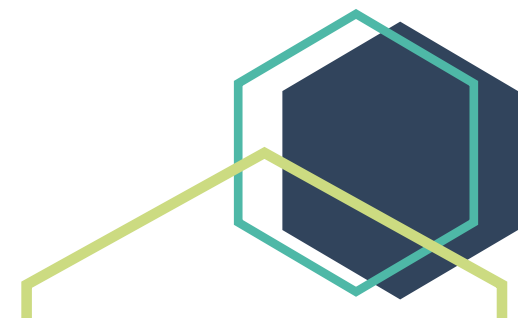




GOZO REGIONAL
DEVELOPMENT AUTHORITY

Designing According to Context

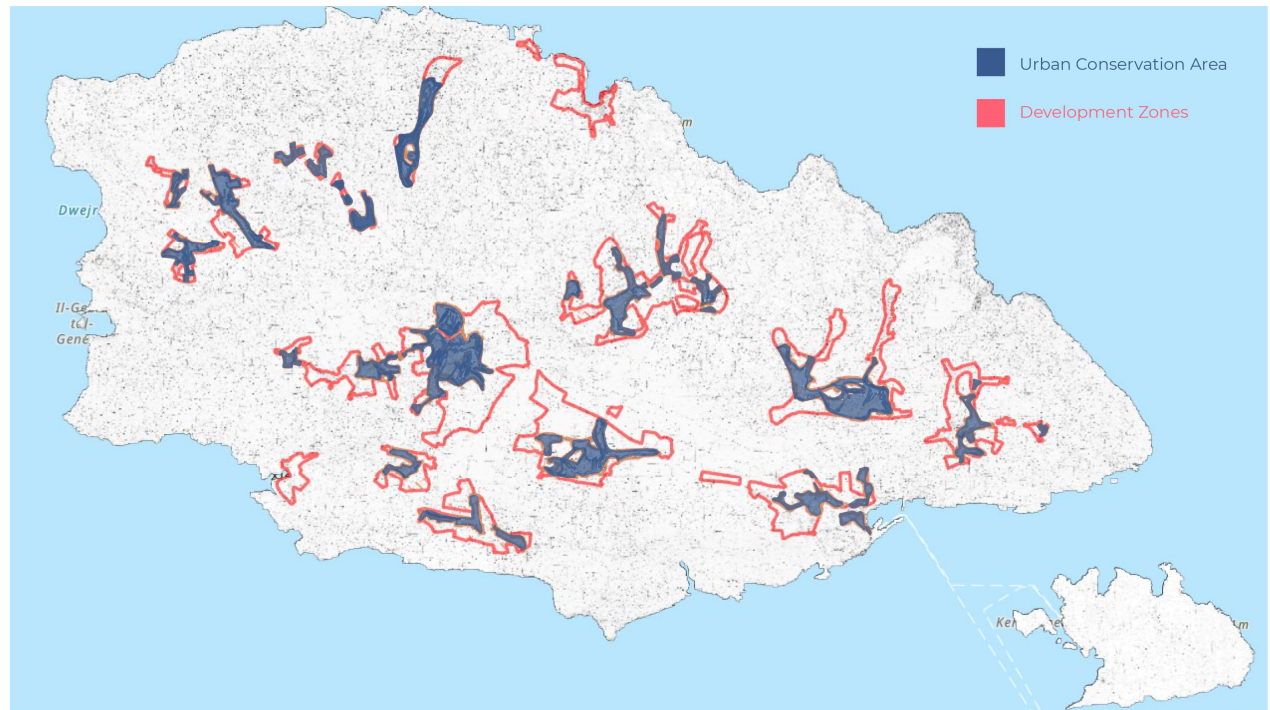
Mario Borg
GRDA CEO



Regional Development Strategy

DESIGNING ACCORDING TO CONTEXT

Gozo's identity is a strength and its distinctiveness from the main Island is a source of value added. Urban and architectural design play an integral role to preserve and enhance these features. The preservation of such characteristics is not compatible with low-quality urban and architectural buildings that impose a negative impact on the community in terms of both visual and social terms. To ensure that Gozo's urban and architectural distinctiveness is maintained, policies need to adopt a more context-derived design. This approach includes, but is not limited to, the contextual delivery of both residential and commercial properties and should seek to incorporate sensitive contemporary interventions within heritage urban fabrics in a way that ensures long-lasting, high quality urban environments; whilst prioritising the preservation of areas of high conservation.



Source: GRDA



Development, Construction & Real Estate in Gozo

GRDA NOTE

Construction and
Real Estate
Development in Gozo

May 2021

GRDA OUTLOOK NOTE

Outlook 2022 - 2024 &
Budget Proposals for 2023

September 2022

GRDA NOTE

The demand side of the
Construction and
Real Estate Industry

October 2021

GRDA NOTE

Outlook 2023 - 2025 &
Budget Proposals for 2024

September 2023

Perspettivi

A Gozo Review

Issue 1



Economic Factors Underpinning
the Real Estate Market in Gozo

Mario Borg & Gevit Duca

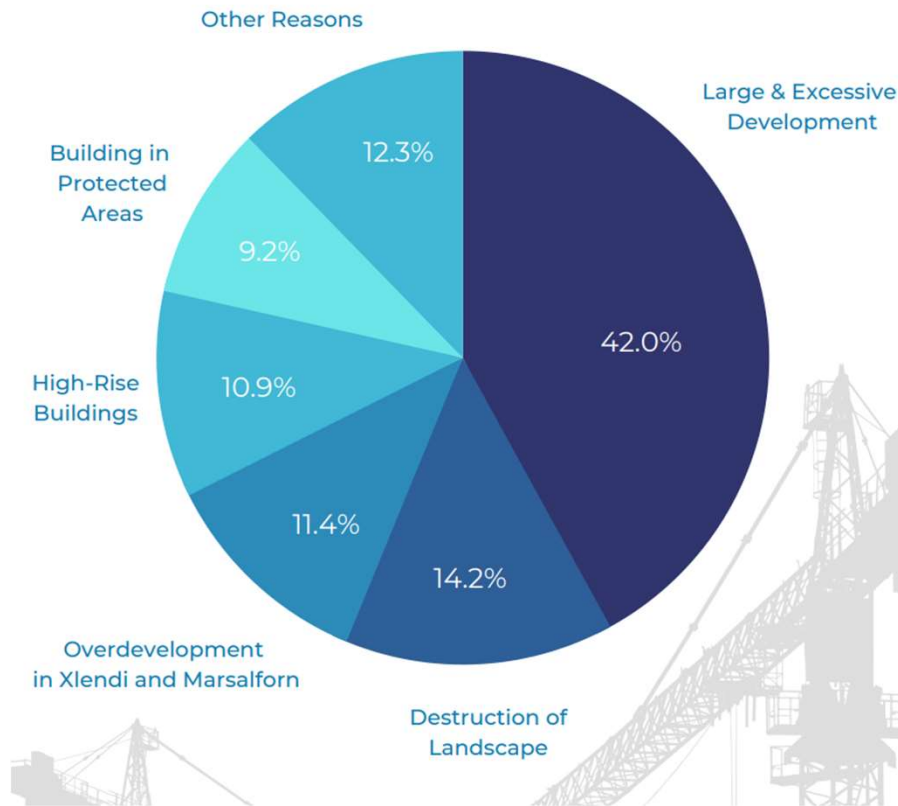
April 2022



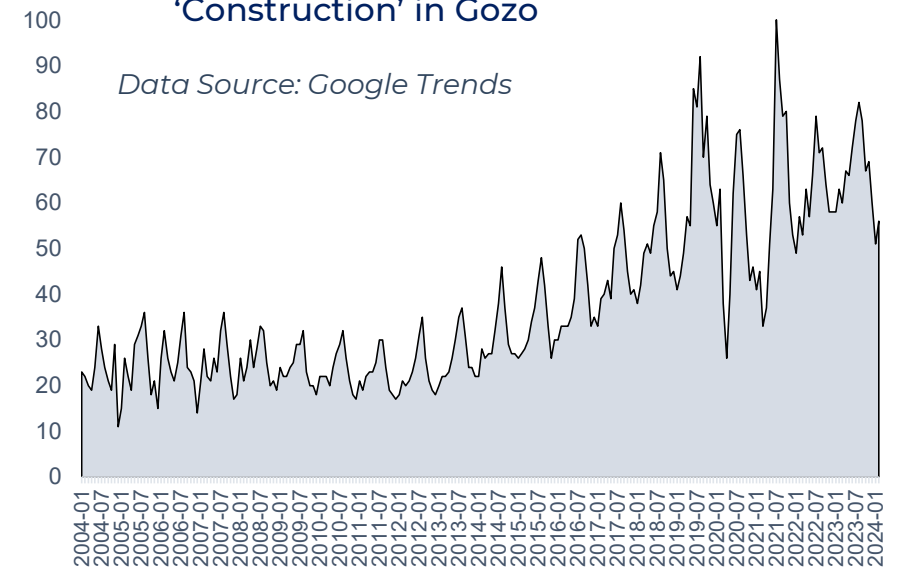


Development, Construction & Real Estate in Gozo

Aspects that bother Gozitans



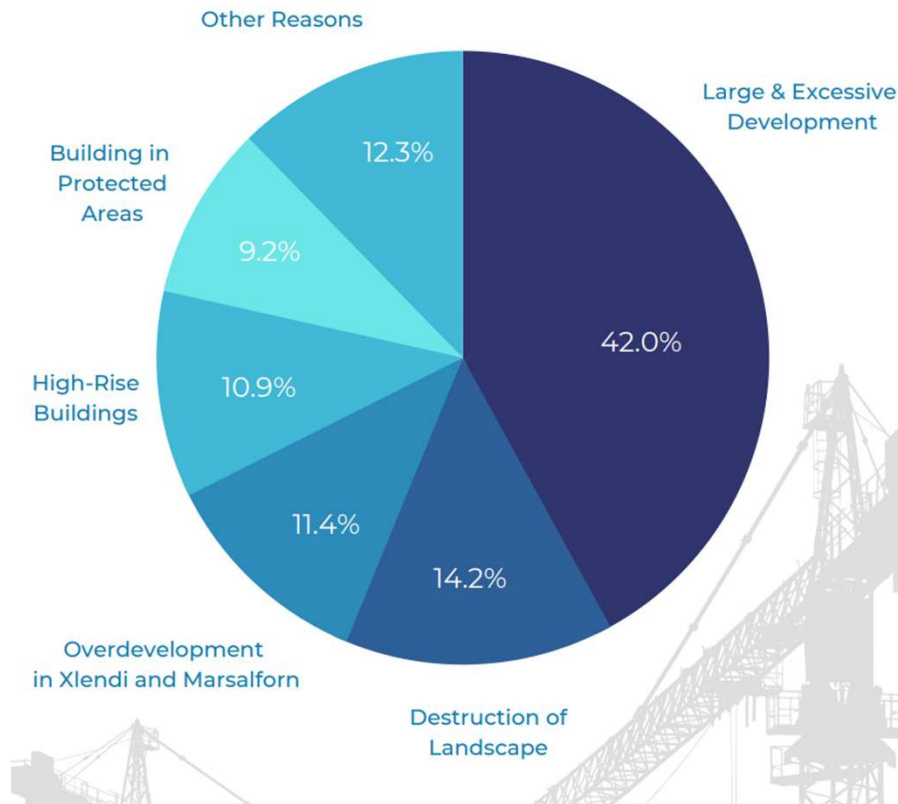
Interest in 'Overdevelopment' & 'Construction' in Gozo



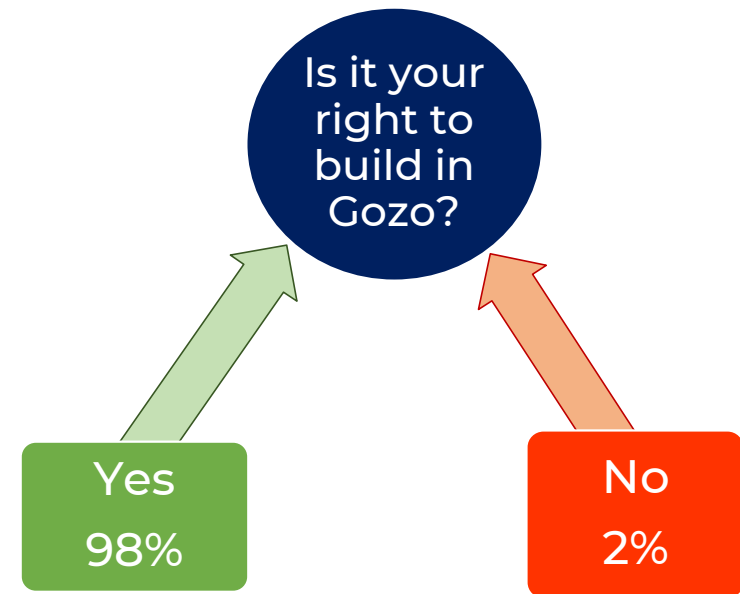
Source: GRDA Survey about Gozo amongst Gozitan residents (2022)

Development, Construction & Real Estate in Gozo

Aspects that bother Gozitans



Right to build in Gozo

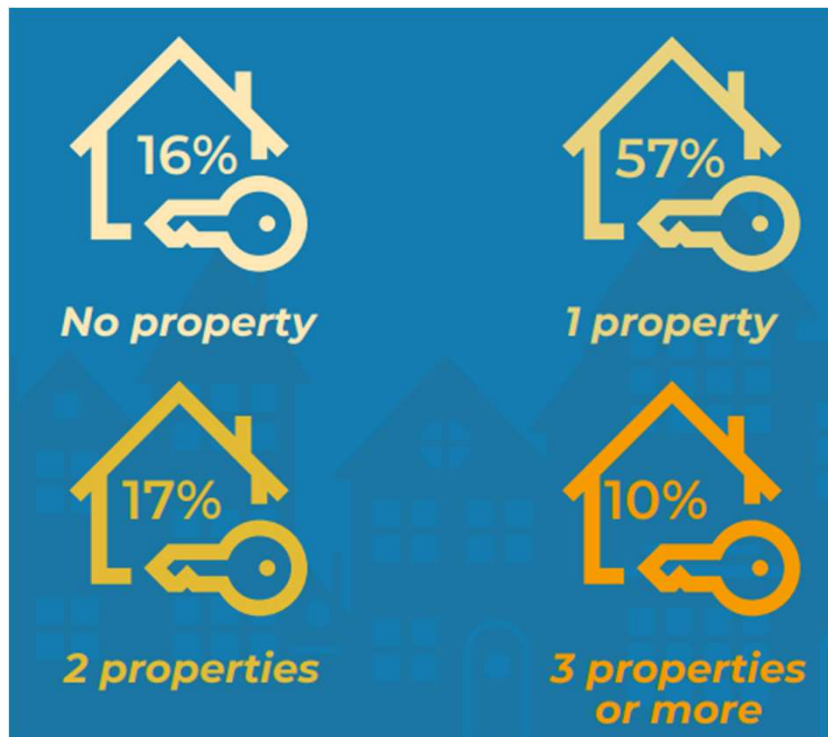


Source: GRDA Survey about Gozo amongst Gozitan residents (2022)



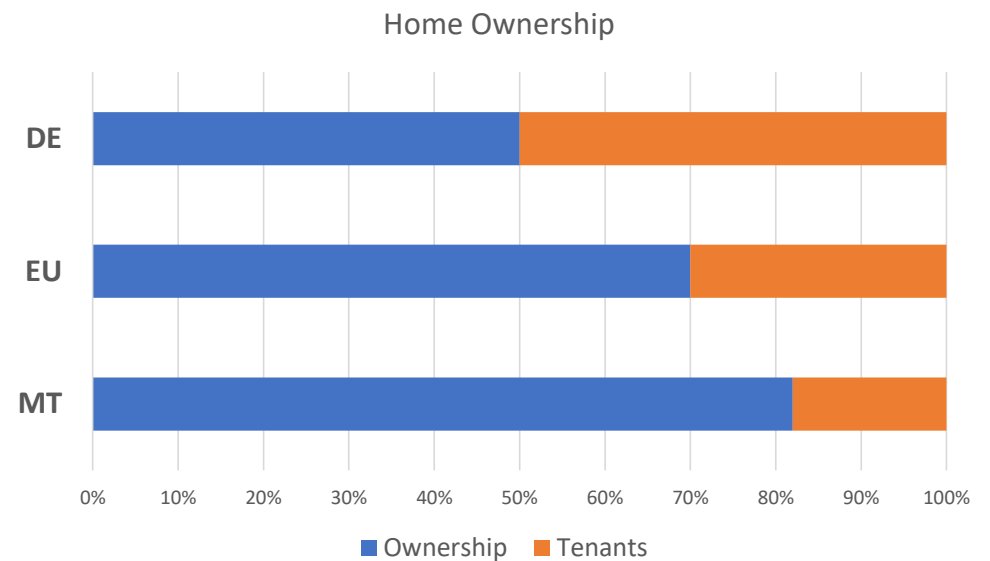
Demand for Real Estate in Gozo

Property ownership of Gozo residents



Source: GRDA Survey about Gozo amongst Gozitan residents (2022)

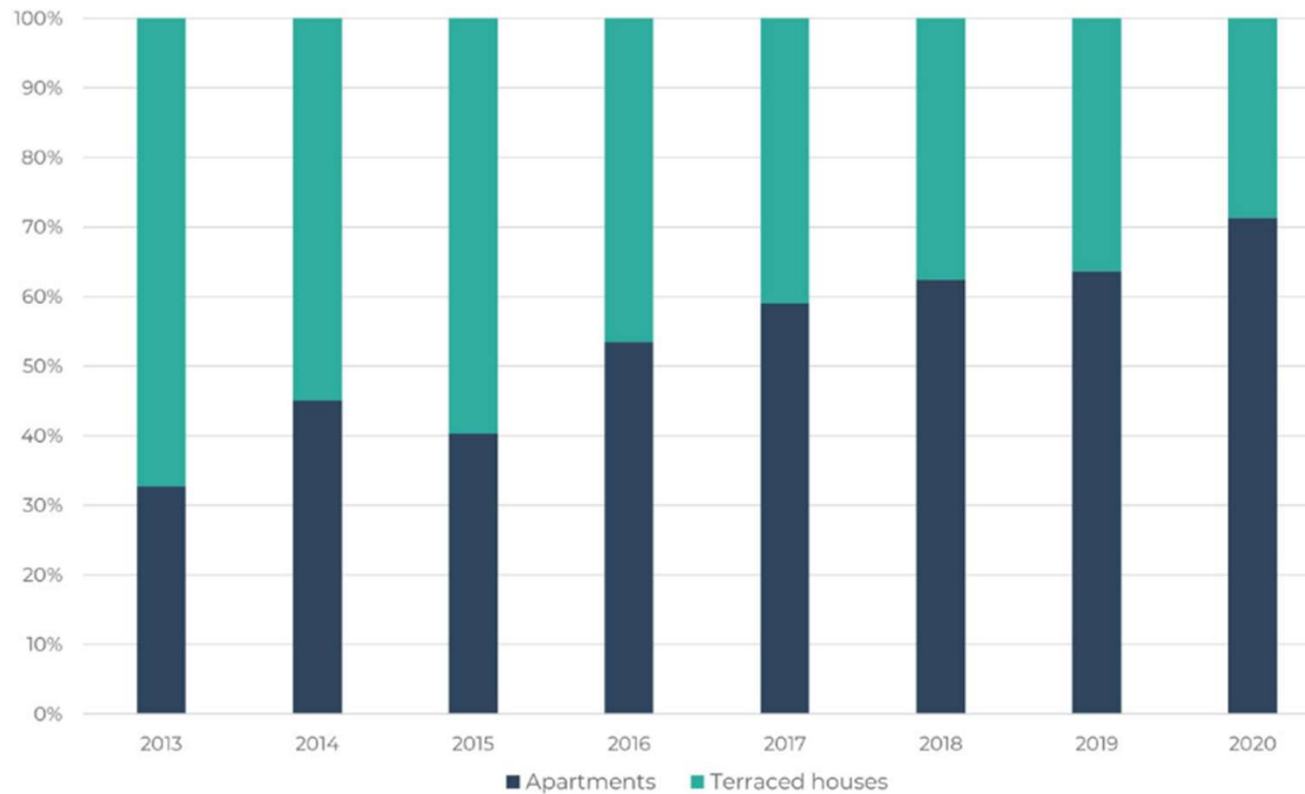
Share of people living in households owning or renting their home, 2020



Source: Eurostat



Supply of Real Estate in Gozo: A Shift in the (semi) Urban environment



Data Source: PQ 20714 & 19565 (Legislature XIII)



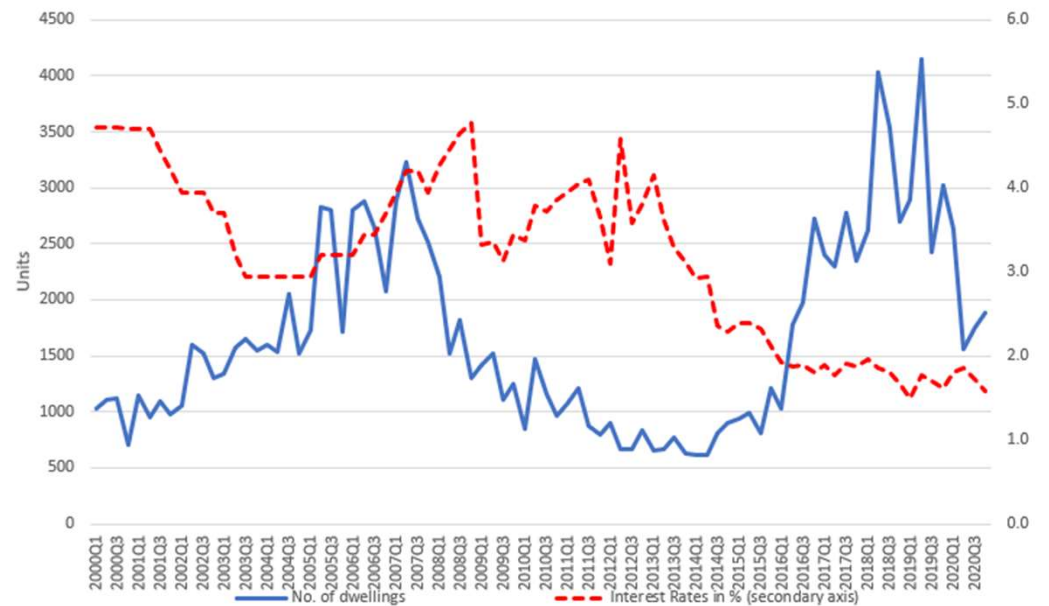
Demand Factors: Real Estate as an Asset

The Relative Benchmarking of the Real Estate as an Asset Class



Data Source: Central Bank of Malta

Units of Dwellings and Interest Rates

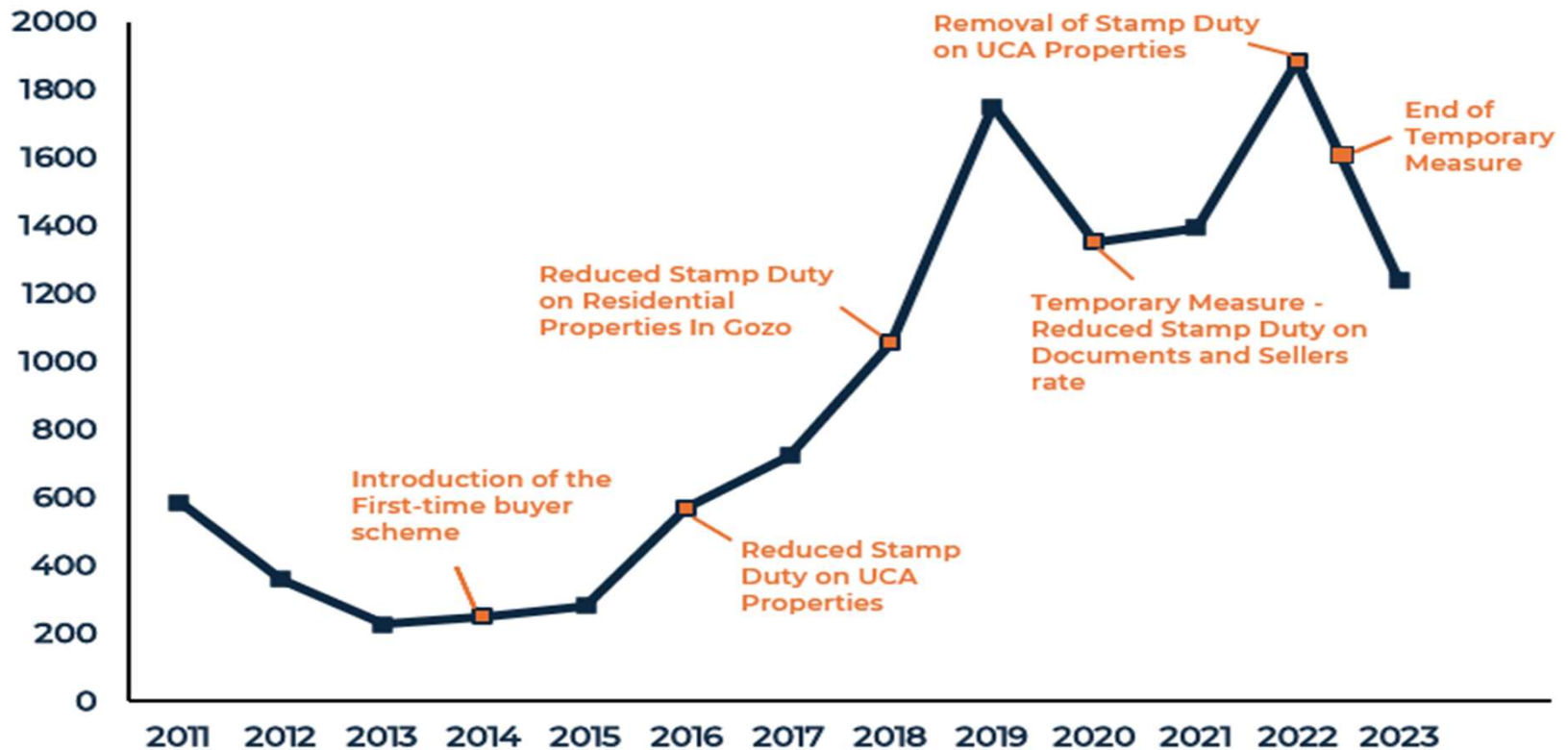


Data Source: Central Bank of Malta



Demand Factors: Fiscal Measures

Approved Residential Units in Gozo



Data Source: Planning Authority



Context derived design is not a novel concept

The SPED of 2015 treats Gozo as a distinct spatial area and emphasises the importance of recognising the distinctive characteristics of Gozo to ensure that policies for Gozo are not just a replication of a 'one size fits all' approach but are created with Gozo's specific needs at the centre of policy making.

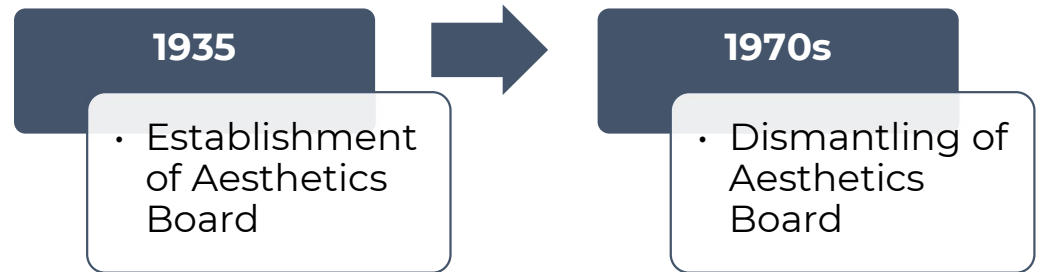




Gozo as a Region: Gozo Design Advisory Committee

Facade design checklist (non-UCA applications):

- Building Height
- Street alignment
- Balcony projections
- Material





Gozo Design Advisory Committee

- A proposal that Gozo be designated as an area of special importance in terms of aesthetics and design, with an ad-hoc Design Advisory Committee for the entire Island.
- The Design Advisory Committee shall serve as a dedicated body responsible for making recommendations with respect to development applications in Gozo.
- Main role would be to provide professional and expert advice to the Planning Board in relation to aesthetics and design in development applications in Gozo.



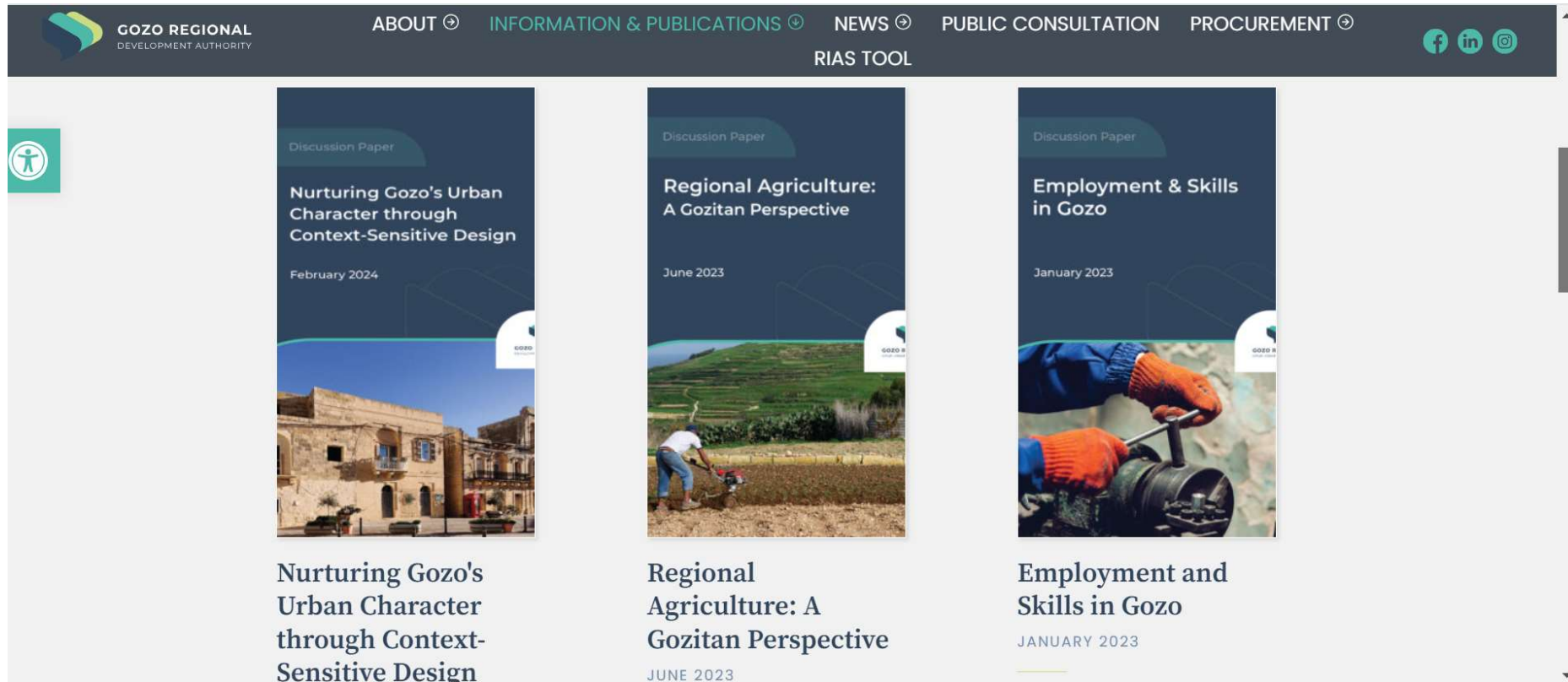
Context is Key



Context is Key



GRDA Document: Nurturing Gozo's Urban Character through Context Sensitive Design



<https://grda.mt/wp-content/uploads/2024/02/Nurturing-Gozos-Urban-Character-through-Context-Sensitive-Design-WEB.pdf>



GOZO REGIONAL
DEVELOPMENT AUTHORITY

