAL SEARCH AND/OR INFORMATION:

Number:

Payment:

Receiver:

DESCRIPTION OF PROPERTY: Zabbar St. Patrick's FC – 10,800m2

INFORMATION REQUESTED:

Whether the site is in a registration area?

Whether it is registered?

Whether there are any registered charges, and in favour of whom?

Whether there are any pending applications and in favour of whom?

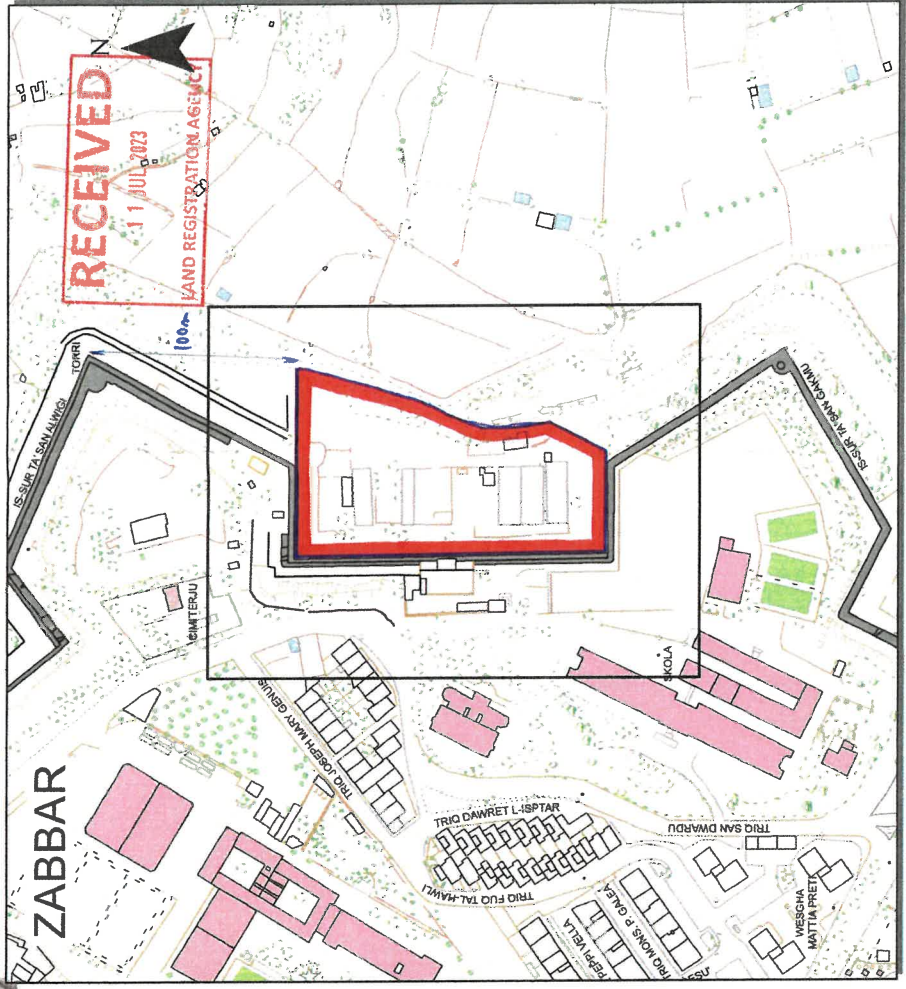
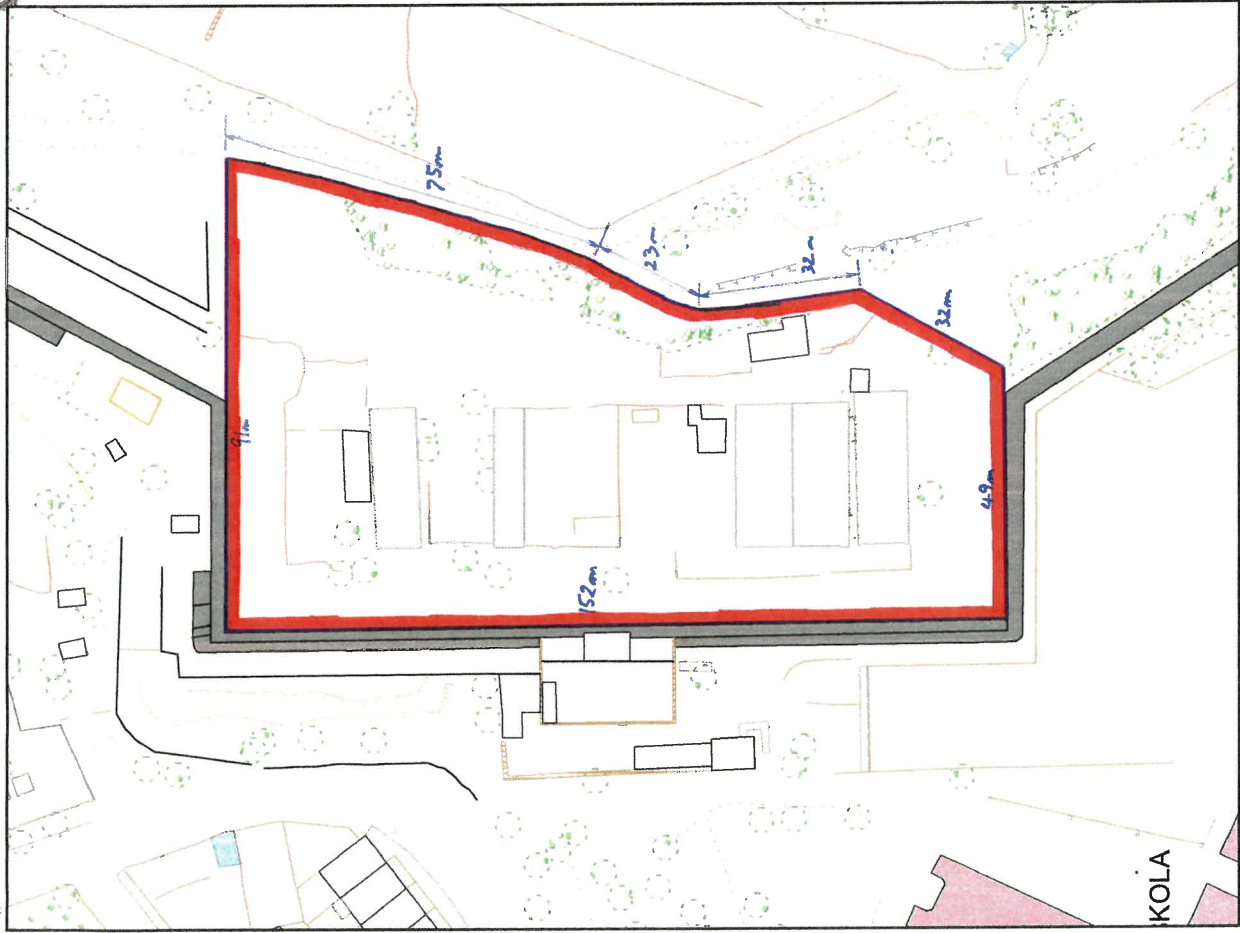
REPLY TO BE FORWARDED TO: Dr. Joe Cilia. 107. Triq il-Knisja, Paola PLA1074

Notary Dr. Joe Cilia LL.D

MARIA BALDACCHINO
Property Registration Manager
Land Registration Agency

02 / 08 / 23

RISPOSTA INNESSA
REPLY ATTACHED



Pjanta tas-Sit 1:2500 Site Plan

Aġenzija għar-Registrazzjoni tal-Artijiet
 116, Casa Bolino, Triq il-Punent, Il-Belt Valletta

Land Registration Agency
 116, Casa Bolino, Triq il-Punent, Il-Belt Valletta

Nru tal-Mappa: **310863 M** Pożizzjoni Ċentrali: **X = 57672** Parti min S.S.: **5671** Data: **30/06/2023**
 Map Number: Map Number: **Y = 71238** Extracted from S.S.:

Pertit: Qies (metri kwadri): **10.800 m²**
 Architect: Area (square metres):

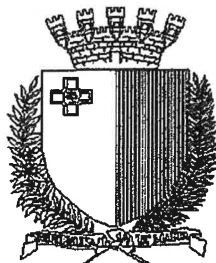
Timbru tal-Pertit: **DREDWINMINTOFF**
 Architect's Stamp: B.E.&A.(Eng), Ph.D.(Newcastle)A.R.C.E.
 Architect & Civil Engineer
 119 Silema Road, Gzira
 Malta, GZ1635.
 t: +356 21237401
 m: +356 99498029
 e: eni@dredwinmintoff.com

Scale 1:1000



Dritt imballas
 Fee Paid

LR 313187



'Casa Bolino' 116, Triq il-Punent, Valletta

Proprjeta' Numru: 08000657

Attiva

Garantit

Numru ta' ZSBP:

Tip ta' Proprjeta'	Art
Indirizz	ZABBAR
Kunsill Lokali	ZABBAR
Kejl dikjarat (m.k.)	11190.73

Kummenti

Parcel Nru. 1871 kif sottomess ma' applikazzjoni mid-Dipartiment ta' l-Artijiet.

Dan ic-certifikat jinkludi dettalji dwar 1 applikazzjonijiet



'Casa Bolino' 116, Triq il-Punent, Valletta

Applikazzjoni Numru: 200500173M
Applikanti 1
L-Ewwel Registrazzjoni mahduma fil-04/01/2005

Proprjeta' Numru: 08000657
Ref: LRA4/05
Approvata fil- 21/01/2005

Numru ta' Identita' Isem U Kunjom
CB0006 O Gvern ta' Malta **
Sehem Shih

Bazi

Permezz ta' dikjarazzjoni presentata fil - 03/01/2005 b'titolu Liberu u Frank

Kummenti ohra:

Kummenti ohra fuq applikazzjoni numru 200500173M

Date: 14-7-2023

Request for calculation of valuation subsidy

As per SportMalta Lands Section SoP procedures kindly provide the section with the following values for the valuation performed on a pocket of land located in Site 8 Structure Between ir-Sur to' (attached with this document as annex 47): San Alwigi 8 s-Sur to San Galkmu in District Park, Zebbar

- 1) Original Rental Value of property in question as indicated in Valuation:
€ 44,120.00


- 2) The value of the 95% subsidy offered by government for leases/ground rents on Sport Facilities:
€ 41,914.00

- 3) The 5% value of the Original Rental Value that is to be paid by the club to the accounts department every year:
€ 2,206.00



Rebecca Saré
Finance Manager

Name of Accounts Officer
tasked with carrying out
the valuation calculation


Signature

Head Office:
Cottonera Sports Complex, Cottoner Avenue,
Cospicua BML 9020 - Malta
Tel. (+356) 2203 6000
Website: www.sportmalta.org.mt
E-mail: info@sportmalta.org.mt



14/07/2023

Re: Valuation Certificate 2585e – Site & Structures Between Is-Sur ta' San Alwigi & Is-Sur ta' San Gakmu in District Park SMIA 12, Zabbar

To whom it may concern,

Sport Malta has requested the undersigned to provide valuations of the above-mentioned property. Following my review, I hereby report as follows:

Valuation Reference	2585e
Property Address	Site & Structures Between Is-Sur ta' San Alwigi & Is-Sur ta' San Gakmu in District Park SMIA 12, Zabbar
Customer	Sport Malta
Date of Inspection	14/07/2023
Purpose of Valuation	Valuation of immovable property for collateral purposes.
Basis of Valuation	This report leads to the valuation of the "Market Value" of the property, as defined in The European Valuation Standards 2016 Article EVS 1 that is <i>"The estimated amount for which the property should exchange on the date of valuation between a willing buyer and a willing seller in an arm's length transaction after proper marketing wherein the parties had each acted knowledgeably, prudently and without being under compulsion."</i>
Property Title	Freehold: Remaining term - NA - years Ground Rent Payable: € Nil Other Encumbrances: Not applicable
Sources of Information	The above information has been provided by the client.
Description	
Property Classification	Commercial: Agricultural Use
General Description	The property in reference is a tract of undeveloped land in Zabbar where illegal dumping of heavy vehicles and other scap material takes place. The land comprises of old abandoned huts from the British period.
Level (if applicable)	Not Applicable
Availability of Views	No Views
Availability of Lift	No

Construction Type	Not Applicable
Current State of Finish	Undeveloped Land
New Building	No
Schedule of Accommodation	Refer to Appendix B for schedule of accommodation.
Availability of Garage	No
No. of Cars	Not Applicable
Located at	Not Applicable
Areas	
Site Footprint	10,8000 m ²
Other Comments	
Energy Related Features (Existing)	Not Applicable.
Year of Construction	Not Applicable.
Location Type	Other: Outside Development Zone Urban Conservation Area Scheduled Building Setting
Planning Issues	
Planning Permit	Refer to Appendix D
Variations Noted	N/A
Further Comments	Nil
Defects Observed	No structural tests for said building have been commissioned. Comments below are based on visual observations undertaken during the valuer's site visit.
Valuation Methodology	
	The discounted cash flow valuation approach is considered the most suitable methodology in determining the current market value. In principle this model is based on the future cash flow the property can generate.
	The annual ground rent is extrapolated from the investment method.
	Valuation calculations are hereby presented in Appendix B below.
Special Conditions	
	<ul style="list-style-type: none"> • This valuation does not consider furniture, fittings, movable equipment and customer's personal goodwill which is not considered part of the immovable security. • Valuation for proposed development is based on the finishing specifications indicated by customers during site inspection. • The sole purpose for this valuation is for use by Sport Malta. The valuer does not accept liability if this certificate is relied upon by anybody else, whether for banking, accounting or any other purposes.

- Neither the whole nor any part of this Valuation Report, nor any reference thereto may be included in any published document, circular or statement, nor published in any way without the valuer's and the bank's written approval of the form and context in which it may appear.
- The valuer hereby declares that he/she holds no known conflict of interest in this assignment and may thus be considered as independent appraiser.
- Unless otherwise stated, it is assumed that the property is held on a free and unencumbered basis.
- Unless otherwise stated, I have assumed that the freehold and leasehold properties are capable of unrestricted transfer to third party purchasers (in the case of leasehold properties subject to the lessor's consent, not to be unreasonably withheld).
- I have not been made aware of any survey or report indicating the presence of contaminants or hazardous materials. No responsibility is thus assumed for the existence of any contaminant. Any subsequent identification of such substances may reduce the reported value and would be updated accordingly in an addendum report.
- A measured site survey was not undertaken, but areas are calculated by reference to identified boundaries of the property and the appropriate scaled drawings which were provided.
- When proposed development is still underway, when issuing this report, compliance to planning permit may be certified at time of issue.
- The valuation is being provided and is based on available data and key assumptions as declared above.

Annual Rent

Given the above considerations, the property has in my opinion has an annual ground rent of € 44,120 (Euro forty-four thousand, one hundred and twenty).

Declaration

The undersigned Perit hereby certifies that, to the best of his knowledge, the declarations in this report are correct, and that all material considerations in respect of the valued property have been hereby disclosed.

Perit David Grima

B.E.&A. (Hons.), MS.c (Lond), PG Dip (Cons Tech), A.&C.E.,C.Eng, D.I.C, Eur Ing, M.I.C.E.

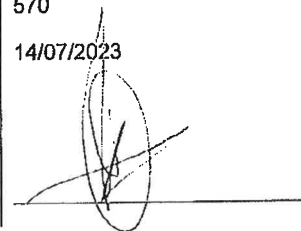
Warrant No.

570

Date

14/07/2023

Signature



Appendix A: Definitions

- **Site Footprint** represents the largest area occupied by the property being valued (internal + external areas), at any particular floor. This area should exclude common spaces or other adjoining 3rd party properties.
- **Floor** is the floor number that the property is situated on. This field should only be filled in for apartments, penthouses and maisonettes. Ground floor and semi-basements should be flagged as 0. Higher levels should be flagged accordingly e.g. 1st Floor = 1 etc.
- **Gross Internal Area** is the total area of the whole unit including all rooms and internal spaces, this includes wall thickness (owned party wall to be included) but excluding yards, backyards and shafts. In addition, a garage which is not an integral part of the dwelling but situated in the vicinity of property being sold/bought in the same contract of sale should be included in the size of the property. This area should exclude common spaces.
- **Size of Property** should be calculated on the footprint of the plot on which the property is built per floor, including yards, shafts, front garden etc. (i.e. GIA + External Areas). In addition, a garage which is not an integral part of the dwelling but situated in the vicinity of property being sold/bought in the same contract of sale should be included in the size of the property. This area should exclude common spaces.
- **Year built** is the year that the property was built or when not available the year in which the permit was issued.
- **Lift:** the availability of lift should be flagged if the lift is installed and/or the space of a lift is present. This field should only be filled in for apartments and penthouses.
- **Views:** the presence of views should be flagged only if the view is seen from inside the property and/or from the balcony. Views seen from the roof top should not be included.

Appendix B: Development Profile and Calculations

Comparable Rates

The rate per square meters for undeveloped land according to the market data presented in Table B1 below.

Type of Property	Level	Property State	Location	Value	Value Less 5%	Site Footprint	
Agriculture Land		Undeveloped Land	Zabbar	€ 325,000.00	€ 309,523.81	2,000.0 sqm	€154.80
Agriculture Land		Farm	Kalkara	€ 3,950,000.00	€ 3,761,904.76	23,400.0 sqm	€160.80
Agriculture Land		Undeveloped Land	Zabbar	€ 2,745,000.00	€ 2,614,285.71	15,165.0 sqm	€172.40
						Average	€155.20
						Minima	€147.73
						Maxima	€164.55

Table B1 – Comparable rates per square meters for undevelopment land

Market Value

Unit Name/Number	Floor	Type	Area Considered	Gross Area	Rate per sqm	Market Value	Total Market Value
				m ²	€/m ²	€	€
Undeveloped Land			Site Footprint	10,800.00	155.25	1,676,658.50	1,676,658.50
Subtotal							1,676,658.50

Table B2 – Market Value

	Value	Yield	Net rental income	Management Cost percentage	Gross Rental income
	€	%	€	%	€
DCF 1	1,676,658.50	2.50%	41916.46262	5.00	44122.59

Table B3 – Calculation for annual rent

Valuation Conclusion

After having taken into consideration the above-mentioned assumptions and assessed the development in view of Planning Authority policies, local plan issues and the fact that the site is freehold and taking into account the potential use of the said property, I consider the following:

Total Annual Ground Rent = € 44,120

Appendix C: Data Summary

Property Address	Site & Structures Between Is-Sur ta' San Alwigi & Is-Sur ta' San Gakmu in District Park SMIA 12, Zabbar
Property Title	Freehold
Years Remaining	- NA -
Ground Rent Payable	€ Nil
Property Usage	Commercial:
Current State	Undeveloped Land
New Building	No
Site Footprint	10,800 m ²
Availability of Garden	No
Availability of Pool	No
No. of Bedrooms	Not Applicable
Availability of Lift	No
Floor Level	Not Applicable
EPC Value	Not Available
Availability of Views	No Views
Valuation Methodology	DCF on cashflows (Net Income)
Annual Ground Rent	€ 44,120
Valuer	Perit David Grima
Warrant No.	570
Date of Issue	14/07/2023

Appendix D: Planning History and Constraints

At the time of writing of this report the following Planning Authority applications were traced on the PA website.

Case Number	Description of Works	Decision Publication Date	Case Status
PA/03069/18	Proposed Regional Park as specified in Local Plan	06/07/2020	Withdrawn by Applicant

Location & Planning Policy Considerations

The property is situated within South Malta Local Plan (SMLP).

The following are the relevant policy documents:

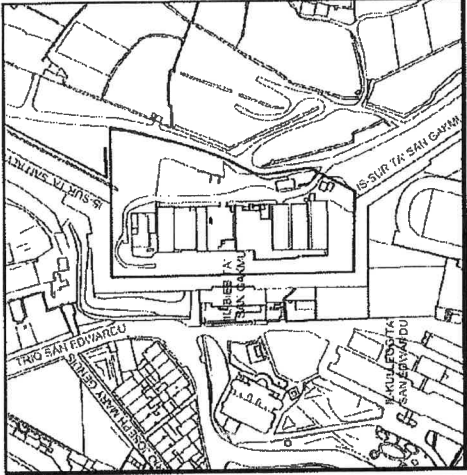
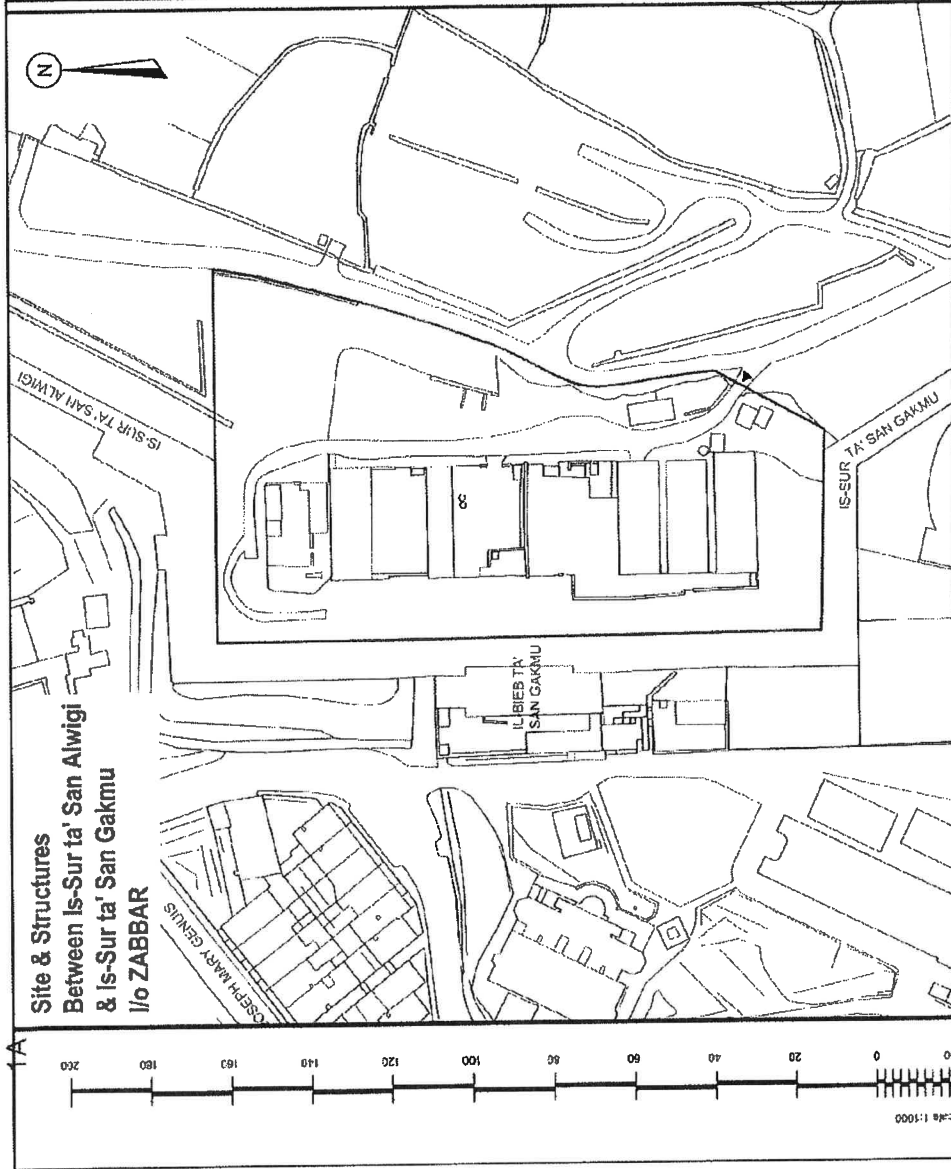
South Malta Local Plan, July 2006 (SMLP)

Zabbar Policy Map – Property in question is marked within the and is within the District Park SMIA 12.

South Malta Local Plan, July 2006 (SMLP)

Zabbar Building Heights – Property in question is marked within the Outside Development Zone and within the Urban Conservation Area SMCO 01.

073005-1A-PD_130_79_A - FSP-2444 - 15-06-2023 09:43



Site Plan
S.S. 5671

Scale: 1:2000
Map Ref.: 5702
71246

Property No : 73005
Area : 10,800m²

Site is subject to existing servitudes.



LANDS Authority
Estate Management & Business Development

Location: ZABBAR

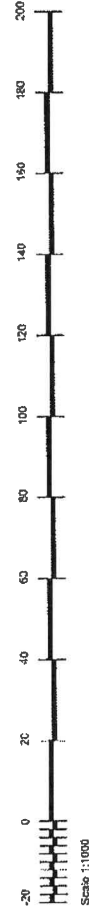
P.A. No.: 130_79_A Scale: 1 : 1,000

File No.: L/0650/1985/0010 Drawn by: bugemf51

Auberge de Baryen
St. Charles St. V. Gattia
P.O. Box 12058 1205, 2230304343
Website: landsauthority.org.mt

A&CE sgd (S. Scotta)

Date : 27th April, 2023



Extent interpreted from Land Registry Plan No.209287E submitted in GOV1/2023/0021.

Illum,

Att Numru:

Quddiemi Nutar Dottor Joe Cilia, duttur tal-ligi, qegħdin jidhru personalment, wara li vverifikajt l-identità tagħhom permezz tad-dokumenti uffiċjali hawn taħt indikati:-

Enfitewsi Temporanja

Mill-ewwel parti:-

Ins:

Matthew Pisani, mizzeweg lil Alexia Pisani, iben Edwin Pisani u l-mejta Marcelline Pisani nee Scott, imwieled St. Julians fis-07/10/1977 u residenti gewwa Oasis, Triq il-Gizimin, Swieqi, karta tal-identita numru 487077(M) li qed jidher fuq dan l-Att fil-kwalità tiegħu ta' Chairperson, għan-nom u in rappreżentanza ta' **SportMalta** (bħala s-suċċessur fit-titolu tal-Kunsill Malti għall-iSport), ta' Cottonera Sports Complex, Cottonera Avenue, Bormla BML 9020; kif debitament awtorizzat:-

Vol. I :

U għalhekk kull referenza f'dana l-att għal SportMalta għandu jinftehem bħala għall-Kunsill Malti għall-iSport u vice versa;

Mit-tieni parti:- Kevin Deguara, mizzewweg, bin Joseph u Isabella Maria Deguara nee Sciberras, imwieled H'Attard fil-15/12/1976 u residenti f'numru mija u tnejn u ghoxrin (122), Triq Antonio Schembri, Kappara, limiti ta' San Gwann (Karta ta' l-identita' numru 97877M), u Sivio Galea, bin Wallace u Marlene Galea nee Fava, imwieled Bormla fls-26/8/1963 u joqghod f'numru wiehed u hamsin (51), Hamspray House, Triq Santa Katarina, Attard (Karta ta' l-identita' numru 457863M) u Mike Anthony Sladden, mizzewweg, iben Marvic Sladden u Judy Saldden nee Agius, imwieled il-Pieta fit-28/08/1993 u residenti numru wiehed u ghoxrin (21), Beverly Court, Apartament numru tnejn (2), Triq it-Tumbell, Xghajra, karta tal-identita numru 395593(M) li qed jidhru fuq dana l-att fil-kwalita' tagħhom ta' President, Segretarju, u Tezorier, ghan-nom u in rappreżentanza ta' **Zabbar St Patrick Football Club** ta' mitehb u sbghatax (217), Triq il-Kbira, Haz-Zabbar, bin-numru tar-Registrazzjoni ma' SportMalta ittri 'SM' sbarra 'C' numru mija u tnejn u ghoxrin (SM/C/122), kif debitament awtorizzati permezz ta' riżoluzzjoni tal-kumitat hawn annessa u mmarkata "Dokument "R", aktar 'l isfel flimkien u solidalment bejniethom imsejħin "**il-Klabb**".

Minni Nutar identifikati permezz tad-dokumenti uffiċjali fuq indikati.

Għaldaqstant bis-saħħa ta' dan l-att SportMalta qiegħed jikkonċedi b'titolu **t'enfitewsi temporanja għal perjodu ta' hamsa u erbgħin (45) sena** b'effett mil-lum, lil fuq imsemmi Klabb, li bl-istess titolu qiegħed jaċċetta u jakkwista is-sit tal-kejl ta' circa elf hames mija u ghaxar metri kwadri (1510m.k), li

tinsab taht is-Sur ta' San Gakmu tal-Fata, f'Haz-Zabbar, Malta, konfinanti mit-Tramuntana mas-Sur ta' San Gakmu, u minn-Nofsinhar u mill-Lbic mat-Trejqa tal-Fata, jew irjihat verjuri, kif murija ahjar delineata bl-ahmar fil-pjanta indikata bhala *Property Drawing* numru elfejn u tlieta u ghoxrin sottosink zero tnejn wiehed erbgħa (PD 2023_0214) u liema pjanta tinsab annessa mal-att ta' Trasferiment ta' Drittijiet u Obbligi ippubblikat minn-Nutar Dottor Roderick Gatt tat-tlieta ta' Lulju, tas-sena elfejn u tlieta u ghoxrin (03/07/2023), u soggetta għal kwalunkwe servitujiet ezistenti.

L-imsemmija proprjeta' tinsab indikata ukoll fis-*siteplan* li tiffirma parti mill-Form E tal-Land Registry hawn annessa u mmarkata bhala Dokument 'LR'.

Din il-koncessjoni enfitewtika qegħda ssir u tiġi accettata bil-pattijiet u l-kundizzjonijiet li ġejjin, u cioè:-

(1) Versu ċ-ċens annwu u temporanju kompressiv ta' **sitt elef mija u sebghin ewro (€6,170)** għal ħamsa u erbgħin sena (45) dekorribbli minn dana l-att, liema ammont ta' ċens qed jiġi mnaqqas b'percentwal ta' ħamsa u disgħin fil-mija (95%) minn SportMalta bhala sussidju mogħti minn SportMalta, b'dana għalhekk li l-ammont ta' ċens dovut mill-klabb kull sena u li għandu jitħallas kull sena bil-quddiem huwa l-ammont ta' **tlett mija u tmin ewro u hamsin centezmu (€308.50)** u dan ab bazi tal-istima hawn annessa tal-Perit David Grima mmarkata Dokument 'S'. F'għeluq kull perjodu ta' ħames (5) snin mil-llum, dan l-ammont ta' ċens għandu jiġi rivedut b'zieda ta' għaxra fil-mija (10%) taċ-ċens ezistenti meta ssir ir-revizjoni, biex b'hekk, iċ-ċens li jitħallas għal kull ħames (5) snin wara kull revizjoni, ikun iċ-ċens hekk rivedut.

(2) Iż-żmien tal-koncessjoni enfitewtika jista' jiġi mġedded favur il-klabb fl-għeluq tiegħu għal żmien ieħor, kemm il-darba t-tiġdid ta' żmien jiġi approvat permezz ta' riżoluzzjoni speċjali tal-Kamra tad-Deputati skont l-Artikolu wiehed u tletin (31) tal-Kapitolu hames mija u tlieta u sebghin (KAP 573) tal-Liġijiet ta' Malta.

(3) Il-ħlas taċ-ċens jitħallas lill SportMalta u jitqiegħed f'fond imsejjaħ *Sports Fund* li jkun amministrat minn SportMalta.

(4) SportMalta għandu d-dmir li jara li l-kundizzjonijiet kollha ta' dana l-att jiġu osservati mill-klabb. F'każ ta' ksur ta' xi kundizzjoni stipulata f'dan l-Att, it-titolu legali tal-istess proprjeta' jerga' jirritorna lura lill- SportMalta.

(5) Il-manutenzjoni kollha tal-proprjeta' ttrasferita tkun fil-karigu tal-klabb mingħajr l-ebda dritt ta' kumpens.

(6) Il-klabb għandu l-obbligu li jzomm il-proprjeta' fi stat tajjeb u jagħmel dawk ix-xogħlijiet u tiswijiet ordinarji u straordinarji kollha neċessarji tul il-perjodu kollu ta' din il-koncessjoni.

Kwalunkwe xogħol strutturali għandu jsir biss wara li l-klabb jikseb il-permess bil-miktub mingħand SportMalta sabiex il-klabb ikun jista' jwettaq dan ix-xogħol. Il-klabb ma jistax japplika għand l-Awtorità tal-Ippjanar u/jew iwettaq xogħol strutturali mingħajr ma jkollu l-permess bil-miktub ta' SportMalta.

(7) Dawn l-istess xogħolijiet jew kwalunkwe benefikati jew miljoramenti magħmulin isiru *ipso facto* tal-SportMalta u l-klabb m'għandu fl-ebda żmien, dritt ta' kwalunkwe kumpens għal kwalunkwe benefikati jew miljoramenti li jista' jkun għamel fl-imsemmija proprjetà.

(8) Il-proprjetà tkun għall-użu wkoll tal-Youth Nursery tal-istess klabb u fil-ħinijiet tal-iskola, bi ftehim, il-proprjetà tinfetaħ għall-użu tat-tfal ta' l-iskola. Jekk ma jkunx hemm qbil, il-kwistjoni tmur quddiem SportMalta u d-decizjoni tiegħu tkun finali.

(9) Il-klabb huwa direttament responsabbli lejn SportMalta li jirrapreżenta lill-Ministru jew lis-Segretarju Parlamentari responsabbli mill-iSport. Għal dan il-għan kull persuna inkarigata minn SportMalta, għandha titħalla tidħol biex tagħmel, f'każ ta' bżonn, spezzjoni tal-facilitajiet sportivi ossia l-proprjetà trasferita.

(10) SportMalta, għandu jkollu d-dritt li jagħmel użu b'xejn mill-facilitajiet sportivi tal-klabb għall-perijodu ta' mitejn (200) siegħa b'kollox fis-sena. It-tqassim ta' dawn is-siegħat, jiġifieri lil min jingħataw, kif ukoll meta jiġu wżati, hija decizjoni ta' SportMalta. SportMalta għandu l-obbligu li jagħti pre-avviż ta' mill-inqas xahrejn lill-klabb li għandu t-titolu legali tal-facilità sportiva.

(11) Fl-użu tal-facilitajiet sportivi tal-klabb, mgħandux ikun hemm diskriminazzjoni minħabba kulur, razza, religjon, politika, sess jew giġidiet sesswali.

(12) Il-proprjetà għandha tintuża esklussivament għall-attività sportiva, li tista' tinkludi ufficcini amministrattivi għall-attività sportiva, *gymnasiums*, *sport clinics*, u facilità ta' bottegin għall-membri, iżda mhux b'tali mod li jibdel in-natura prinċipali tal-kumpless sportiv. Il-klabb irid jikseb permess minn SportMalta sabiex ikun jista' jopera l-bottegin.

(13) Il-klabb ma jistax iċedi, jissulloka jew bi kwalunkwe titolu ieħor, jittrasferixxi il-proprjeta' in kwistjoni lil terzi persuni, mingħajr l-approvazzjoni tal-Kamra tar-Rappreżentanti. Il-klabb lanqas ma jista', mingħajr tali approvazzjoni tal-Kamra tar-Rappreżentanti jidħol fi sħubija ma' terzi dwar it-tmexxija tal-proprjeta' imsemmija flief, u limitament, għal xi facilitajiet tal-bottegin, u dan dejjem bl-approvazzjoni ta' SportMalta, u basta ma tinbidlix in-natura prinċipali tal-kumpless sportiv, kif stipulat fi klawżola tnax (12) ta' dan l-att.

(14) Il-klabb għandu l-jedd li jiġbor mizati xierqa u raġonevoli għall-użu temporanju tal-facilitajiet li jinstabu fis-sit enfiwewtiku. SportMalta għandu l-jedd li jara li din il-mizata hi waħda xierqa u

raġonevoli.

(15) Il-klabb għandu jkun irregiſtrat ma' SportMalta u jfornih b'dak kollu stabbilit fl-Avviż Legali numru tlieta u sittin tas-sena elfejn u tmienja (A.L. 63/2008) jew kull liġi oħra li tiegħu post dan l-Avviż Legali.

(16) Il-klabb għandu jagħmel polza tas-sigurtà dwar riskji għal terzi persuni jew kontra l-ħsarat fl-imsemmija proprjetà.

(17) Jekk il-klabb ixolji jew iżarma, it-titolu fuq l-imsemmija proprjetà jintemm *ipso facto* u l-proprjetà tgħaddi lura għand SportMalta minnufih, bit-tibdil kollu li jkun seħħ fiha.

Bħala garanzija tal-ħlas tal-imsemmi ċens annwali u temporanju u tal-eżekuzzjoni tal-obbligi l-oħra li joħorġu minn dan l-att, il-klabb **qiegħed jipoteka favur ta' SportMalta, aċċettanti, l-beni kollha tiegħu in ġenerali** preżenti u futuri oltre **Ipoteka Speċjali u Privileġġ Speċjali** skont il-liġi, fuq il-proprjetà b'dan l-att trasferita. Għall-fini tal-iskrizzjoni ipotekarja, qed tiġi ffissata s-somma ta' **sitt elef mija u sebghin ewro (€6,170)** bejn il-komparenti partijiet.

Għall-fini ta' l-Att numru wieħed u tletin tas-sena elf disa' mija u wieħed u tmenin (ATT XXXI/1981) qiegħed jiġi dikjarat illi l-proprjetà fuq deskritta ġiet mgħoddija lil SportMalta permezz tal-att ta' Trasferiment ta' Drittijiet u Obbligi fl-atti tan-**Nutar Dottor Roderick Gatt tat-tlieta ta' Lulju, tas-sena elfejn u tlieta u għoxrin (03/07/2023)**, skond l-Artikolu numru hamsa (5) tal-Government Lands Act Att numru sbatax (XVII) tas-sena elfejn u sbatax (2017) u l-ebda ħlas ta' taxxa tal-bolla mhi dovuta fuq dan l-Att minħabba illi dan it-trasferiment tal-lum ġie debitament eżentat u dan skont l-artikolu numru erbgħa u tletin (34) tal-Att dwar l-Isport, Kapitolu numru erba' mija ħamsa u ħamsin (Kap 455) tal-Liġijiet ta' Malta.

Għall-fini tat-Taxxa fuq id-Dħul [Kapitlu numru mija u tlieta u għoxrin (123) tal-Liġijiet ta' Malta] dan it-trasferiment huwa eżentat mill-ħlas ta' taxxa fuq il-qliegħ u dan skont l-artikolu numru erbgħa u tletin (34) tal-Att dwar l-Isport, Kapitolu numru erba' mija ħamsa u ħamsin (Kap 455) tal-Liġijiet ta' Malta.

Għall-fini tal-Kapitlu numru mitejn u sitta u erbgħin (Kap.246) tal-Liġijiet ta' Malta dwar l-Akkwist ta' Proprjetà Immobbli minn Persuni Mhux Residenti, qed jiġi ddikjarat mill-akkwirenti illi l-klabb jikkwalifika biex jakkwista il-proprjetà li qiegħda tiġi ttrasferita aktar 'l fuq, mingħajr il-bżonn ta' permiss ta' l-akkwist ta' proprjetà immobbli minn persuni mhux residenti peress illi l-istess akkwirenti nomine qed jiddikjaraw li huma residenti ċittadini ta' l-Unjoni Ewropea u li l-klabb kien stabbilit f'Malta u l-akkwirenti nomine għexu f'Malta għal perijodu kontinwu matul ħajjithom, ta' ħames (5) snin. Din id-dikjarazzjoni qiegħda ssir wara li jiena Nutar sottoffirmat spjegajtilhom l-importanza tagħha skont il-liġi.

Id-drittijiet u l-ispejjeż ta' dan il-kuntratt għandhom jithallsu mill-Klabb.

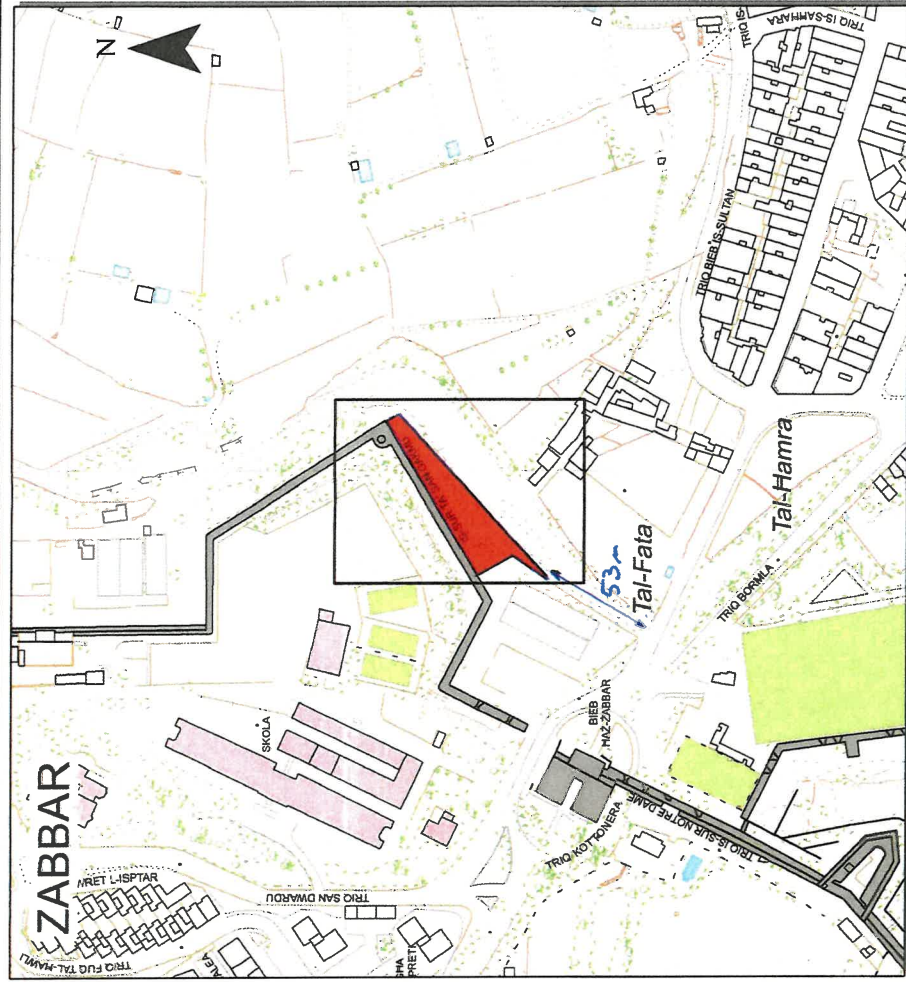
Ai termini ta' l-Att ta' Registrazzjoni ta' l-Artijiet, jiena Nutar, hawn taht iffirnat, niddikkjara li l-propjeta' immobbli ttrasferita fuq dana l-att

Dan il-kuntratt mhu bl-ebda mod jaħfer u/jew jippreġudika d-dritt ta' SportMalta għal kwalunkwe ammont dovut lilu sallum minħabba l-okkupazzjoni ta' l-istess proprjetà.

Il-komparenti partijiet qegħdin jaqblu li dan l-att jikkostitwixxi l-ftehim kollu u esklussiv bejn il-komparenti partijiet u huwa dan l-att biss li mil-lum 'il quddiem ser jirregola r-relazzjoni legali ta' bejn il-komparenti partijiet.

Qiegħed jiġi dikjarat illi dan it-trasferiment gie approvat skond l-att tat-tlieta ta' Lulju, tas-sena elfejn u tlieta u għoxrin (03/07/2023) ippublikat min-Nutar Dottor Roderick Gatt li permezz tiegħu Sport Malta għandha d-dritt li tittrasferixxi l-imsemmija propjeta' lil persuni sportivi irregistrati ma' Sports Malta taht l-Att tal-ISports (KAP 455) tal-Ligijiet ta' Malta u cioe' b'titolu ta' enfitewsi temporanju li ma jaččedix il-perjodu ta' ħamsa u sittin (65) sena. Tali trasferiment qiegħed isir skond l-Att Dwar Artijiet tal-Gvern (Kap 573) tal-Ligijiet ta' Malta, Artiklu numru ħamsa (5) u qiegħed isir wara l-approvazzjoni ta' dan it-trasferiment permezz ta' rizzoluzzjoni speċjali tal-Kamra tad-Deputati skond l-Artikolu wiehed u tletin (Art 31) tal-istess Kapitolu numru hames mija u tlieta u sebghin (KAP. 573).

Magħmul, moqri u ppublikat wara čerjorazzjoni skond il-ligi f'Malta,



Aġenzija għar-Registrazzjoni tal-Artijiet

116, Casa Bolino, Triq il-Pument, Il-Belt Valletta



Land Registration Agency

116, Casa Bolino, Triq il-Pument, Il-Belt Valletta

Nru tal-Mappa: **209281 E**
Map Number:

Pożizzjoni Ċentrali: **x = 57707**
Centre Coordinates: **y = 71040**

Parti min S.S.: **5671**
Extracted from S.S.:

Data: **21/04/2021**
Date:

Perit:
Architect:

Qies (metri kwadri): **CIRCA 1545 m²**
Area (square metres):

Timbru tal-Perit:
Architect's Stamp:

Firma tal-Applikant:
Applicant's Signature:

DREW WIN MINTOFF
B.E.A. (Hons), Ph.D. (Newcastle) A.A.C.E.
Architect & Civil Engineer
119 Silama Road, Gzira
M: +356 21237401
m: +356 99498029



Scale 1:500



Dritt imhallas
Fee Paid

LR 204728

PERIT

ZABBAR ST. PATRICK FOOTBALL CLUB
217, Main Street,
Zabbar, ZBR 1206,
Malta

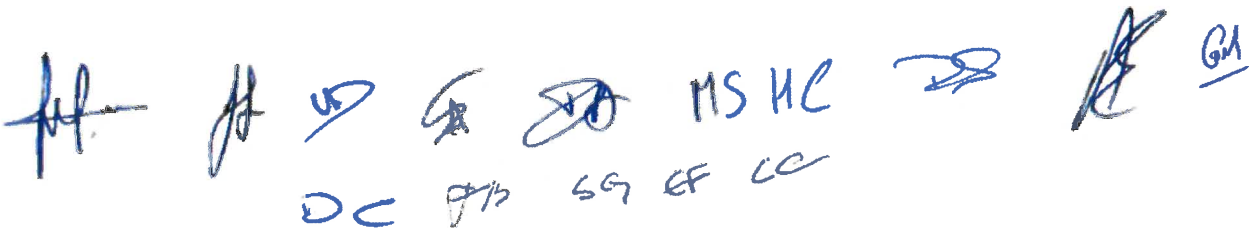
RESOLUTION IN WRITING SIGNED BY ALL THE COMMITTEE MEMBERS OF ZABBAR ST. PATRICK FOOTBALL CLUB ("THE CLUB") PURSUANT TO THE STATUTE OF THE CLUB, THIS

- A. **WHEREAS** the Club is desirous of entering into a final deed, annexed herewith and marked as "Doc A" to acquire the land as indicated in the Lands Registry site plans, annexed herewith and marked as "Doc B" and "Doc C", under title of temporary emphyteusis (hereinafter the "Final Deed");
- B. **WHEREAS** the Club is desirous of authorising and appointing Dr. Kevin Deguara, bearer of Maltese identity card numbered 97877M (hereinafter the "President") and residing at 122, Triq Antonio Schembri, Kappara, and Mr. Silvio Galea, bearer of Maltese identity card numbered 457863M and residing at 51, Hamspray House, St. Catherine Street, Attard (hereinafter the "Secretary"), to appear for and on behalf of the Club on the Final Deed;

IT IS HEREBY RESOLVED THAT:

1. The Club shall enter into the Final Deed.
2. The Club hereby approves and authorises the President and the Secretary to appear for and on its behalf on the Final Deed.
3. The Club hereby approves, ratifies and confirms whatsoever the President and the Secretary shall lawfully do or cause to be done in relation to this resolution in writing and shall indemnify the President and the Secretary against all costs and expenses properly incurred in the execution of the powers herein before mentioned.
4. Any and all such action heretofore taken in respect of the matters described in these resolutions be, and is hereby, ratified and confirmed by the Club as its own act.


EXECUTION PAGE TO FOLLOW



EXECUTION PAGE



Dr. Kevin Deguara
President



Mr. Ryan Edward Otto
Senior Vice President



Mr. Fabio Muscat
Vice President



Mr. Glenn Micallef
Vice President



Mr. Silvio Galea
Secretary



Mr. Konrad Camilleri
Assistant Secretary



Mr. Mike Sladden
Treasurer



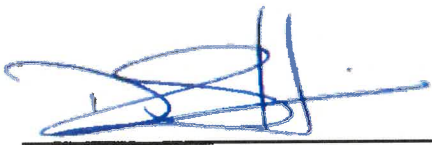
Dr. Ezekiel Psaila
Legal Consultant



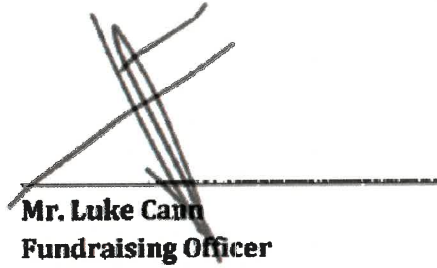
Dr. Andrew Massa
Contracts Coordinator



Mr. Jeremy Dalli
Projects Coordinator



Mr. Daniel Schembri
Medical Liaising Officer/Minors Coordinator



Mr. Luke Carr
Fundraising Officer



Mr. Eleno Farrugia
Fundraising Officer



Mr. David Camilleri
Nursery Representative



Mr. Daniel Agius
Local Community Representative

Today, the third (3rd) day of July of the year two thousand and twenty-three (2023).

Before me, Doctor of Laws Roderick Gatt, a Notary Public duly admitted and sworn, have personally appeared and identified themselves according to law, by means of the hereunder mentioned official documents:

On the one part:

Josette Abela, 'Senior Manager', wife of Franklin Abela, daughter of Paul Busuttill and Mary Busuttill nee' Ellul, born in Paola, Malta on the twenty fifth October of the year nineteen seventy one (25.10.1971) and residing in Paola, Malta, holder of identity card number 461971M who is appearing on this deed for and on behalf of the **Government of Malta**, as duly authorized by virtue of a *Board Minute* of the Board of Governors number two hundred sixty nine of the year two thousand and twenty one (269/2021) dated twelfth (12) October of the year two thousand and twenty one (2021) - for and in representation of the **Lands Authority**, hereinafter called '**the Government of Malta**' and/or '**the Government**', and/or '**the Assignor**' as the case may be.

The file bears the letter 'L' and number seven hundred and seven stroke one thousand nine hundred and sixty-seven stroke twenty-four (L 707/1967/24).

On the other part:

Professor Andrew Decelis, married to Charisse Decelis, son of Alfred Decelis and Maria-Hilda nee' Vassallo, born in Hamrun, Malta on the fifteenth (15th) day of September of the year one thousand nine hundred and sixty-eight and residing in Sliema, holder of Maltese identity card number 0360368M, who is appearing hereon in the name and in representation of SportMalta, as Chairman of SportMalta as duly authorized by virtue of law, hereinafter referred to as "**the Assignee**".

The parties hereby declare and premise that:

Whereas the Government is the owner of a site measuring circa one thousand five hundred and ten metres squared (1510m²), situated below is-Sur ta' San Gakmu tal-Fata, at Trejqa tal-Fata, Zabbar, Malta, and as better shown bordered in red on the plan indicated as Property Drawing number two thousand and twenty-three underscore zero two one four (P.D. No. 2023_0214) and which plan is being attached to this deed and marked as document letter 'X'.

Deed Number:

16/2023

**Transfer of
Rights and
Obligations**

Enrolled:

14/07/2023

Number:

17997/2023

Whereas SportMalta has requested the Government and is desirous to be assigned in its favour the rights and obligations over the same above-described site situated in Zabbar, Malta for its enjoyment, possession, use and management.

Whereas the Government has acceded to the SportMalta's request.

Now therefore by virtue of this deed and Article five (5) of the Government Lands Act, Act number seventeen (XVII) of two thousand and seventeen (2017), the Government hereby assigns in favour of SportMalta in whose name appearer Andrew Decelis accepts, the rights and obligations over the site measuring circa one thousand five hundred and ten metres squared (1510m²), situated below is-Sur ta' San Gakmu tal-Fata, at Trejqa tal-Fata, Zabbar, Malta, bounded on the North with is-Sur ta' San Gakmu, and on the South and South West with Trejqa tal-Fata or more correct boundaries, as better shown bordered in red on the plan indicated as Property Drawing number two thousand and twenty-three underscore zero two one four (P.D. No. 2023_0214) and which is plan is being attached to this deed and marked as document letter 'X', and as subject to any existing servitudes.

The parties hereby agree that SportMalta shall further transfer this land to a sports person registered as such with SportMalta under the Sports Act (Chapter 455) of the Laws of Malta, by title of temporary emphytheusis for a period not exceeding sixty-five (65) years, and any such transfer shall also be made in accordance with the Government Lands Act, Chapter five hundred and seventy three (573) of the Laws of Malta

This transfer of rights and obligations is being made and accepted for no consideration and as approved by the Lands Authority.

Statutory Declarations

For the purposes of the Government Lands Act, Chapter five hundred and seventy three (573) of the Laws of Malta, this deed been entered into in accordance with Article five (5) of the said Act.

For the purposes of the fiscal laws applicable under the Laws of Malta with regards to the transfer of immovable property or real and/or personal rights on immovable property it is



hereby being declared that no Property Transfer Tax and no stamp duty is due by the parties on this deed.

For the purposes of sub-article twelve (12) of Article five letter 'A' (5A) of the Income Tax Act, the parties declare that they have declared to the undersigned Notary all the facts that determine if the transfer is one to which Article 5A applies and that are relevant for ascertaining the proper amount of tax chargeable or any exemption, including the value which, in their opinion, reasonably reflects the market value of the said property, if this value is higher than the consideration for the transfer. The parties make such declaration after the undersigned Notary warned them about the importance of the truthfulness of this declaration of theirs.

For the purpose of the second proviso to Sub-Article five (5) of Article eighty-four letter 'C' (84C) of the Notarial Profession and Notarial Archives Act, it is being declared that paragraph letter 'd' of the regulation number four (4) of the Legal Notice regarding the 'Examination of Title Regulations', the Notary is exempt 'ipso iure' from examining the title with regards to the immovable property or rights thereon, being transferred by means of this deed and the assignee declares that I the undersigned Notary explained to it the importance and consequences of such exemption.

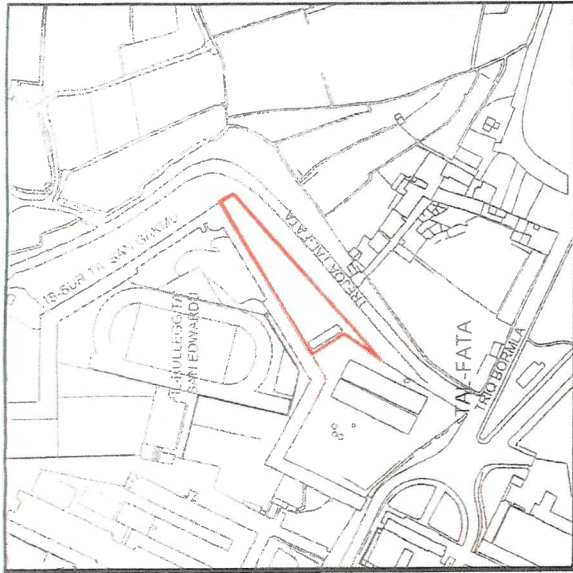
This deed has been done, read and published by me the undersigned Notary after I explained the contents hereof to the parties hereto according to the law in Malta, Valletta, in Saint Sebastian Street, at the Office of the Lands Authority, without number.

Signed:- Professor Andrew Decelis nomine
Josette Abela nomine

Notary Roderick Gatt
Notary Public with the Lands Authority Malta

Vera Kopja tal-Originali
Mehuda mill-atti tiegħi
Illum 12/09/2023
Nutar Dr. Roderick Gatt
Nutar Pubbliku Malti
Mal-Awtorita' tal-Artijiet

- Dec 4 -



Site Plan
S.S. 5671

Scale 1:2500
Map Ref.: 57681
71008

Property No : E291510
Area : 1,510m²

Site is subject to existing servitudes.

OFFICE COPY

LANDS Authority
Estate Management & Business Development

Locality: ZABBAR

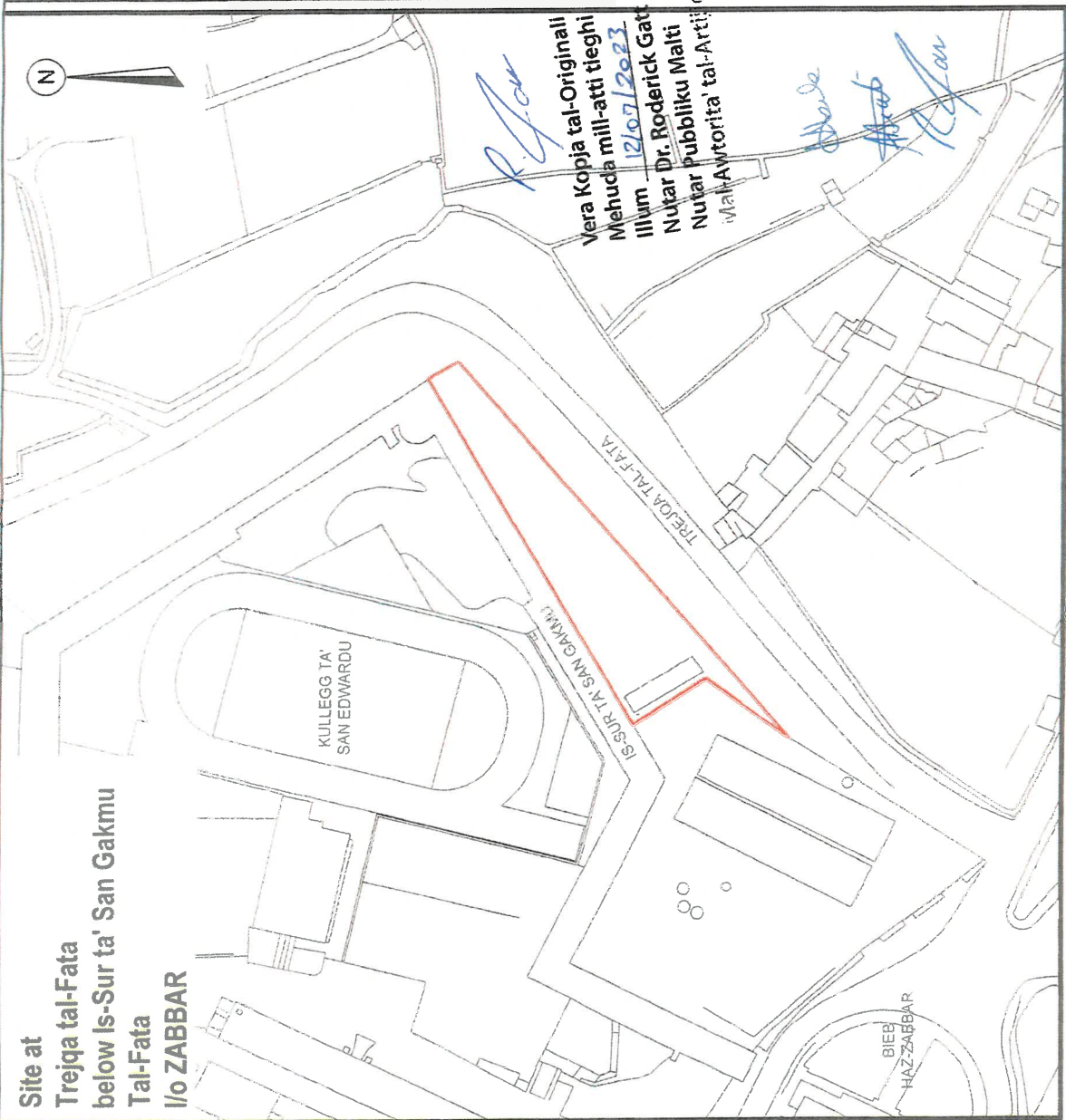
Auberge de Baviere
St. Sebastian Str, Valletta
Phone (00356) 2295 3236/394042
Website landsauthority.org.mt

P.D.No.: 2023_0214
Scale: 1 : 1,000

File No.: L/0707/1967/0024
Drawn by: bugem151

A&CE

Date: 3rd May, 2023



Scale 1:1000

Extent interpreted from Land Registry Plan No.209281E submitted in GOV/1/2023/0023.

Site at
Trejqa tal-Fata
below Is-Sur ta' San Gakmu
Tal-Fata
i/o ZABBAR



LAND REGISTRATION AGENCY

DATE: 02/08/2023

REPLY FORM E (ATTACHED) NUMBER: 12102

REGARDING PROPERTY: Zabbar St. Patrick's FC – 1,510msq.

REQUESTED BY: Notary Dr Joe Cilia.

LIST OF ATTACHED DOCUMENTS: Certificate 08000655

REPLY COVERS PERIOD TO: 11th July, 2023

1. Property as indicated on Plan LR313186, forms part of title number 08000655.
2. If plan is used for future registration, it will be considered valid if it is in accordance with subsidiary legislation 296.08 END

.....
LAND REGISTRY OFFICIAL - SIGNATURE
f/LAND REGISTRAR

Maria Baldacchino
Property Registration Manager
Land Registry Agency

The Reply to this Search Form is not valid

- (a) if reply is given in writing;
- (b) if any words are struck off or corrected in any way;
- (c) if any type of correcting fluid *is used*;
- (d) if this reply is not signed with blue ink and rubberstamped by Land Registry Official;
- (e) if words are printed outside the frame box;
- (f) if the reply does not contain the Land Registry letterhead
and
- (g) if the last word of the reply given is not followed by the word 'END'.



+356 2560 9700

enquirieslandregistry@gov.mt

landregistry.gov.mt



116, Casa Bolino
Triq il-Punent
Il-Belt Valletta
VLT 1535

012102

69996

Zabbar St. Patrick's FC – 1.510m2

RECEIVED

11 JUL 2023

LAND REGISTRATION AGENCY

FORM E :

REQUEST FOR AN OFFICIAL SEARCH AND/OR INFORMATION:

Number:

Payment:

Receiver:

DESCRIPTION OF PROPERTY: Zabbar St. Patrick's FC – 1,510m2

INFORMATION REQUESTED:

Whether the site is in a registration area?


Whether it is registered?

Whether there are any registered charges, and in favour of whom?

Whether there are any pending applications and in favour of whom?

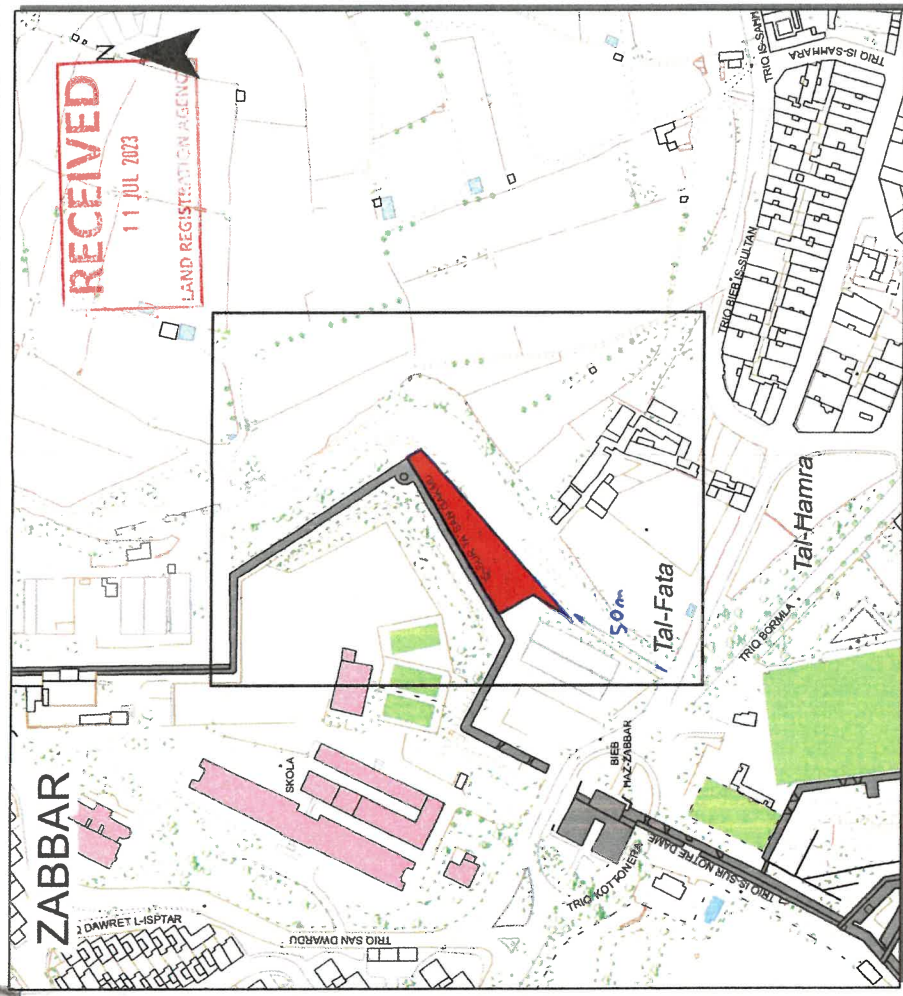
REPLY TO BE FORWARDED TO: Dr. Joe Cilia, 107. Triq il-Knisja, Paola PLA1074


Notary Dr. Joe Cilia LL.D


MARIA BALDACCHINO
Property Registration Manager
Land Registration Agency

02/08/23

RISPOSTA ANNESSA
REPLY ATTACHED



Pjanta tas-Sit 1:2500 Site Plan

Agencija ghar-Registrazzjoni tal-Artijiet

116, Casa Bolino, Triq il-Panent, Il-Belt Valletta



Land Registration Agency

116, Casa Bolino, Triq il-Panent, Il-Belt Valletta

Nru tal-Mappa: **310865 M**

Pozizzjoni Ċentrali: x = 57722

Data: **30/06/2023**

Map Number:

Parti min S.S.: **5671**

Date:

Centre Coordinates: y = 71052

Extracted from S.S.:

Perit:

Qies (metri kwadrt): **1,510 m²**

Architect:

Area (square metres):

Timbru tal-Perit:

Firma ta' l-Applikant:

Architect's Stamp

Applicant's Signature:

DR EDWIN MINTOFF
B.Sc. (Hons), Ph.D. (Newcastle) A.&C.E.
Architect & Civil Engineer
119 Silema Road, Gzira
Malta, GZR1635.
t: +356 21 237 401
m: +356 99 498 029
e: em@edwinmintoff.com

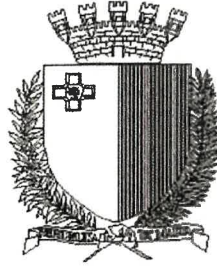


Scale 1:1000



Dritt imhallas
Fee Paid

LR 313186



'Casa Bolino' 116, Triq il-Punent, Valletta

Proprjeta' Numru: 08000655

Attiva

Garantit

Numru ta' ZSBP:

Tip ta' Proprjeta'	Art
Indirizz	ZABBAR
Kunsill Lokali	ZABBAR
Kejl dikjarat (m.k.)	7677.35

Kummenti

Parcel Nru. 1872 kif sottomess ma' applikazzjoni mid-Dipartiment ta' l-Artijiet.

Dan ic-certifikat jinkludi dettalji dwar 1 applikazzjonijiet



'Casa Bolino' 116, Triq il-Punent, Valletta

Applikazzjoni Numru: 200500156M
Applikanti: I
L-Ewwel Registrazzjoni mahduma fil-04/01/2005

Proprjeta' Numru: 08000655
Ref: LRA4/05LRA5/05
Approvata fil- 21/01/2005

Numru ta' Identita' Isem U Kunjom
CB0006 O Gvern ta' Malta **
Sehem Shih

Bazi

Permezz ta' dikjarazzjoni presentata fil - 03/01/2005 b'titolu Liberu u Frank

Kummenti ohra:

Kummenti ohra fuq applikazzjoni numru 200500156M

Mahrug skond l-Att
Dwar ir-Registrazzjoni ta' Artijiet, Kap 296.
sid fid-data tal-hrug.
Soġġett għall-interessi li jipprevalu jekk
mhux espressament esklużi. Saret Area
ta' registrazzjoni fil- 03-01-2005

Land Registration Agency
116, "Casa Bolino"
West Street,
Valletta

Registratur tal-Artijiet

Date: 14-7-2023

Request for calculation of valuation subsidy

As per SportMalta Lands Section SoP procedures kindly provide the section with the following values for the valuation performed on a pocket of land located in Trejga tal-Fata under Sur ta' (attached with this document as annex 47): San Gokmu in District Park Zabbar

- 1) Original Rental Value of property in question as indicated in Valuation:
€ 6,170

- 2) The value of the 95% subsidy offered by government for leases/ground rents on Sport Facilities:
€ 5,861.50

- 3) The 5% value of the Original Rental Value that is to be paid by the club to the accounts department every year:
€ 308.50



Rebecca Saré
Finance Manager

Name of Accounts Officer
tasked with carrying out
the valuation calculation



Signature

Head Office.
Cottonera Sports Complex, Cottoner Avenue,
Cospicua BML 9020 - Malta
Tel (+356) 2203 6000
Website: www.sportmalta.org.mt
E-mail: info@sportmalta.org.mt



14/07/2023

Re: Valuation Certificate 2585d – Trejqa tal-Fata under Sur ta' San Gakmu in District Park SMIA 12, Zabbar

To whom it may concern,

Sport Malta has requested the undersigned to provide valuations of the above-mentioned property. Following my review, I hereby report as follows:

Valuation Reference	2585d
Property Address	Trejqa tal-Fata under Sur ta' San Gakmu in District Park SMIA 12, Zabbar
Customer	Sport Malta
Date of Inspection	14/07/2023
Purpose of Valuation	Valuation of immovable property for collateral purposes.
Basis of Valuation	This report leads to the valuation of the "Market Value" of the property, as defined in The European Valuation Standards 2016 Article EVS 1 that is <i>"The estimated amount for which the property should exchange on the date of valuation between a willing buyer and a willing seller in an arm's length transaction after proper marketing wherein the parties had each acted knowledgeably, prudently and without being under compulsion."</i>
Property Title	Freehold: Remaining term - NA - years Ground Rent Payable: € Nil Other Encumbrances: Not applicable
Sources of Information	The above information has been provided by the client.
Description	
Property Classification	Commercial: Agricultural Use
General Description	The property in reference is a tract of undeveloped land in Zabbar.
Level (if applicable)	Not Applicable
Availability of Views	No Views
Availability of Lift	No
Construction Type	Not Applicable
Current State of Finish	Undeveloped Land

New Building	No
Schedule of Accommodation	Refer to Appendix B for schedule of accommodation.
Availability of Garage	No
No. of Cars	Not Applicable
Located at	Not Applicable
Areas	
Site Footprint	1,510 m ²
Other Comments	
Energy Related Features (Existing)	Not Applicable.
Year of Construction	Not Applicable.
Location Type	Other: Outside Development Zone Urban Conservation Area Scheduled Building Setting
Planning Issues	
Planning Permit	Refer to Appendix D
Variations Noted	N/A
Further Comments	Nil
Defects Observed	No structural tests for said building have been commissioned. Comments below are based on visual observations undertaken during the valuer's site visit.
Valuation Methodology	
	The discounted cash flow valuation approach is considered the most suitable methodology in determining the current market value. In principle this model is based on the future cash flow the property can generate.
	The annual ground rent is extrapolated from the investment method.
	Valuation calculations are hereby presented in Appendix B below.
Special Conditions	
	<ul style="list-style-type: none"> • This valuation does not consider furniture, fittings, movable equipment and customer's personal goodwill which is not considered part of the immovable security. • Valuation for proposed development is based on the finishing specifications indicated by customers during site inspection. • The sole purpose for this valuation is for use by Sport Malta. The valuer does not accept liability if this certificate is relied upon by anybody else, whether for banking, accounting or any other purposes. • Neither the whole nor any part of this Valuation Report, nor any reference thereto may be included in any published document, circular or statement, nor published in any way without the valuer's and the bank's written approval of the form and context in which it may appear.

- The valuer hereby declares that he/she holds no known conflict of interest in this assignment and may thus be considered as independent appraiser.
- Unless otherwise stated, it is assumed that the property is held on a free and unencumbered basis.
- Unless otherwise stated, I have assumed that the freehold and leasehold properties are capable of unrestricted transfer to third party purchasers (in the case of leasehold properties subject to the lessor's consent, not to be unreasonably withheld).
- I have not been made aware of any survey or report indicating the presence of contaminants or hazardous materials. No responsibility is thus assumed for the existence of any contaminant. Any subsequent identification of such substances may reduce the reported value and would be updated accordingly in an addendum report.
- A measured site survey was not undertaken, but areas are calculated by reference to identified boundaries of the property and the appropriate scaled drawings which were provided.
- When proposed development is still underway, when issuing this report, compliance to planning permit may be certified at time of issue.
- The valuation is being provided and is based on available data and key assumptions as declared above.

Annual Rent

Given the above considerations, the property has in my opinion has an annual ground rent of € 6,170 (Euro six thousand, one hundred and seventy).

Declaration

The undersigned Perit hereby certifies that, to the best of his knowledge, the declarations in this report are correct, and that all material considerations in respect of the valued property have been hereby disclosed.

Perit David Grima

B.E.&A. (Hons.), MS.c (Lond), PG Dip (Cons Tech), A.&C.E.,C.Eng, D.I.C, Eur Ing, M.I.C.E.

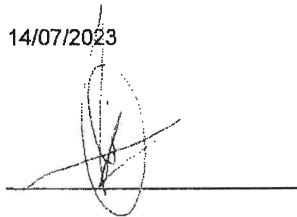
Warrant No.

570

Date

14/07/2023

Signature



Appendix A: Definitions

- **Site Footprint** represents the largest area occupied by the property being valued (internal + external areas), at any particular floor. This area should exclude common spaces or other adjoining 3rd party properties.
- **Floor** is the floor number that the property is situated on. This field should only be filled in for apartments, penthouses and maisonettes. Ground floor and semi-basements should be flagged as 0. Higher levels should be flagged accordingly e.g. 1st Floor = 1 etc.
- **Gross Internal Area** is the total area of the whole unit including all rooms and internal spaces, this includes wall thickness (owned party wall to be included) but excluding yards, backyards and shafts. In addition, a garage which is not an integral part of the dwelling but situated in the vicinity of property being sold/bought in the same contract of sale should be included in the size of the property. This area should exclude common spaces.
- **Size of Property** should be calculated on the footprint of the plot on which the property is built per floor, including yards, shafts, front garden etc. (i.e. GIA + External Areas). In addition, a garage which is not an integral part of the dwelling but situated in the vicinity of property being sold/bought in the same contract of sale should be included in the size of the property. This area should exclude common spaces.
- **Year built** is the year that the property was built or when not available the year in which the permit was issued.
- **Lift:** the availability of lift should be flagged if the lift is installed and/or the space of a lift is present. This field should only be filled in for apartments and penthouses.
- **Views:** the presence of views should be flagged only if the view is seen from inside the property and/or from the balcony. Views seen from the roof top should not be included.

Appendix B: Development Profile and Calculations

Comparable Rates

The rate per square meters for undeveloped land according to the market data presented in Table B1 below.

Type of Property	Level	Property State	Location	Value	Value Less 5%	Site Footprint	
Agriculture Land		Undeveloped Land	Zabbar	€ 325,000.00	€ 309,523.81	2,000.0 sqm	€154.80
Agriculture Land		Farm	Kalkara	€ 3,950,000.00	€ 3,761,904.76	23,400.0 sqm	€160.80
Agriculture Land		Undeveloped Land	Zabbar	€ 2,745,000.00	€ 2,614,285.71	15,165.0 sqm	€172.40
Average							€155.20
Minima							€147.73
Maxima							€164.55

Table B1 – Comparable rates per square meters for undevelopment land

Unit Name/Number	Floor	Type	Area Considered	Gross Area	Rate per sqm	Market Value	Total Market Value
				m ²	€/ m ²	€	€
Undeveloped Land			Site Footprint	1,510.00	155.25	234.421.70	234.421.70
Subtotal							234.421.70

Table B2 – Market Value

	Value	Yield	Net rental income	Management Cost percentage	Gross Rental income
	€	%	€	%	€
DCF 1	234,421.70	2.50%	5860.542459	5.00	6168.99

Table B3 – Calculation for annual rent

Valuation Conclusion

After having taken into consideration the above-mentioned assumptions and assessed the development in view of Planning Authority policies, local plan issues and the fact that the site is freehold and taking into account the potential use of the said property, I consider the following:

Total Annual Ground Rent = € 6,170

Appendix C: Data Summary

Property Address	Trejqa tal-Fata under Sur ta' San Gakmu in District Park SMIA 12, Zabbar
Property Title	Freehold
Years Remaining	- NA -
Ground Rent Payable	€ Nil
Property Usage	Commercial:
Current State	Undeveloped Land
New Building	No
Site Footprint	1,510m ²
Availability of Garden	No
Availability of Pool	No
No. of Bedrooms	Not Applicable
Availability of Lift	No
Floor Level	Not Applicable
EPC Value	Not Available
Availability of Views	No Views
Valuation Methodology	DCF on cashflows (Net Income)
Annual Ground Rent	€ 6,170
Valuer	Perit David Grima
Warrant No.	570
Date of Issue	14/07/2023

Appendix D: Planning History and Constraints

At the time of writing of this report the following Planning Authority applications were traced on the PA website.

Case Number	Description of Works	Decision Publication Date	Case Status
EC/00171/03	Illegal dumping of heavy vehicles and other scap material on public land without permit	Not Applicable	Owner/Occupier removed illegality
PA/03069/18	Proposed Regional Park as specified in Local Plan	06/07/2020	Withdrawn by Applicant
PA/03682/19	To propose the construction of a well-maintained bring-in site that shall replace a currently abandoned site. This project aims to provide a 24 hour access waste disposing facility with surveillance that shall allow all authorised users to dispose waste beyond the daily scheduled waste collection. The works will only consists of minimal interventions to the ground, excluding any excavations and the surrounding fortifications will not be tempered with.	04/05/2020	Withdrawn by Applicant

Location & Planning Policy Considerations

The property is situated within South Malta Local Plan (SMLP).

The following are the relevant policy documents:

South Malta Local Plan, July 2006 (SMLP)

Zabbar Policy Map – Property in question is marked within the and is within the District Park SMIA 12.

South Malta Local Plan, July 2006 (SMLP)

Zabbar Building Heights – Property in question is marked within the Outside Development Zone and within the Urban Conservation Area SMCO 01.

