

**265. Il-Ministru għall-Edukazzjoni, l-Ispport, iż-Żgħażaġh, ir-Riċerka u l-Innovazzjoni, l-Onor. Clifton Grima, jipproponi:**

Billi hija l-politika tal-Gvern li jhegġegħ l-isport kif ukoll is-sehem fil-qasam soċjali ta' għaqdiet volontarji, il-Gvern tar-Repubblika ta' Malta beħsiebu jagħti erba' proprjetajiet lill-Gudja United Football Club b'titolu ta' enfitewsi temporanju, liema proprjetajiet huma deskritti aħjar fl-abbozz tal-ftehim hawn anness ma' din il-Mozzjoni;

U dan wara li dan l-istess Kumitat, nhar il-15 ta' Frar tas-sena 2023 qabel li tiġi trasferita l-proprjetà deskritta taħt il-paragrafu (d) tal-istess abbozz li hu meħmuż ma' din il-Mozzjoni;

U billi huwa maħsub fil-paragrafu (ċ) tal-artikolu 31 tal-Att dwar Artijiet tal-Gvern (Kapitolu 573), li art li tkun proprjetà tal-Gvern jew amministrata minnu tista' tiġi trasferita skont riżoluzzjoni speċjali tal-Kamra tad-Deputati li tkun fis-seħħ fil-waqt tat-trasferiment;

U billi huwa xieraq li t-trasferiment fuq imsemmi jsir skont riżoluzzjoni speċjali tal-Kamra tad-Deputati;

Għalhekk huwa b' dan riżolut illi l-proprjetajiet fuq imsemmija fil-Gudja, kif deskritti aħjar fl-abbozz tal-ftehim anness bħala DOK AB, jiġu mogħtija b'titolu ta' enfitewsi temporanju lill-Gudja United Football Club għaż-żmien, għall-iskop u skont il-pattijiet u kundizzjonijiet imsemmija fl-istess abbozzi.

**12.06.2024**

	<p style="text-align: center;">Illum,</p> <p>Quddiemi Nutar Dottor Joe Cilia, duttur tal-ligi, qegħdin jidhru personalment, wara li vverifikajt l-identità tagħhom permezz tad-dokumenti uffiċjali hawn taħt indikati:-</p> <p>Mill-ewwel parti:-</p> <p>Matthew Pisani, mizzewweg, iben Edwin Pisani u l-mejta Marcelline Pisani nee Scott, imwieled San Giljan fis-7/10/1977 u residenti Swieqi (Karta ta' l-identità numru 487077M), li qed jidher fuq dan l-Att fil-kwalità tiegħu ta' Chairperson, għan-nom u in rappreżentanza ta' <b>SportMalta</b> (bħala s-successur fit-titolu tal-Kunsill Malti għall-iSport), ta' Cottonera Sports Complex, Cottonera Avenue, Bormla BML 9020; kif debitament awtorizzat:-</p> <p>U għalhekk kull referenza f'dana l-att għal SportMalta għandu jinftehem bħala għall-Kunsill Malti għall-iSport u vice versa;</p> <p>- aktar 'l isfel imsejjañ "<b>SportMalta</b>".</p> <p>Mit-tieni parti:-</p> <p>Duncan Borg Myatt, avukat, legalment isseparat, bin Joseph Borg Myatt u Emanuela Borg Myatt nee Giuliano, mwieled H'Attard fl-1/1/1978 u residenti 'Aveira', Penthouse numru disgha (9), Triq Santa Margherita, Siggiewi (Karta ta' l-identità numru 445758M), Gordon Grech, mizzewweg, <i>self-employed</i>, bin George Grech u l-mejta Lilian Grech nee Saliba, imwieled il-Pieta' fis-17/1/1983 u residenti f'numru tletin (30), Flat numru hamsa (5), Misrah Karmenu Grima, Zejtun (Karta ta' l-identità numru 90683M), u Roderick Sghendo, mizzewweg, direttur ta' kumoanija, bin Aurelio Sghendo u Marija Sghendo nee Miceli, imwieled il-Pieta' fil-11/2/1984 u residenti f'numru sitta u ghoxrin ittra A (26A), 'Olive Grove', Flat numru tlieta (3), Triq San Pawl, Gudja (Karta ta' l-identità numru 113184M), li qegħdin jidhru fil-kariga tagħhom ta' President, Segretarju u Tezorier rispettivament li qegħdin jidhru fuq dan l-att għan-nom u in rappreżentanza ta' <b>Gudja United Football Club</b> ta' numru erbgha u tletin (34), Triq il-Kbira, Gudja [b'numru tar-Registrazzjoni ma' SportMalta ittri 'SM' sbarra ittra 'C' sbarra zero tnejn tnejn (SM/C/022) kif debitament awtorizzati permezz ta' riżoluzzjoni tal-kumitat hawn annessa u</p>	<p>Att Numru:</p> <p>Enfitewsi Temporanja</p> <p>Ins:</p> <p>Vol.I.:</p>
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mmarkata "Dokument R";

- aktar 'l isfel flimkien u solidalment bejniethom imsejħin "il-klabb".

Minni Nutar identifikati permezz tad-dokumenti ufficjali fuq indikati.

Għaldaqstant bis-saħħa ta' dan l-att, SportMalta qiegħed jikkonċedi b'titolu t'enfitewsi temporanja għal perjodu ta' ħamsa u erbgħin (45) sena b'effett mil-lum, lil fuq imsemmi klabb, li bl-istess titolu qiegħed jaċċetta u jakkwista is-sit li jinsab f'Dawret il-Gudja, l-Gudja tal-kejl ta' circa sebat elef tlett mija u sebghin metri kwadri (7370mk) konfinanti minn-Nofs-in-Nhar in parti ma' triq pubblika magħrufha bhala Dawret il-Gudja u in parti ma' proprjeta' tal-Gvern ta' Malta, jew is-successuri tieghu fit-titolu, u mill-irjihat l-ohrajn kollha ma' proprjeta' tal-Gvern ta' Malta, jew is-successuri tieghu fit-titolu, jew irjeh verjuri, konsistenti fis-segweni :-

(a) il-bicca art li magħrufha bhala porzjoni A f'konsistenti f'*football ground*, inkluz il-*football ground* izghar bit-*turf* artifizjali anness, kif ukoll il-binja konsistenti f'*changing rooms* u bottegin, li lkoll jinsabu fi sqaq bla isem li tidhol għalih minn Dawret il-Gudja, fil-limiti tal-Gudja, li kollox flimkien igib il-kejl superficjali ta' circa erbat elef u hames mitt metri kwadri (4500m<sup>2</sup>), u konfinanti mit-Tramuntana, minn-Nofs-in-Nhar u mil-Lvant ma' proprjeta' tal-Gvern, jew irjeh verjuri, kif delineati bil-kulur ahmar fil-pjanta ittri PD mitejn u disgha u ghoxrin sottosink elfejn u tlieta sottosink ittra A (P.D. 229\_2003\_A), li tinsab annessa mal-Avviz Legali numru mitejn u tlieta sbarra elfejn u tmienja (A.L. 203/2008) u li kopja tagħha qed tigi hawn annessa u mmarkata Dokument "A", kif irregistrat mad-Dipartiment tal-Artijiet bhala Tenement bin-numru sebgha disgha tlieta tmienja sitta (79386);

(b) il-porzjoni diviza t'art konsistenti fl-ex-Bocci Club u l-*pitch* tal-bocci tal-kejl ta' circa tlett mija u sitta u disghin metri kwadri (396mk), li jinsabu biswit il-grawnd tal-futbol fuq deskritt taht il-paragrafu (a), konfinanti mill-irjehat kollha ma' proprjeta' tal-Gvern jew irjeh verjuri, kif delineati bil-kulur ahmar fil-pjanta P.D. 41/2000/A, li kopja tagħha qed tigi hawn annessa u mmarkata Dokument 'B', kif irregistrata mad-Dipartiment tal-Artijiet bhala Tenement numru sebgha tmienja siebgha tmienja disgha (78789) ;

(c) il-porzjoni diviza t'art tal-kejl ta' circa mitejn u sbghatax il-metri kwadri (217mk), magħrufha bhala porzjoni 'C' biswit il-grawnd tal-futbol fuq deskritt taht paragrafu (a), f'Dawret il-Gudja, il-Gudja, konfinanti mit-Tramuntana, minn-Nofs-in-Nhar u mill-Punent ma'

proprijeta' tal-Gvern ta' Malta, jew is-successuri tieghu fit-titolu, jew irjeh verjuri, kif murija fil-pjanta ittri PD numru elfejn u hdax sottosink tmien mija u sitta u tletin (PD 2011\_836) li tinsab annessa ma' l-Avviz Legali numru mitejn u dsatax tas-sena elfejn iu tnax (AL 219/2012) u li kopja taghha tinsab hawn annessa u mmarkata Dokument 'C', kif irregistrata mad-Dipartiment tal-Artijiet bhala Tenement ittra 'E' bin-numru tnejn sitta erbgha disgha tmienja (E26498);

(d) il-porzjoni diviza t'art tal-kejl ta' circa elfejn mitejn u sebgha u hamsin metri kwadri (2257mk), konfinanti mit-Tramuntana ma' Dawret il-Gudja, mill-Punent mal-grawnd tal-futbol fuq deskritt taht il-paragrafu (a), u mit-Tramuntana ma' proprjeta' tal-Gvern ta' Malta, jew is-successuri tieghu fit-titolu, jew irjeh vejuri, inkluz kwalunwe servitujiet ezistenti u inkluz kwalunkwe drittijiet ta' passagg favur proprjetajiet adjacenti, kif delineata bil-kulur ahmar fil-pjanta ittri PD numru mitejn u disgha u ghoxrin sottosink elfejnu tlieta sottosink ittra A sottosink numru wiehed (PD229\_2003\_A\_1), li kopja taghha qed tigi hawn annessa u mmarkata Dokument 'D'

L-imsemmija porzjoni t'art fit-totalita' taghha tinsab indikata fuq is-siteplan formanti parti mill-Form E tar-Registru tal-Artijiet li kopja taghha qed tigi 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' **sittaxil-elf ewro (€16,000)** 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 ta' **tmin mitt ewro (€800)**. F'gheluq kull perjodu ta' hames (5) snin mill-llum, dan l-ammont ta' cens ghandu jigi rivedut b'zieda ta' ghaxra fil-mija (10%) tac-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. Dan l-ammont ta' cens gie stabbilit skond il-Valutazzjoni li qed tigi hawn annessa u mmarkata Dokument 'V'.

(2) Iz-zmien tal-koncessjoni enfitewtika jista' jigi mgedded favur il-klabb fl-gheluq tieghu ghal zmien iehor, kemm il-darba t-tigdid ta' zmien jigi approvat permezz ta' rizoluzzjoni spejali 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 tac-cens jitghallas lill SportMalta u jitqiegheed f'fond imsejjaħ *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 proprjetà jerga' jirritorna lura lill- SportMalta.

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

(6) Il-klabb għandu l-obbligu li jzomm il-proprjetà 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-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-avviz 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 principali 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 jidhol fi sħubija ma' terzi dwar it-tmexxija tal-proprjeta' imsemmija flief, u limitament, għal xi faċilitajiet tal-bottegin, u dan dejjem bl-approvazzjoni ta' SportMalta, u basta ma tinbidilx 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-faċilitajiet li jinstabu fis-sit enfitewtiku. 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-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 proprjeta'.

(17) Jekk il-klabb ixolji jew iżarma, it-titolu fuq l-imsemmija proprjeta' jintemm *ipso facto* u l-proprjeta' 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 joħroġu minn dan l-att, il-klabb qiegħed jipoteka favur ta' SportMalta, aċċettanti, l-beni kollha tiegħu in generali preżenti u futuri oltre l-poteka Speċjali u Privileġġ Speċjali skont il-liġi, fuq il-proprjeta' b'dan l-att trasferita. Għall-fini tal-iskrizzjoni ipotekarja, qed tiġi ffissata s-somma ta' **sittax il-elf mija ewro (€16,000)** 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-proprjeta' fuq deskritta giet mgħoddija lil SportMalta kif ser jinghad:

(a) in kwantu għall-proprjeta' fuq deksritta taht il-paragrafu (a) permezz ta' l-Avviz Legali numru mitejn u tlieta sbarra elfejn u tmienja (A.L. 203/2008);

(b) in kwantu għall-proprjeta' fuq deskritta taht paragrafu (b), permezz ta' l-Att tal-Isport [Kapitolu numru erba' mija ħamsa u ħamsin (Kap 455) tal-Liġijiet ta' Malta];

(c) in kwantu għall-proprjeta' fuq deskritta taht il-paragrafu (c), permezz tal-Avviz Legali numru mitejn u dsatax tas-sena elfejn iu tnax (AL 219/2012);

(d) in kwantu għall-proprjeta' fuq deskritta taht il-paragrafu (d) permezz t'att ta' Trasferiment ta' Drittijiet u Obbligi fl-atti tan-Nutar Dottor Roderick Gatt tas-sebgha t'Ottubru, tas-sena elfejn u tnejn u għoxrin (07/10/2022) skond l-Artikolu numru hamsa (5) tal-*Government Lands Act Att* numru sbatax (XVII) tas-sena elfejn u

sbatax (2017);

L-ebda hlas ta' taxxa tal-boll mhu dovut fuq dan l-att stante illi dan it-trasferiment huwa debitament ezentat permezz tal-Avviz Legali numru mija u ghaxra tas-sena elfejn u erbgħa u ghoxrin (A.L. 110/2024).

Għall-fini tat-Taxxa fuq id-Dħul [Kapitlu numru mija u tlieta u għoxrin (123) tal-Liġijiet ta' Malta] dan it-trasferiment huwa ezentat mill-ħlas ta' taxxa fuq il-qiegħ u dan skont l-artikolu numru erbgħa u tletin (34) tal-Att dwar l-Isport, Kapitlu 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 nomine 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 klabb, kif ukoll l-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 jiġihallu mill-klabb.

Għal fini tal-Att dwar ir-Registrazzjoni tal-Artijiet, jiena Nutar, hawn taht iffirmat, niddikkjara li l-propjeta' immobbli ttrasferita fuq dana l-att tinsab f'area ta' resgistrazzjoni obligatorja u irregistrata permezz tac-certifikati fit-Titolu li jiġbu in-numri tnejn zero zero zero zero tlieta sebgha zero (20000370) u tnejn zero zero zero zero tmienja sitta sebgha (20000867) filwaqt illi hwmm partijietli jinsabu mhux registrati, kif jirrizulta mill-kopja tal-Form E rilevanti tinsab hawn annessa u mmarkata dokument 'LR'.

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 qiegħdin 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 qiegħed isir wara l-approvazzjoni ta' dan it-trasferiment permezz ta' riżoluzzjoni speċjali tal-Kamra tad-Deputati skond l-Artikolu wiehed u tletin (Art 31) tal-istess Kapitlu numru hames mija u tlieta u sebghin (KAP. 573).

Stante illi n-numru ta' dokumenti annessi ma' dana l-att

jammonta ghal aktar minn hamsa (5), ghal kull fini u effett tal-ligi qed jigi hawn anness u mmarkat Dokument 'X' elenku tad-dokumenti annessi ma' dana l-att ghal kull fini u effett tal-Ligi.

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

ELENKU TAD-DOKUMENTI – DOK X

Dok A: Pjanta tal-propejta' deskritta taht il-paragrafu (a);

Dok B: Pjanta tal-propejta' deskritta taht il-paragrafu (b);

Dok C: Pjanta tal-propejta' deskritta taht il-paragrafu (c);

Dok D: Pjanta tal-propejta' deskritta taht il-paragrafu (d);

Dok LR: Kopja tal-Land Registry Form E;

Dok R: Rizoluzzjoni ta' Gudja United FC;

Dok V: Valutazzjoni tal-Perit

Dok X. Elenku tad-Dokumenti

A.L. 203 ta' 1-2008

**ATT DWAR L-ISPORTS**  
(KAP. 455)**Ordni ta' 1-2008 dwar il-Kunsill Malti għall-Ispport**  
(Trasferiment ta' Proprjetà Assenjata) (Nru. 10)

BIS-SAHHA tas-setgħat mogħtija bl-artikolu 16 ta' 1-Att dwar l-Ispports, il-President ta' Malta għamel l-ordni li ġej:-

1. It-titolu ta' dan l-ordni hu Ordni ta' 1-2008 dwar il-Kunsill Malti għall-Ispport (Trasferiment ta' Proprjetà Assenjata) (Nru. 10). Titolu.

2. Il-proprjetà deskritta fl-artiklu 4 ta' dan l-ordni hi b'dan assenjata għall-finijiet tat-tgawdija, pussess, użu u amministrazzjoni tad-drittijiet u obligazzjonijiet li jappartjenu għal dik il-proprjetà assenjata skond l-artiklu 16 ta' 1-Att dwar l-Ispports. Proprjeta' assenjata.

3. Il-proprjetà assenjata fl-artiklu 2 ta' dan l-ordni għandha tiġi trasferita u tkun vestita fil-Kunsill Malti għall-Ispport kif provdut fl-imsemmi artiklu b'seħħ mill-1 ta' Lulju 2008. Jum stabbilit.

4. Il-proprjetà msemmija fl-artiklu 2 ta' dan l-ordni hi din li ġejja, jiġifieri: Deskrizzjoni ta' proprjeta' assenjata.

Biċċa art (*Football Ground*) u binja f'Dawret il-Gudja, Gudja ta' madwar 4,500 metru kwadru kumplessivament, li jmissu mit-Tramuntana, min-Nofs in-Nhar u mil-Lvant ma' proprjetà tal-Gvern, kif delineati bil-kulur ahmar fuq il-pjanta P.D. 229\_2003\_A.



Site Plans S.S. 5467 Scale 1:2500  
 Map Ref. 55449 67784

TENT NO. 79386  
 AREA = 450050 M

GOVERNMENT PROPERTY DIVISION  
 ESTATE MANAGEMENT DEPARTMENT  
 LOCALITY: GUDJA  
 P.D. No: 229\_2003\_A SCALE 1:1000  
 FILE: L119/2002  
 (sgd. S. Scotto) (sgd. J. Caruana)  
 A&CE Director Estate Management  
 DATE: 26/05/2008

Scale 1:1000  
 10 8 16 20 24 28 30 32 34 36 38 40 42 44 46 48 50 52 54 56 58 60 62 64 66 68 70 72 74 76 78 80 82 84 86 88 90 92 94 96 98 100  
 150m

Scale 1:1000  
 10 20 30 40 50 60 70 80 90 100  
 150m

CG

Permezz

79386

113

Illum l-Erbgħa disgħa ta' Settembru,  
tas-sena elfejn u disgħa  
(09/09/2009)

Skrittura Privata

Permezz tal-preżenti skrittura privata, qegħdin jidhru  
preżenzjalment:-

Lokazzjoni

Min-naħa waħda:-

Bernard Vassallo, bin William u Georgina nee Asciak, imwieled Sliema u residenti "Nardelle", numru tnejn u erbgħin (42), Triq l-Imdina, Siggiewi (Karta ta' l-Identita' numru 40271M) u Joseph Cassar, bin Edwin u Teresa sive Tessie nee Ellul, imwieled Paola u joqgħod f'numru erbatax (14), Triq il-Ħaġar, Tarxien (Karta ta' l-Identita' numru 628762M), li qegħdin jidhru fuq dan l-Att fil-kwalita' tagħhom ta' *Chairperson* u *Chief Executive Officer* rispettivament, għannom u fir-rappreżentanza tal-Kunsill Malti għall-iSport, ta' Cottonera Sports Complex, Cottonera, Avenue, Bomla BML 9020; tal-kif debitament awtorizzat:-

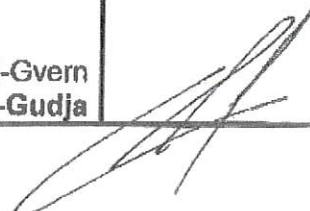
- aktar 'l isfel imsejjah "il-Kunsill".

Min-naħa l-oħra:-

Carmel sive Charles Ellul, impjegat mad-Dipartiment tal-Kultura, bin il-mejjet Leonard u Grace nee Bonnici, imwieled il-Gudja u joqgħod 15, Triq iż-Żgħożija, Gudja u Gordon Grech, *delivery man*, bin George u Emmanuela nee Saliba, imwieled il-Pieta' u joqgħod 70, Main Str., Gudja (Karti ta' l-Identita' numri 483461M u 90683M rispettivament), bħala l-President u s-Segretarju rispettivament ta' **Gudja United Football Club** [b'numru tar-registrazzjoni mal-Kunsill Malti għall-iSports ittri KMS numru Ċ tnejn u għoxrin sbarra elfejn u disgħa (KMS C022/2009)] ta' mija u erbgħa u tletin (134), Triq il-Kbira, Gudja, kif debitament awtorizzati skond 'l hawn annessa riżoluzzjoni mmarkata dokument "R", tal-istess aktar l'isfel imsejja "is-Socjeta'".

Il-komparenti rappreżentanti tal-klabb qegħdin jiddikjaraw u jippremettu li jafu bil-kundizzjoni attwali tal-proprjeta' li ser tiġi ttrasferita lilhom fuq din il-preżenti skrittura privata u qegħdin jaċċettaw din il-kirja bil-kundizzjonijiet hawn taht imsemmija li jiddikjaraw li jafuhom u jintrabtu li jħallsu puntwalment il-kera kif hawn iffissat u jaqdu l-obbligi kollha msemmija.

Għaldaqstant, b'forza ta' din l-iskrittura privata, il-Gvern qiegħed jittrasferixxi b'titolu ta' lokazzjoni (kera) lill-Gudja



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United Football Club, li bl-istess titolu qiegħdin jaċċettaw u jakkwistaw il-biċċa art f'konsistenti f'*football ground*, inkluż il-*football ground* iżgħar bit-*turf* artifiċjali anness, kif ukoll il-binja konsistenti f'*changing rooms* u bottegin, li jinsabu fi sqaq bla isem li tidħol għalih minn Dawret il-Gudja, fil-limiti tal-Gudja, tal-kejl superficjali ta' circa erbat elef u ħames mitt metri kwadri (4500m<sup>2</sup>), u konfinanti mit-Tramuntana, minn Nofs in-Nhar u mil-Lvant ma' proprjeta' tal-Gvern, kif delineati bil-kulur aħmar fil-pjanta P.D. 229\_2003\_A, li qed tiġi hawn annessa u mmarkata Dokument "X", kif irreġistrat mad-Dipartiment tal-Arrijiet b'ħala Tenement bin-numru sebgha disgha tlieta tmienja sitta (79386), u dan versu l-kera kumplessiva kummerċjali u totali t'għaxart elef u mitejn ewro (€10,200), kif issussidjata aktar 'l isfel.

Din il-lokazzjoni (kirja) qiegħda ssir u tiġi aċċettata bil-patti u l-kundizzjonijiet li ġejjin:-

(1) Din il-kirja qiegħda ssir għall-perjodu ta' sittax (16)-il sena, li jibdew jgħoddu mill-lum. L-imsemmi perjodu tal-kirja jista' jiġi prorogat mill-Gvern favur is-soċjeta' fl-għeluq tiegħu għal żewġt (2) perjodi oħra tal-istess durata.

(2) Ir-rata kummerċjali ta' kiri tal-facilita' / art imsemmlja hija ta' għaxart elef u mitejn ewro (€10,200), liema ammont qed jiġi ssussidjat b'ħamsa u disghin fil-mija (95%) mill-Gvern, liema ammont qed jiġi ssussidjat b'ħamsa u disghin fil-mija (95%) mill-Gvern tramite l-Kunsill Malti għall-iSport, ammontanti għal ħames mija u għaxar ewro (€510) fis-sena li b'hekk hija l-kera dovuta mis-soċjeta' kull sena. Madankollu, f'għeluq kull perjodu ta' ħames (5) snin mid-data li tibda tiddekorri din il-lokazzjoni (kirja), dan l-ammont ta' kera jiġi revedut għaz-żieda ta' għaxra fil-mija (10%) tal-kera eżistenti meta issir ir-reviżjoni, biex b'hekk, il-kera li tithallas għal kull ħames (5) snin wara kull revizjoni, tkun il-kera hekk reveduta.

(3) Il-kera għandha tithallas bil-quddiem fl-Uffiċċju tal-Kunsill Malti għall-iSport, f'żewġt (2) rati ndaqs, jiġifieri kull sitt (6) xhur, u l-kera għandha titqies li ma tħallsetx puntwalment jekk xi rata ta' kera ma tkunx tħallset fi żmien tlett (3) ijiem mill-gurnata li fiha l-kerrej ikun gie mitlub, ukoll bil-fomm, mill-Kunsill Malti għall-iSport jew xi haddiehor għalih, biex tħallas dik ir-rata ta' kera dovuta.

(4) Il-ħlas tal-kera jitqiegħed mill-Kunsill Malti għall-iSport f'fond imsejjaħ *Sports Fund*, li jkun amministrat mill-Kunsill Malti għall-iSport.

(5) Il-proprjeta' għandha tintuża esklussivament għall-attivitajiet

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sportiva, li tista' jinkludi uffiċċini amministrattivi għall-attività sportiva, *gymnasiums*, *sport clinics*, u faċilita' ta' bottegin għall-membri tas-socjeta', iżda mhux b'tali mod li tibdel in-natura prinċipali tal-Kumpless Sportiv. Is-socjeta' trid titlob permess lill-Kunsill sabiex tkun tista' topera l-bottegin.

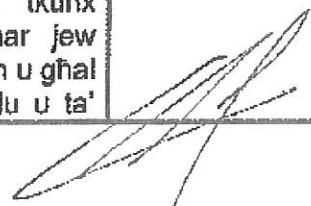
(6) Il-proprjeta' qed tinkera *talé quale*, u s-socjeta' għandha l-obbligu li żżomm l-istess proprjeta' fi stat tajjeb ta' manutenzjoni, u tagħmel dawk ix-xogħlijiet u t-tiswijiet ordinarji u straordinarji kollha neċessarji għal dan il-għan, u dan mingħajr ebda dritt ta' rimbors jew kumpens.

F'kaz li s-socjeta' tħoss il-ftiega jew ikun hemm il-bżonn ta' kwalunkwe xogħol strutturali, s-socjeta' trid titlob permess bil-miktub lill-Kunsill sabiex is-socjeta' tkun tista' twettaq dan ix-xogħol u/jew biex tagħmel talba lill-MEPA. Is-socjeta' ma tistax tapplika għand il-MEPA u/jew twettaq xogħol strutturali mingħajr ma jkollha l-permess bil-miktub tal-Kunsill.

(7) Is-socjeta', qabel ma tibda xi xogħlijiet jew tiswijiet, li bil-ligi jew skond dan il-ftehim għandha tavża b'hekk lill-Kunsill Malti għall-iSport biex ikun jista' jispjazzjona u jissorvelja l-eżekuzzjoni tal-xogħlijiet; u, jekk ikun meqjus xieraq mill-Kunsill Malti għall-iSport, l-istess xogħlijiet jew tiswijiet għandhom jsiru taħt it-tmexxija ta' Perit jew persuna oħra professjonali, aċċettabbli mill-Kunsill Malti għall-iSport, u dan għas-spejjeż tas-socjeta'.

(8) Is-socjeta' tkun responsabbli li ma jigix sfigurati, mutilat, jew isir tibdil fil-fond b'xi skrizzjoni, pittura, skultura, jew kull xogħol jew kitba jew sinjal ieħor dwar xi valur storiku, artistiku, arkeologiku jew ta' antikita' li jista' jkun jeżisti jew li għandu mnejn jinkixef fil-proprjeta', u huwa espressivament miftiehem illi kull oġġett, xogħol, jew sinjal li jkollu dan il-valur, li f'xi żmien jista' jinstab fil-proprjeta', jew f'xi parti tiegħu, għandu jitqies skond kif jingħad fl-Att dwar il-Patrimonju Kulturali (Kapitlu erbgħa miġa u f'amsa u erbgħin [Kap 445] tal-Ligijiet ta' Malta).

(9) Is-socjeta' m'għandiex iżżomm jew taħzen, fl-ebda naħa tal-proprjeta' b'dan il-ftehim mikri lilha, l-ebda merkanzija jew oġġetti li jistgħu jiefdu n-nar jew jisplodu, fosthom oġġetti li jaqdbu/jisplodu malajr kif ukoll oġġetti li x'aktarx, minhabba f'xi kawża, jipproduċu jew iżidu l-periklu ta' ħruq/splużjoni fil-proprjeta', sew minnhom infushom, kemm minhabba li jkunu qrib materjal infjammabbli, jekk is-socjeta' ma tkunx assigurata l-istess proprjeta' kontra l-ħsarat bin-nar jew b'konsegwenza ta' nar permezz ta' polza favur il-Gvern u għal somma daqs il-valur tal-proprjeta' hawnhekk mikri illu u ta'



kull propjeta' tal-Gvern li tmiss miegħu, qiegħda fuqu u/jew taftu, valur li għandu jkun deciz mill-Kunsill Malti għall-iSport jekk is-soċjeta' tagħmel xi haġa kontra dawn l-obbligi, jew tonqos li tassigura l-propjeta', hija tkun responsabbli ta' kull nsara li ssir f'kull naħa ta' l-istess propjeta' bi hruq jew minhabba li jkun sar hruq, inkluż dak il-hruq li jista' jkun sar bla ftija tagħha.

(10) Bla nsara għall-obbligi tas-soċjeta' taft il-Klawsula fuq imsemmija bin-numru sebgħa (7) li tagħmel ix-xogħlijiet ta' manufazzjoni u tiswijiet kif hemm maħsub huma kollha b'karigu tas-soċjeta':-

(i) kull installazzjoni ta' elettriku u ilma fejn ma jeżistux, jekk ikunu meħtieġa.

(ii) il-kiri ta' l-arloġġi ta' l-ilma u l-elettriku għall-konsum, u l-flas tat-telefon u kull installazzjoni oħra, jekk ikun hemm, u kull flas ta' drittijiet dwar dawk is-servizzi u ta' kwalunkwe servizzi oħrajn, tkun responsabilità tas-soċjeta' waħida.

(iii) Is-soċjeta' ma tistax lócedi id-drittijiet tagħha taft din il-lokazzjoni (kirja) jew tissulloka l-fond, sew kollu kemm hu, jew bióca minnu, jew tidhol fi sħubija dwar il-propjeta' fil-kwistjoni, flief fir-rigward tal-facilita' tal-botteġin. Kopja ta' dan il-ftehim aħħari jrid ikun approvat mill-Kunsill Malti għall-iSport.

(11) F'għeluq il-lokazzjoni (kirja) u/jew xoljiment u/jew it-terminazzjoni tagħha, kwalunkwe benefikati jew miljoramenti magħmulin isiru *ipso facto* tal-Gvern u s-soċjeta' m'għandha fl-ebda żmien, dritt ta' kwalunkwe kumpens għal kwalunkwe benefikati jew miljoramenti li tista' tkun għamlet fl-istess propjeta'.

(12) Il-Gvern, permezz tal-Kunsill Malti għall-iSport għandu d-dmir li jara li l-kundizzjonijiet kollha ta' din il-kirja jigu osservati.

(13) Il-propjeta' tkun għall-użu wkoll tal-Youth Nursery ta' l-istess soċjeta' u fil-finijiet ta' l-iskola, l-immobbli tinfetaħ għall-użu tat-tfal ta' l-iskola bla flas flief għal servizzi provduti ta' tindif u sigurtá. Jekk ma jkunx hemm qbil dwar dan il-ftehim, il-kwistjoni tmur quddiem il-Kunsill Malti għall-iSport u d-decizjoni tiegħu tkun finali.

(14) Is-soċjeta' hija direttament responsabbli lejn il-Kunsill Malti għall-iSport, li jirrapreżenta lill-Ministru jew is-Segretarju Parlamentari responsabbli mill-iSport. Għal dan il-għan, kull persuna inkarigata mill-Kunsill Malti għall-iSport, għandha

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tithalla tidhoi biex tagħmel, f'każ ta' bżonn, spezzjoni tal-facilitajiet sportivi ossia proprjeta' mikrija.

(15) Il-Gvern Ċentrali, permezz tal-Ministru responsabbli mill-iSport, għandu jkollu d-dritt li jagħmel użu b'xejn mill-proprjeta' hawnhekk mikrija, għall-perjodu ta' mitejn (200) siegħa b'kollox fis-sena liema siegħat mhux bil-fors li jkunu konsekuttivi. Irid jingħata pre-avviż ta' mill-inqas xahar lis-soċjeta' u d-dati u l-hinijiet jkunu f'fissati mill-Kunsill Malti għall-iSport b'konsultazzjoni mas-soċjeta' kkonċernata.

(16) Fl-użu tal-facilitajiet sportivi tas-soċjeta' m'għandux ikun hemm diskriminazzjoni minhabba kulur, razza, reliġjon, politika jew sess.

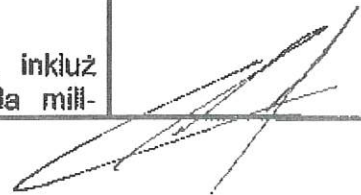
(17) Is-soċjeta' ma tistax iċċedi, tissulloka jew bi kwalunkwe titolu ieħor tiftrasferixxi l-proprjeta' mikrija li terzi persuni jew tidhoi li sħubija dwar it-tnexxija tal-fond imsemmi jew ta' xi parti minnu, hilef għal xi facilitajiet tal-bottegin u dan basta ma finbidlix in-natura prinċipali tal-Kumpless Sportiv kif stipulat fil-Klawsula fuq imsemmija bin-numru ħamsa (5).

(18) Is-soċjeta' għandha l-jedd li tiġbor miżati xierqa u raġonevoli għall-użu temporanju tal-facilitajiet li jinsabu fil-proprjeta'. Il-Kunsill Malti għall-iSport għandu l-jedd li jara li din il-miżata hi waħda xierqa u raġonevoli

(19) Is-soċjeta' għandha tkun affiljata ma' l-Assoċjazzjoni jew Federazzjoni Nazzjonali kif ukoll irregistrata mal-Kunsill Malti għall-iSport. Is-soċjeta' hija obbligata li tagħti lill-Kunsill Malti għall-iSport dak kollu stabbilit fl-Avviż Legali tieta u sittin tas-sena elfejn u tmienja (A.L.63/2008) l-isem tal-membri tal-kumitat u tibgħat kopja ta' l-Accounts. Is-soċjeta' hija obbligata wkoll li tinforma lill-Kunsill Malti għall-iSport bi kwalunkwe tibdil li jkun sar fl-istatut.

(20) Jekk is-soċjeta' ixxolji, jew ittemm ir-registrazzjoni tagħha mal-Kunsill Malti għall-iSport, jew jekk tkun waqfet mill-attività sportiva tagħha, fuq l-imsemmija proprjeta', il-lokazzjoni (kirja) tintemm *ipso iure* u l-proprjeta' imsemmija tgħaddi lura għand il-Kunsill Malti għall-iSport minnufih, bil-miġjoramenti/benefikati kollha li jkunu seħħu fiha. Sabiex jiġi stabbilit jekk is-soċjeta' xoljix jew waqfith mill-attività sportiva tagħha, għandu jittieħed il-parir mingħand il-Kunsill Malti għall-iSport, b'konsultazzjoni ma' l-Għaqda Sportiva Nazzjonali kkonċernata.

(21) B'zieda mad-drittijiet l-oħra li għandu l-Gvern, inkluż tramite il-Kunsill Malti għall-iSport, skond xi waħda mill-



kundizzjonijiet ta' hawnhekk msemija, il-Gvern ikollu l-jedd li jtemm il-lokazzjoni (kirja), jekk is-socjeta` taghmel xi haga bi ksur jew tonqos milli taghmel xi wahda mid-dispozizzjonijiet ta' kull wahda mill-kundizzjonijiet ta' hawn fuq imsemmijin, jew ta' kull kundizzjoni oħra li hija ntrabtet li tosserva u, f'kull kaz, il-lokazzjoni (kirja) tintemm malli, jew minn dik id-data, kif jiddikjara l-Kunsill Malti għall-iSport, ukoll b'permezz ta' ittra, u minghajr il-htiega t' att gudizzjarju.

(22) It-terminazzjoni jew deterjorazzjoni tal-kirja, m'għandhom bi-ebda mod jippreġudikaw id-drittijiet tal-Gvern ossia l-Kunsill Malti għall-iSport, li jkun nqalghu minhabba fl-obbligi jew pieni li tkun dahlet fihom is-socjeta`, obbligi jew pieni li jibqgħu xorta wahda fis-sehħ jew li għandu dritt għalihom il-Gvern ossia l-Kunsill Malti għall-iSport.

(23) L-azzjonijiet tas-socjeta` (jekk ikun il-kaz), ma jistgħux jiġu ttrasferiti *inter vivos* minghajr il-permess bil-miktub tal-Kunsill Malti għall-iSport, liema permess ma jistax jiġi miżmum minghajr raguni valida.

(24) Is-socjeta` hija responsabbli li taghmel tajjeb u żzomm lill-Gvern nieles minn kwalunkwe azzjoni, proceduri u talbiet magħmulin kontra l-istess Gvern, u kwalunkwe telf, danni, spejeż, hlasijiet u obligazzjonijiet li jista' jsofri l-Gvern, direttament jew indirettament, ma' din il-lokazzjoni (kirja) huma fil-karigu ta', u għandha taghmel tajjeb għalihom, is-socjeta`.

Għall kull buon fini qed jiġi ddikjarat lili il-proprjeta` fuq deskritta għet mghoddija lill-Kunsill Malti għall-iSport in forza ta' l-Avviz Legali numru mitejn u tlieta tas-sena elfejn u tmienja (A.L. 203/2008) li dehret fil-Gazzetta tal-Gvern tal-famsa ta' Settembru, tas-sena elfejn u tmienja (5/9/2008).

Dan il-ftehim huwa sogġett għall-approvazzjoni tal-Kamra tad-Deputati cioe' il-Ministru responabbli mill-iSport, għandu, fi zmien erbgha (4) gimghat mid-data li l-Kamra terga' tilitaqa', jqiiegħed kopja ta' dan fuq il-Mejda tal-Kamra, u l-att ikun jorbot u jkun validu biss jekk, wara li tkun tqegħdet kopja tiegħu fuq il-Mejda tal-Kamra tad-Deputati, il-Kamra ma tiddecidix, f'perjodu ta' tmienja u għoxrin (28) gurnata minn meta dik il-kopja tkun hekk tpoggiet, li dan il-ftehim jew att ta' ttrasferiment jiġi rexxiss.

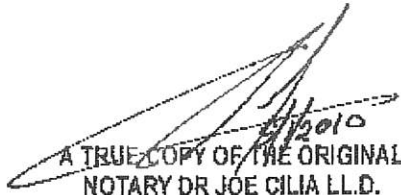
Miktub, moqri u ppublikat wara cerjorazzjoni skond il-ligi f'Malta, Bormla, Vjal Cottoner, fil-Kumplex Sportiv, bla numru ufficjali.

CG

**Firmati: Bernard Vassallo (noe Kunsill Malti għall-iSport)  
Joseph Cassar (noe Kunsill Malti għall-iSport)**

**Charles Ellul (noe Gudja United Football Club)  
Gordon Grech (noe Gudja United Football Club)**

**Dr. Joe Cilia LL.D.  
Nutar Pubbliku, Malta**

  
A TRUE COPY OF THE ORIGINAL  
NOTARY DR JOE CILIA LL.D.

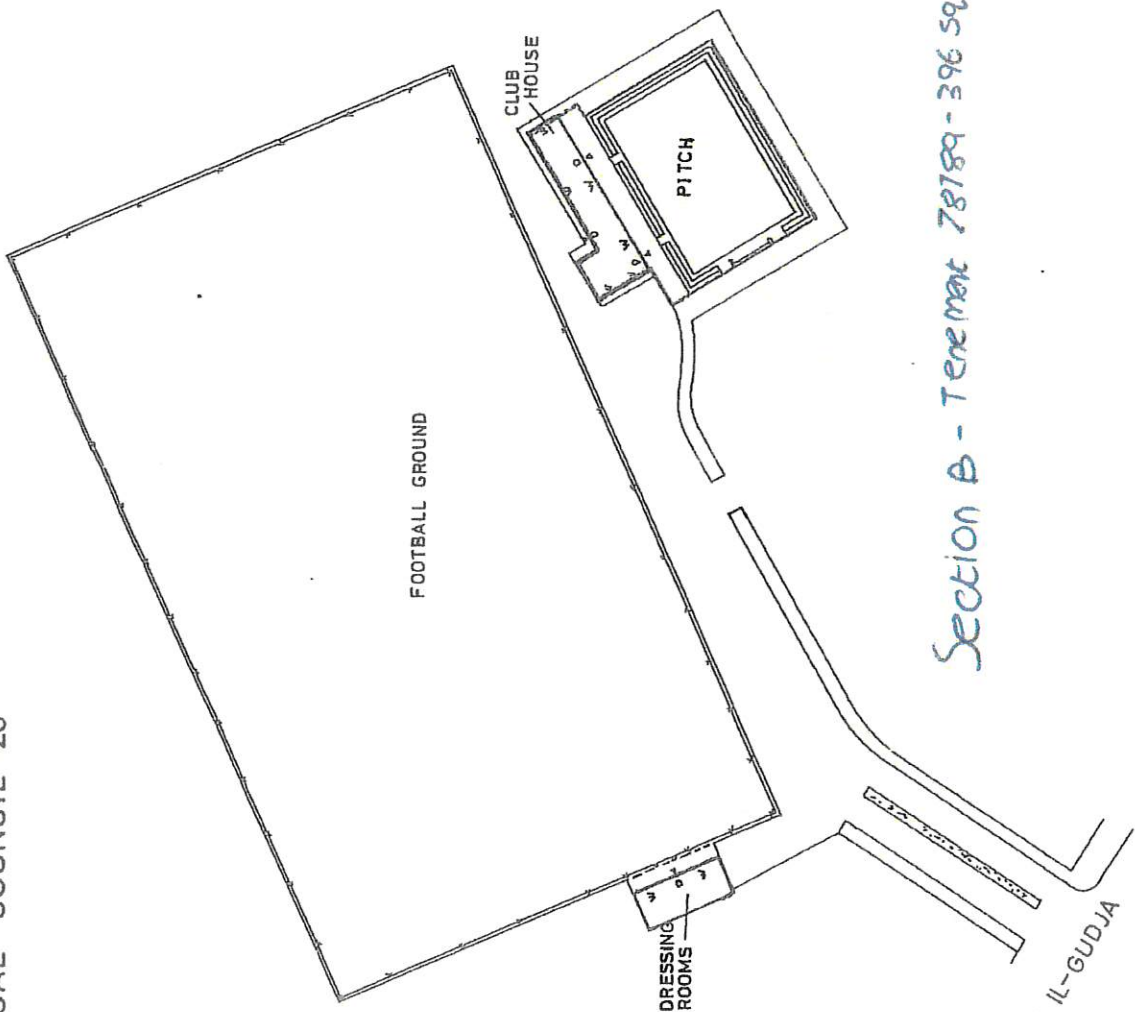
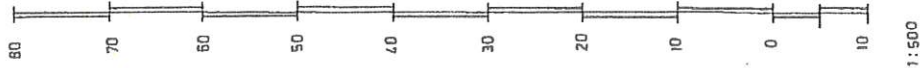
107, Triq il-Knisja, Paola PLA 1074 MALTA  
4, Triq St. Marija, Tarxien TXN 1701 MALTA  
Mob: 9944 4444 Tel: 21664103 / 21807358

*emailed in my records  
dated 9/9/2009*

  
CG

GUDJA LOCAL COUNCIL 20

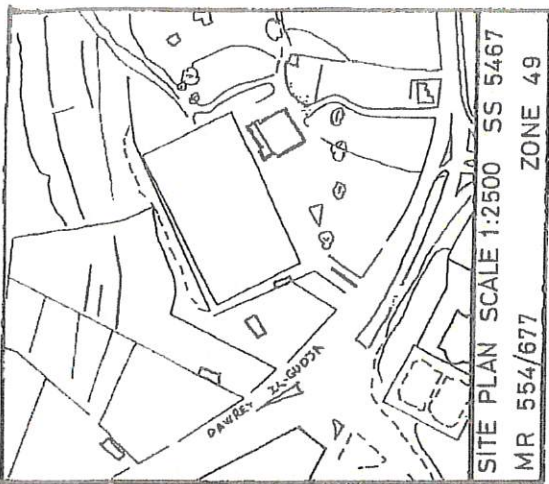
78789



Section B - Tere mat 78789 - 396 sqm



MEASURED ON SITE



SITE PLAN SCALE 1:2500 SS 5467  
 MR 554/677 ZONE 49

*Here is the copy of the plan*  
 Raymond Demicoli  
 Senior Manager Technical Services  
 Business Development Directorate

OFFICE COPY

<b>LAND DEPARTMENT - VALLETTA</b>	
LOCALITY: GUDJA	SCALE: 1:500
DRWG. NO: LD. 41/2000/A	DRAWN BY: <i>[Signature]</i>
FILE: 269/91	CHECKED: <i>[Signature]</i>
ENGINEER: <i>[Signature]</i>	DIR. ESTATE MANAGEMENT
DATE: - 5 APR 2000	DATE: - 5 APR 2000

CG

65

MINISTERU GHALL-GUSTIZZJA  
U GHALL-INTERN  
Taqsimu Proprjeta' tal-Gvern  
DIPARTIMENT TA' L-ARTLIJET



MINISTRY FOR JUSTICE  
AND HOME AFFAIRS  
Government Property Division  
LAND DEPARTMENT

Land: 269/91  
Tenement: 78789

31<sup>st</sup> October 2007


St Patrick's Athletic Club  
c/o Mr Joe Zerafa  
69 Winter Moon  
Triq Karmenu Vassallo  
Iklin

**Club House & Pitch - Dawret il-Gudja - Gudja**

I would like to inform you that in view of the recently enacted Sports Act, the administration of the above-captioned property has been passed to the *Kunsill Malti għall-Isport*.

In view of the above, all matters related to property in question (including payment of rent) should be addressed to the *Kunsill Malti għall-Isport*.

Regards,

  
**P. Catania (Ms)**  
Assistant Principal  
P Catania  
//Director Land

**c.c. Executive Secretary - Kunsill Malti għall-Isport**

**Government Property Division - 1**

**Directorate General**  
Perit John Seiberras  
Director General  
Auberge de Baviere,  
Valletta CMR 02  
Tel. 22953000; Fax. 21234925

**Land Department**  
Albert Mann  
Director  
Auberge de Baviere,  
Valletta CMR 02  
Tel. 22953000; Fax. 21237970

**Joint Office**  
Joseph Sciriha  
Director  
Sa Maison Road,  
Floriana CMR 02  
Tel. 21249678; Fax. 21249679

**Estate Management Department**  
Joseph Caruana, M B A  
Director  
Auberge de Baviere,  
Valletta CMR 02  
Tel. 22953000; Fax. 21220845



78789

21

Laud 269/91

Illum, 7 ta' Settember, 2000

Il-Kummissarju tal-Artijiet bi-awtorizzazzjoni tal-Gvern ta' Malta, jikri bi-s-sahha ta' din l-iskrittura fil *Peter Formica 685744(M)* u *Joseph Zorafa 413455(M)*, President u Segretarju rispettivament ta' *St. Patrick's Athletic Club* (hawn taht imsejjah il-klabb), *l-ex Bocci Club* u *l-Pitch f' Dawret il-Gudja*, Gudja kif muri bi-ahmar fuq pjanta LD 41/2000/A kif registrat bhala Tenement Numru 78789.

L-istess *Peter Formica* u *Joseph Zorafa* jiddikjaraw li jafu bil-kundizzjoni attwali tal-fond u qeghdin jaccettaw din il-kirja bil-kundizzjonijiet hawn taht imsemnija li jiddikjaraw li jafuhom u jinrabbu li jhallsu puntwalment il-kera kif hawn iffissat u jaqdu l-obbligi kollha msemnija.

Din il-kirja qeghda ssir ghall-perjodu ta' sittax il-sena, li jibdew jghoddu minn 7 ta' Settember, 2000. L-imsemni perjodu tal-kirja jista' jigi prorogat mill-Gvern favur il-klabb fl-gheluq tieghu ghal zewg perjodi ohra tal-istess durata.

2. Il-kera hija ta' mitejn Lira Maltin (Lm200.00) fis-sena. F'gheluq kull perjodu ta' hames (5) snin dan l-ammont ta' kera jigu rivedut ghal zieda ta' ghaxra fil-mija (10%) tal-kera ezistenti meta jsir ir-revizjoni, b'hekk il-kera li jithallas ghal kull hames (5) snin wara kull revizjoni tkun il-kera hekk riveduta.

3. Il-kera ghandu jithallas bil-quddiem fl-Ufficju tal-Artijiet f'zewg rati ndaqs jigidieri kull sitt xhur, u l-kera ghandu jitqies li ma thallasx puntwalment jekk xi rata ta' kera ma tkunx thallset fi zmien tlett ijiem mill-gurnata li fiha l-kerrej jkun gie mitlub, ukoll bil-fomm, mill-Kummissarju tal-Artijiet jew xi haddiehor ghalih, b'ix ihallas dik ir-rata ta' kera.

4. Il-hlas tal-kera jitqiegheed mid-Dipartiment tal-Artijiet f'fond imsejjah *Sports Fund*, li jkun amministrat mill-Kunsill Malti ghall-Isport.

5. Il-fond ghandu jintuza esklussivament ghall-attivita' sportiva, li jista' jinkludi ufficini amministrattivi ghall-attivita' sportiva *gymnasiums*, *sport clinics*, u facilitajiet ohra ghal min juza jew jiffrakwenta din il-propjeta', izda mhux tali li jibdeh in-natura principali tal-kumpless sportiv.

6. Il-fond hu mikri *tale quale*, u l-klabb ghandu l-obbligu li jzomm il-fond fi stat tajjeb ta' manutenzjoni u jagħmol dawk ix-xogħolijiet u t-tiswijiet ordinarji u straordinarji kollha necessarji ghal dan il-ghan, u dana minghajr ebda dritt ta' rimbors jew kumpens.

7. Il-klabb ghandu, qabel ma jibda xi xogħlijiet jew tiswijiet li, bil-ligi jew skond dan il-flehim, ghandu jagħmol, javza b'hekk lill-Kummissarju ta' L-Artijiet biex ikun jista' jispezzjona u jissorvelja l-esekuzzjoni tax-xogħol; u, jekk ikun meqjus xieraq mill-Kummissarju tal-Artijiet, l-istess xogħlijiet jew tiswijiet ghandhom isiru taht it-timexxija ta' Perit jew persuna ohra professjonista accettabbli mill-Kummissarju tal-Artijiet u bi spejjez tal-kerrej.

8. Il-klabb jkun responsabbli li ma jigix stigurati, mutilati, jew isir tibdil fil-fond b' xi skrizzjoni,

*[Signature]* *[Signature]*

CG

pittura skultura, jew kull xoghol jew kitba jew sinjal iehor dwar xi valur storiku, artistiku, arkeologiku jew ta' antikita' li jista' jkun jezisti jew li ghandu mnejn jinkixef fil-fond; u huwa espressament misliehem illi kull oggett, xoghol, jew sinjal li jkollu dan il-valur li f' xi zmien jista' jinstab fil-fond jew f' xi parti tieghu, ghandu jitqies skond kif jinghad fl-Att dwar il-Protezzjoni ta' Antikitajiet (Kapitolu 90).

9. Il-klabb m'ghandux izomm jew jahzen fl-ebda naha tal-fond b'dan il-ftehim mikri lilu ebda merkanzija jew oggetti li jistghu jichdu n-nar, fosthom oggetti li jaqbd u malajr kif ukoll oggetti li x'aktarx, minhabba fxi kawza, jipproducu jew izidu l-periklu ta' hruq jew li jinxtered il-hruq tal-fond, sew minnhom infushom, kemm minhabba li jkun qrib materjal infjammabbli, jekk il-kerrej ma jkunx assigura l-istess fond kontra l-hsarat bin-nar jew b'konsegwenza ta' nar b'mezz ta' polza favur il-Gvern u ghal somna daqs il-valur tal-fond hawnhekk mikri lilu u ta' kull propjeta tal-Gvern li triss mieghu, qiegħda fuq u tahtu, valur li ghandu jkun deciz mill-Kunmissarju tal-Artijiet. Jekk il-klabb jagħmel xi haga kontra dawn l-obbligi, jew jonqos li jassigura l-fond, huwa jkun responsabbli ta' kull hsara li ssir f'kull naha ta' l-istess fond bi hruq jew minhabba li jkun sar hruq, inkluz dak il-hruq li jista' jkun sar bla htija tieghu jew minn xi hadd mill-persuni msemmija fl-artikolu 1652 tal-Kodici Civili (Kapitolu 23) jew minhabba fxi kawza kontemplata fl-artikolu 1651 ta' l-istess Kodici.

10. Bla hsara għall-obbligi tal-klabb taht il-klawsola 7 li jagħmel ix-xogħlijiet ta' manutenzjoni u tiswijiet kif hemm mahsub huma kollha b'karigu ta' l-inkwilini:

(a) kull stallazzjoni ta' elettriku u ilma fejn ma jezistux, jekk inkumu meltiega.

(b) il-kiri ta' l-arloggi ta' l-ilma u l-elettriku għall-konsum, u l-hlas tat-telefon u kull stallazzjoni ohra, jekk ikun hemm, u kull hlas ta' drittijiet dwar dawk is-servizzi, tkun responsabbilita' tal-klabb wahdu.

11. Il-klabb ma jistax icedi din il-kirja jew jissulloka l-fond, sew kollu kemm hu jew bicca minnu jew jidhol fi shubija dwar il-fond.

12. Fl-gheluq il-kirja u/jew xoljiment u /jew terminazzjoni ta' kirja, kwalunkwe benefikati jew miljoramenti magħmulin isiru *ipso facto* tal-Gvern u l-klabb ma ghandu fl-ebda zmien, dritt ta' kwalunkwe kumpens għal kwalunkwe benefikati jew miljoramenti li jista' jkun għamcl.

13. Il-Gvern, permezz tal-Kunsill Malti għall-Isport ghandu d-dmir li jara li l-kundizzjoniet kollha ta' din il-kirja jigu osservati.

14. Il-fond ikun għall-uzu wkoll tal-*Youth Nursery* tal-istess klabb u fil-hinijiet ta' l-iskola, l-immobbli tinfetah għall-uzu tat-tfal ta' l-iskola bla hlas hlief għal servizzi provduti ta' tindif u sigurta. Jekk ma jkunx hemm qbil, dwar dan il-ftehim il-kwistjoni tmur quddiem il-Kunsill Malti għall-Isport u d-decizjoni tieghu tkun finali.

15. Il-Ministru jew Segretarju Parlamentari responsabbli mill-Isport ghandu jibghat kopja tal-ftehim tal-kirja bil-kundizzjonijiet kollha misfihma mal-klabb lill-Kunsill Lokali fejn jinsab il-fond.

16. Il-klabb huwa direttament responsabbli lejn il-Kunsill Malti għall-Isport li jirraprezenta lill-Ministru jew is-Segretarju Parlamentari responsabbli mill-Isport. Għal dan il-għan kull persuna inkarigata mill-Kunsill Malti għall-Isport ghandu jithalla jidhol biex jagħmel, f'kaz ta' bżonn, spezzjoni tal-facilitajiet sportivi ossia propjeta' mikrija.

17. Il-Gvern Centrali u l-Kunsill Lokali, permezz tal-Ministru responsabbli mill-Isport, ghandu jkollhom d-dritt li jaghmlu uzu b' xejn mill-fond hawn hekk mikri, għall-perijodu ta' gimghatejn b' kolfox fis-sena liema gimghatejn mhux bil-fors li jkunu konsekuttivi. Trid jinghata pre-avviz ta' mill-anqas xahar lill-klabb u d-dati jkunu fissati f' konsultazzjoni mal-klabb ikkoncernat.

18. Fl-uzu tal-facilitajiet sportivi tal-klabb m' ghandux ikun hemm diskriminazzjoni minhabba kultur, razza, religjon, politika jew sess.

19. Il-klabb ma' jistax icedi, jissuloka jew bi kwalunkwe titolu ichor jitransferixxi l-propjeta' mikrija lil terzi persuni jew jidhol fi shubija dwar it-tnexxija tal-fond imsemmi jew ta' xi parti mirrnu, hlief għal xi facilitajiet tal-*bar* jew *catering* u servizzi ohra, basta ma tmbidix in-natura principali tal-kumpless sportiv kif stipulat fil-klawsola 5.

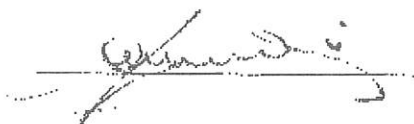
20. Il-klabb ghandu l-jedd li jigbor mizati xierqa u ragjonevli għal uzu temporanju tal-facilitajiet li jinstabu fil-fond. Il-Kunsill Malti għall-Isport ghandu l-jedd li jara li din il-mizata hi wahda xierqa u ragjonevoli.

21. Il-klabb ghandu jkun affiljat mal-Assocjazzjoni jew Federazzjoni Nazzjonali kif ukoll registrat mal-Kunsill Malti għall-Isport. Il-klabb huwa obbligat li jaghti lill-Kunsill tal-Isport kopja ta' l-Istatut; l-isem tal-membri tal-kumitat u jibghat kopja ta' l-*Accounts*. Il-klabb huwa obbligat ukoll li jinforma lill-Kunsill ta' l-Isport bi kwalunkwe tibdil li jkun sar fl-Istatut.

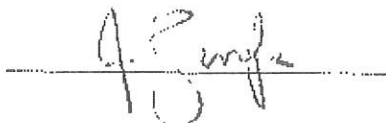
22. Jekk il-klabb ixolji jew jekk ikun waqaf mill-attivitá' sportiva tiegħu, fuq l-imsemmija fond il-kirja tintemm, *ipso iure* u l-fond imsemmi jghaddi lura għand il-Gvern immedjatament bil-miljoramenti/benefikati kollha li jkunu seħħu fih. Sabiex jigi stabbilit jekk klabb xoljiex jew waqafx mill-attivitá' sportiva tiegħu għandu jittiehed il-parir mingħand il-Kunsill Malti għall-Isport b'konsultazzjoni mal-Għaqda Sportiva Nazzjonali koncernata.

23. B' zieda mad-drittijiet l-ohra li għandu l-Gvern skond xi wahda mill-kondizzjonijiet ta' hawnhekk, il-Gvern ikollu l-jedd li jtemm il-kirja jekk il-klabb jagħmel xi haga bi ksur jew jonqos li jagħmel xi wahda mid-disposizzjonijiet ta' kull wahda mill-kondizzjonijiet ta' hawn fuq jew ta' kull kondizzjoni ohra li huwa ntrabat li josserva u , f' kull kaz, il-kirja tintemm malli, jew minn dik id-data, kif jiddikjara l-Kummissarju ta' l-Artijiet jew xi haddiehor għalih, ukoll b' mezz ta' ittra, u mingħajr il-htiega ta' att gudizzjarju.

24. It-terminazzjoni jew detcrminazzjoni tal-kirja m'għandhom bl-ebda mod jippregudikaw id-drittijiet tal-Gvern li jkunu nqalgħu minhabba fl-obbligi jew pieni li jkun dahat fihom il-klabb, obbligi jew pieni li jibqgħu xorta wahda fis-seħħ jew li għandu dritt għalihom il-Gvern.



President



Segretarju

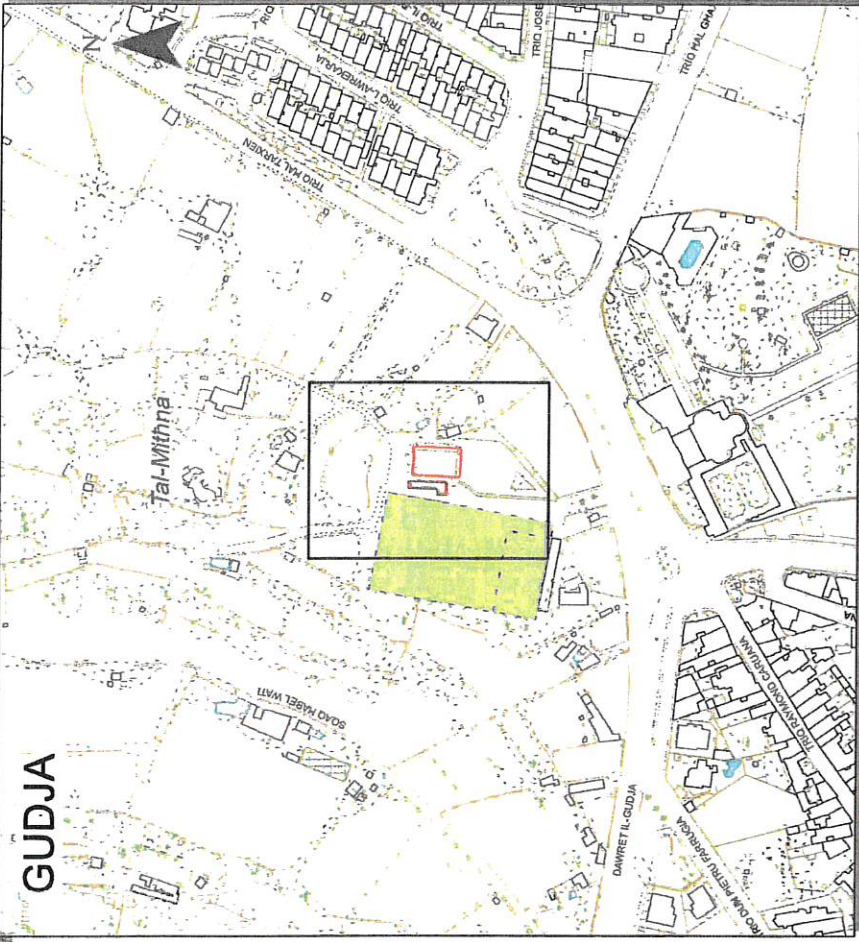
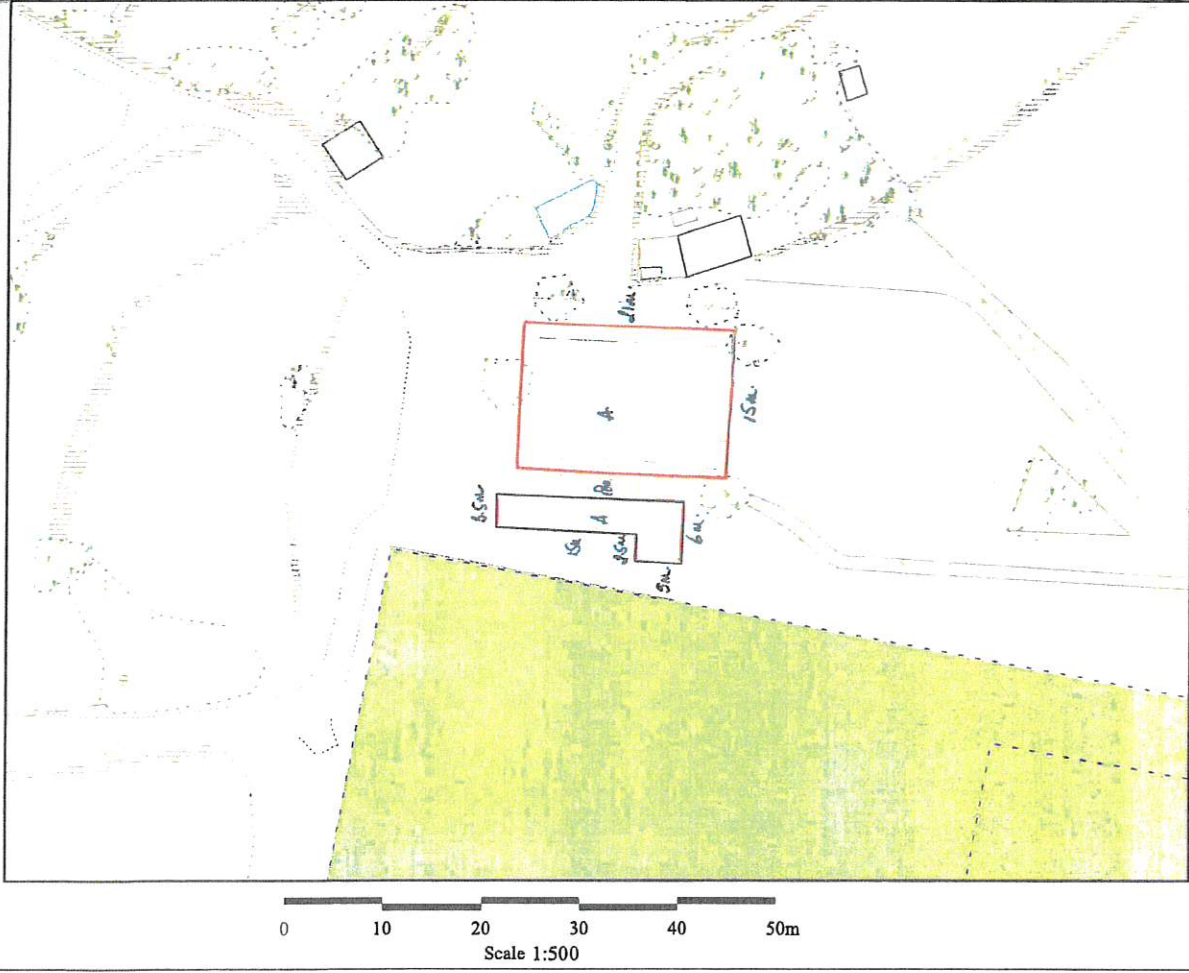


Direttur tal-Artijiet

*Revisyon AT GUDJA*

Dan hu dokument uffiċjali għall-użu biss fir-Registru ta' l-Artijiet

This is an official document for Land Registry use only



Government of Malta

Land Registry

Casa Bollino, 116, Triq il-Punent, Valletta

Pjanta tas-Sit 1:2500 Site Plan

Registru ta' l-Artijiet

Casa Bollino, 116, Triq il-Punent, Valletta

Nru tal-Mappa: 129754 M Map Number:	Pozizzjoni Centrali: x = 55492 Centre Coordinates: y = 67803	Parti min S.S.: 5467 Extracted from S.S.:	Data: 08/07/2019 Date:
Perit: <i>Soumas Fenech</i> Architect:	Perit: <i>JOHAN FARRUĠIA</i> R. E. & A. (HONS) A. & C. E. M. S.C ARCHITECT AND CIVIL ENGINEER L'ELYSEE TA' LANZA ZABBAR 79423084	Qies (metri kwadrati): <i>3916 Sqm</i> Area (square metres):	Firma ta' l-Applikant: Applicant's Signature:
Timbru tal-Perit: Architect's Stamp:			LR 117451
			Dritt imballas Fee Paid

*CG*

Suppliment tal-Gazzetta tal-Gvern ta' Malta Nru. 18,937, 28 ta' Ġunju, 2012

Taqsimha B

A.L. 219 tal-2012

**ATT DWAR L-ISPORTS  
(KAP. 455)**

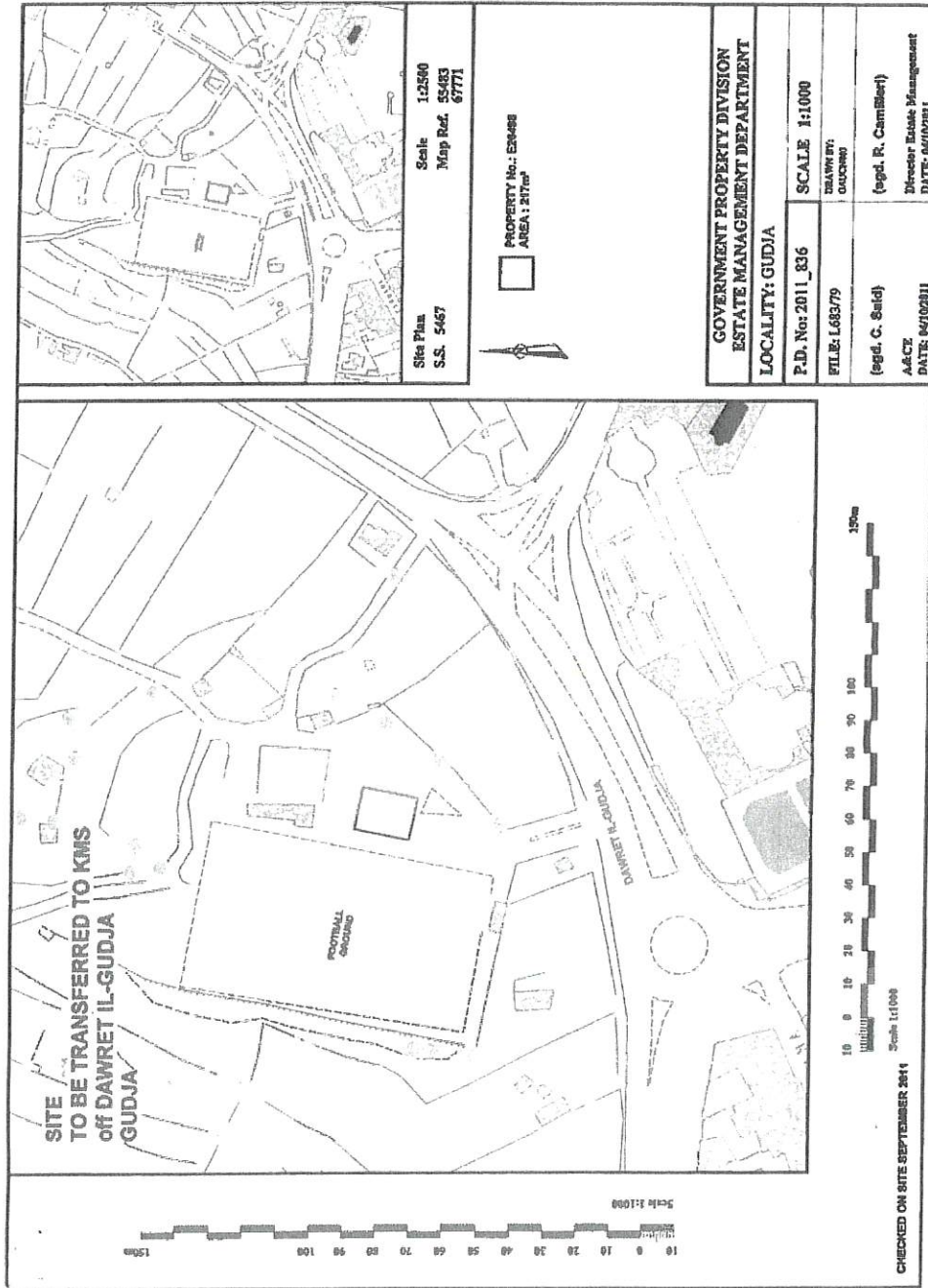
**Ordni tal-2012 dwar il-Kunsill Malti għall-Isport  
(Trasferiment ta' Proprjetà Assenjata) (Ordni Nru. 2)**

BIS-SAHHA tas-setgħat mogħtija bl-artikolu 16 tal-Att dwar l-Isports, il-President ta' Malta, bil-parir tal-Ministru responsabbli għall-artijiet, għamel l-Ordni li ġej:-

1. It-titolu ta' dan l-Ordni hu l-Ordni tal-2012 dwar il-Kunsill Malti għall-Isport (Trasferiment ta' Proprjetà Assenjata) (Ordni Nru. 2). Titolu.
2. Il-proprjetà deskritta fl-artikolu 4 ta' dan l-Ordni hi b'dan assenjata għall-finijiet tat-tgawdija, pussess, użu u amministrazzjoni tad-drittijiet u obligazzjonijiet li jappartjenu għal dik il-proprjetà assenjata skont l-artikolu 16 tal-Att dwar l-Isports. Proprjetà assenjata.  
Kap. 455.
3. Il-proprjetà assenjata fl-artikolu 2 ta' dan l-Ordni għandha tigi trasferita u tkun vestita fil-Kunsill Malti għall-Isport kif provdut fl-imsemmi artikolu b'seħħ mill-1 ta' Jannar, 2012. Jum stabbilit.
4. Il-proprjetà msemmija fl-artikolu 2 ta' dan l-ordni hi din li ġejja, jiġifieri: Deskrizzjoni ta' proprjetà assenjata.

Is-sit viċin *football ground* fil-Gudja registrat bhala *Encroachment* Nru: E 26498 tal-kejl ta' madwar mitejn u sbatax-il metru kwadru (217 mk), li jmiss mit-Tramuntana, min-Nofsinhar u mill-Punent ma' proprjetà tal-Gvern ta' Malta kif delineat bl-ahmar fuq il-pjanta P.D.2011\_836.

B 1734



CG

Today, the seventh (7th) day of October of the year two thousand and twenty-two (2022)

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:

Doctor of Laws Marisa Grech, Notary Public, unmarried daughter of Alfred Grech and Carmen nee` Caruana, born in Pieta`, Malta on the twentieth (20) of August of the year one thousand nine hundred and eighty-two (1982) and residing in Luqa, Malta, holder of Maltese identity card number 451682M, who is appearing on this deed in the name of and in representation of the Government of Malta as duly authorized by virtue of a Board Minute of the Board of Governors of the Lands Authority number one hundred and sixty-nine of the year two thousand and twenty (169/2020) dated twenty-ninth (29th) day of May of the year two thousand and twenty (2020) 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 one hundred and nineteen stroke two thousand and twenty-two (L 119/2002).

On the other part:

Andrew Decelis, married to Charisse Decelis, son of Alfred Decelis and Maria-Hilda nee` Vassallo, born in Hamrun, Malta on the fifteenth (15<sup>th</sup>) 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 at Dawret il-Gudja, Gudja, Malta measuring circa two thousand two hundred and fifty-seven metres squared (2,257m<sup>2</sup>) bounded on the south by a public road known as Dawret il-Gudja, on the west by a public space used as football ground and on the north with property of the Government of Malta or more correct boundaries as better shown bordered in red on the plan indicated as Property Drawing number two hundred and

Deed Number:
38 /2022
<b>Transfer of Rights and Obligations</b>
Enrolled:
/2022
Number:
/2022

twenty-nine underscore two thousand and three underscore letter 'A' underscore one (P.D. No. 229\_2003\_A\_1) and which plan is being attached to this deed and marked as document letter 'X'.

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 at Dawret il-Gudja, Gudja, 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 at Dawret il-Gudja, Gudja, Malta measuring circa two thousand two hundred and fifty-seven metres squared (2,257m<sup>2</sup>) bounded on the south by a public road known as Dawret il-Gudja, on the west by a public space used as football ground and on the north with property of the Government of Malta or more correct boundaries as subject to any existing servitudes including any right of passage in favour of adjacent properties and as better shown bordered in red on the plan indicated as Property Drawing number two hundred and twenty-nine underscore two thousand and three underscore letter 'A' underscore one (P.D. No. 229\_2003\_A\_1) and which plan attached to this deed and marked as document letter 'X'.

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 emphyteusis 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.

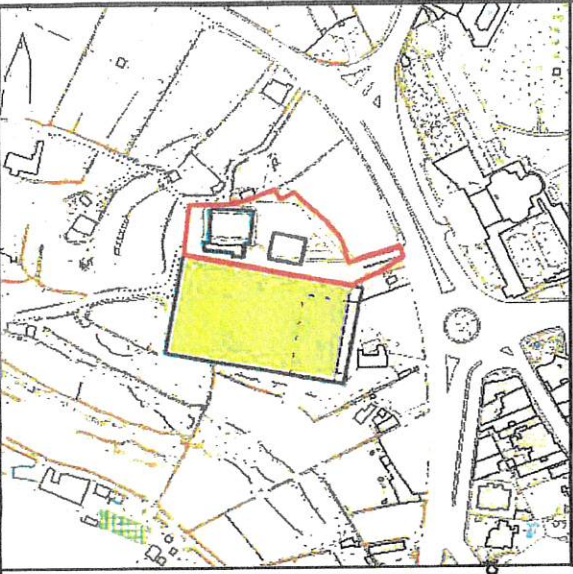
Signed:- Andrew Decelis nomine  
Doctor Marisa Grech nomine

Notary Roderick Gatt  
Notary Public with the Lands Authority Malta

  
Vera Kopja tal-Originali  
Mehuda mill-atti tieghi  
Illum 13/10/22  
Nutar Dr. Roderick Gatt  
Nutar Pubbliku Malti  
Mal-Awtorita' tal-Artijiet

CG 

Doc X



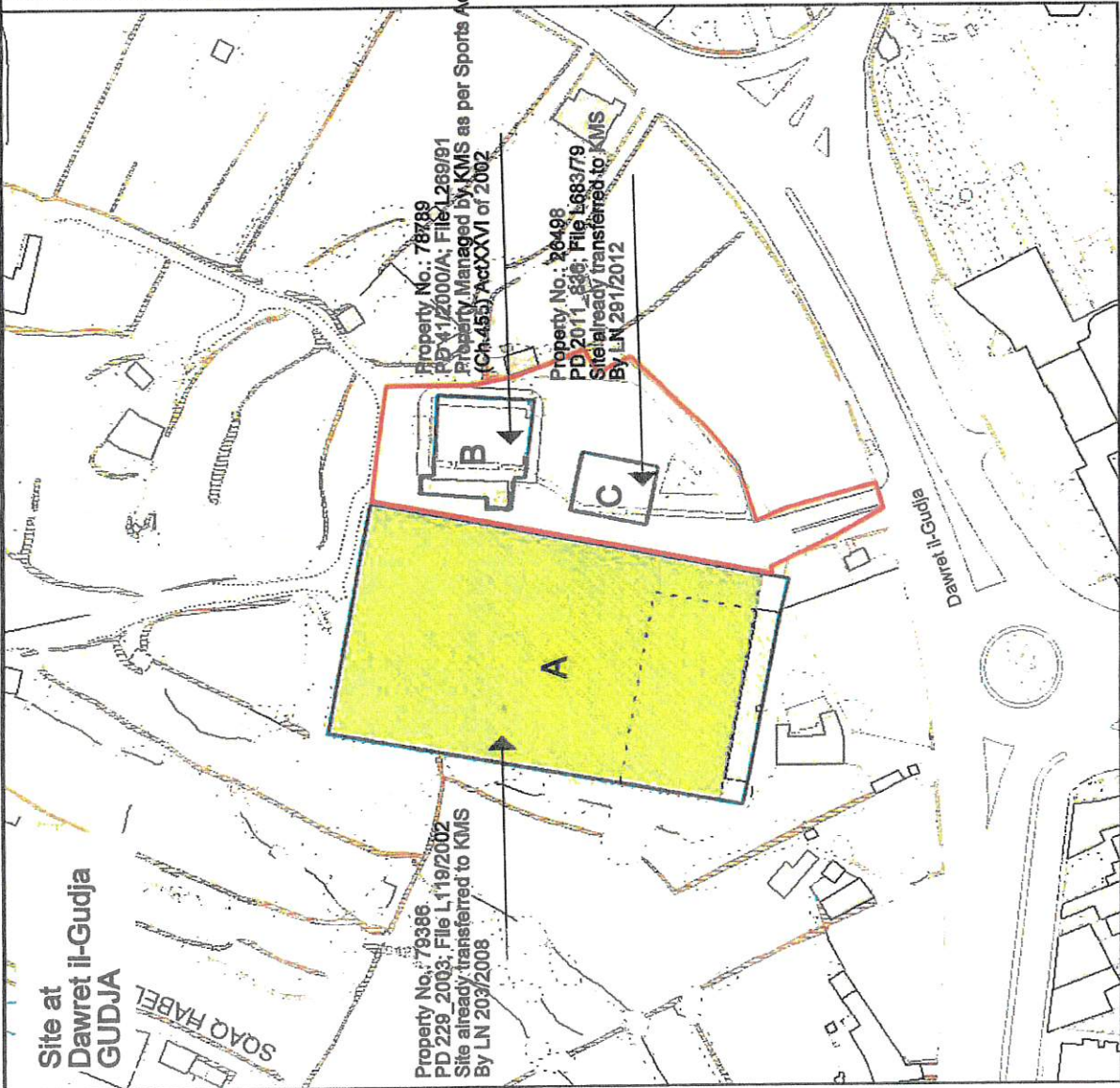
Site Plan  
S.S. 5467

Scale: 1:2500  
Map Ref. 55466  
67773

Property No.: E271233  
Area: 2,257m<sup>2</sup>

*[Handwritten signature]*

LANDS AUTHORITY - ESTATE MANAGEMENT AND BUSINESS DEVELOPMENT DIRECTORATE	
LOCALITY: GUDJA	
P.D. NO: 229_2003_A_1	SCALE 1:1000
FILE: L 119/2002	DRAWN BY: demir001
(sgd. J. Schembri) A&CE DATE: 14/09/2022	(sgd. R. Demicoli) r/Chief Officer - Estate Management & Business DATE: 14/09/2022



Property No.: 78789  
PD 41/2000/A; File L269/91  
Property Managed by KMS as per Sports Act  
(Ch.453) ActXXVI of 2002

Property No.: 20498  
PD 2011\_896; File L683/79  
Site already transferred to KMS  
By LN 29/2012

Property No.: 79386  
PD 229\_2003; File L119/2002  
Site already transferred to KMS  
By LN 203/2008

SOAO HABEL  
GUDJA

Dawret il-Gudja

Extent interpreted from Lands Authority Records.

Scale 1:1,000

CG



# LAND REGISTRATION AGENCY

DATE: 22/04/2024

REPLY FORM E (ATTACHED) NUMBER: 7577

REGARDING PROPERTY: Gudja United FC

REQUESTED BY: Not Joe Cilia.

LIST OF ATTACHED DOCUMENTS: Certificates 20000867, 20000370, plans and document A.

**REPLY COVERS PERIOD TO: 18<sup>th</sup> April, 2024**

1. Site as indicated on Plan LR351791, in part it's in a Land Registration area as from 14/03/2022 and forms part of title number 20000867, in part it's in a Land Registration area as from 12/11/2002 and forms part of title number 20000370 and in part it's not in a Land Registration area and it's not registered.
2. *If plan is used for future registration, it will be considered to be valid if it is in accordance with subsidiary legislation 296.08 END.*

LAND REGISTRY OFFICIAL - SIGNATURE  
f/LAND REGISTRAR

MARIA BALDACCHINO • IRO  
Property Registration Manager  
Land Registration Agency

Maria Baldacchino  
Property Registration Manager

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

CG

007577

04877

Gudja United FC

FORM E : VERY URGENT

REQUEST FOR AN OFFICIAL SEARCH AND/OR INFORMATION:

Number:

Payment:

Receiver:



DESCRIPTION OF PROPERTY: Gudja United FC

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

  
Karmenu Dalli o.b.o.  
Notary Dr. Joe Cilia LL.D

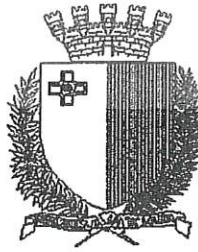
Cilia and Associates  
107. Triq il-Knisja,  
Paola - Malta  
Tel: +356 2166 4103  
Mob: +356 9942 3144

  
MARIA BALDACCINO  
Property Registration Manager  
Land Registration Agency  
20/04/2021

RISPOSTA INVIATA  
REPLY RECORDED

  
CG





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

Proprjeta' Numru: 20000370

Attiva

Numru ta' ZSBP: 02002801M

Tip ta' Proprjeta'	Art
Indirizz	Ta' Rihana tal-Mithna Hamija II GUDJA
Kunsill Lokali	GUDJA
Kejl dikjarat (m.k.)	29980

Dan ic-certifikat jinkludi dettalji dwar 1 applikazzjonijiet

B  
CG



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

Applikazzjoni Numru:	200208974M	Proprieta' Numru:	20000370
Applikanti	1	Ref:	LRA2801/02
L-Ewwel Registrazzjoni mahduma fil-13/11/2002		Approvata fil-	14/11/2002

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

**Bazi**

Permezz ta' ligi li dahlet fis-sehh fil-18/02/1993 b titolu Liberu u Frank

**Kummenti ohra:**

Kap 358 dwar Proprieta' ta' Entijiet Ekklesjastici.

**Kummenti ohra fuq applikazzjoni numru 200208974M**

J.O. Ref. A 3440/97.

Entity - Curia Ref. 1156-0101-0005.

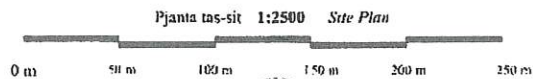
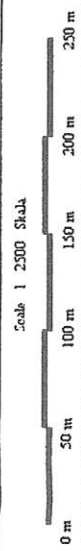
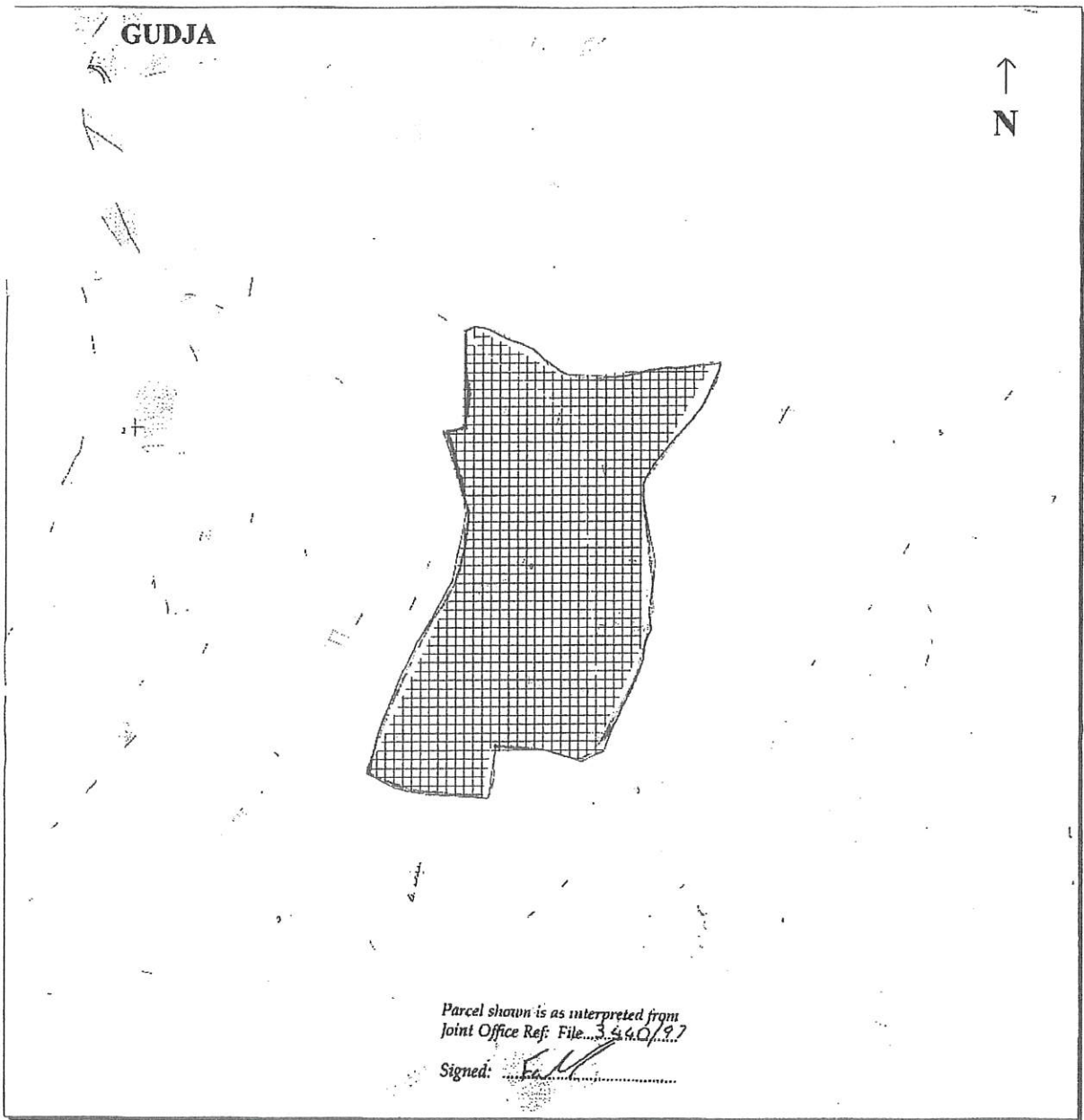
J.O. Ref. A 3439/97.

Entity - Curia Ref. 1156-0101-0014.

Mahrug skond l-Att  
Dwar ir-Registrazzjoni ta' Artijiet, Kap 296.  
sid fid-data tal-lrug.  
Soggett għall-interessi li jipprevalu jekk  
mhux espressament eskluzi. Saret Area  
ta' registrazzjoni fil-

Registratur tal-Artijiet

CG



**Registru ta' l-Artijiet**

**Land Registry**

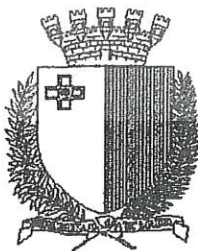
Casa Balino, 116 Triq il-Panent, Valletta

Casa Balino, 116 West Street, Valletta

Nru tal-Mappa: Map Number:	32308M	Posizzjoni Centrali: Centre Coordinates:	x = 55489 y = 67941	Parti minn SS: Extracted from SS	5468 5467	Data: Date:	15/04/2000
Perit Architect:				Qies (metri kwadri) Area (square metres)	29980 m <sup>2</sup>		
Timbru tal-Perit Architect's Stamp				Firma tal-Applikant Applicant's signature			

Drut Mhallas  
Fee Paid

CG



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

Proprjeta' Numru: 20000867

Attiva

Numru ta' ZSBP: 22004735M

Tip ta' Proprjeta'	Art
Indirizz	Bicca art
	GUDJA
Kunsill Lokali	GUDJA
Kejl dikjarat (m.k.)	9180

**Kummenti**

KIEN JIFFORMA PARTI MINN TITOLI 20000251, 20000347, 20000215, 20000214  
Inkluz 3 kmamar rurali, bir, spiera, gorbog u parti minn struttura rurali.

Dan ic-certifikat jinkludi dettalji dwar 2 applikazzjonijiet



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

Applikazzjoni Numru: 202218782M Propjeta' Numru: 20000867  
Applikanti 1 Ref: LRA2128/00  
L-Ewwel Registrazzjoni mahduma fil-19/09/2022 Approvata fil- 14/03/2024

Kummenti ohra fuq applikazzjoni numru 202218782M

LRA218/01

J.O. Ref. A 1631/97.

Entity - Curia Ref. 1156-0101-0008.

LRA1935/01

J.O. Ref. A49/1998

Entity - Curia Ref. 1156 - 0101 - 0012

Applikazzjoni Numru	Numru ta' Identita'	Isem U Kunjom
---------------------	---------------------	---------------

J.O. Ref. A1773/97	CB0006	O Gvern ta' Malta
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Entity - Curia Ref. 1156-0101-0036

Sehem skali

**Bazi**

Permezz ta' ligi li dahlet fis-sehh fil-18/02/1993 b titolu Liberu u Frank Kap 358 dwar Propjeta' ta' Entijiet Ekklesjastici.

Kummenti ohra:

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

Registratur tal-Artijiet



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

Applikazzjoni Numru: 202405814M  
Applikanti 1  
Trasferiment shih mahduma fil-14/03/2024

Proprjeta' Numru: 20000867  
Ref: LRA4735/22  
Approvata fil- 14/03/2024

Numru ta' Identita'      Isem U Kunjom  
CB0006      O      Gvern ta' Malta \*\*  
sehem shih

**Bazi**

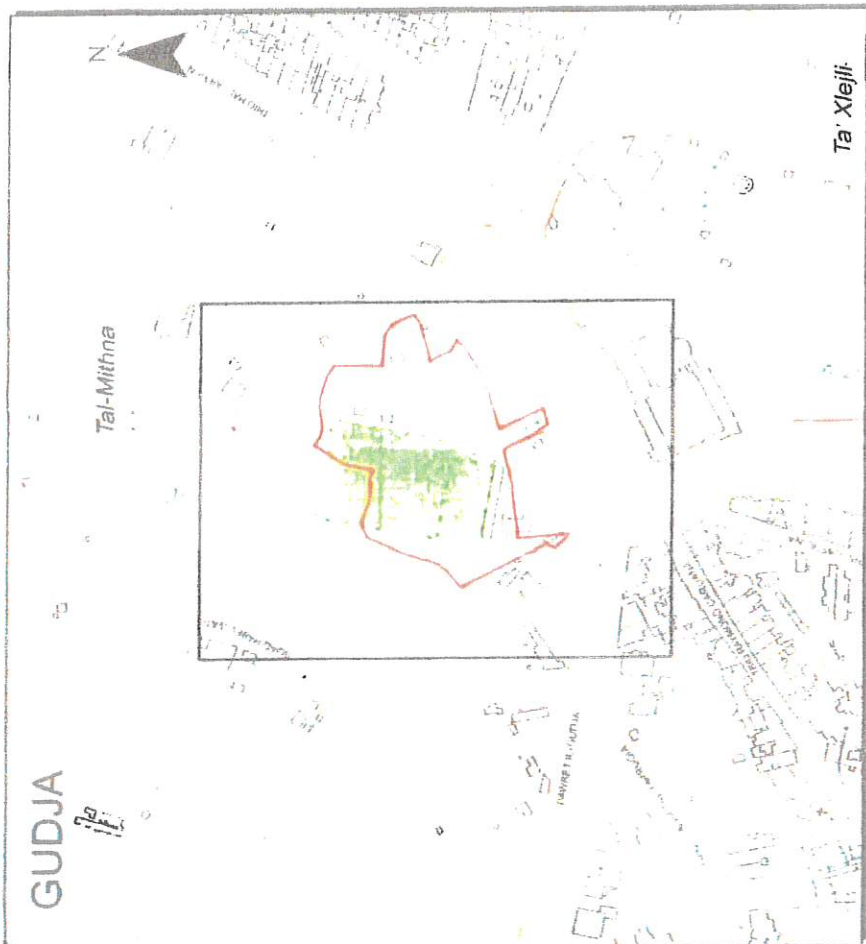
Permezz ta' dikjarazzjoni presentata fil - 05/08/2022 b'titolu Liberu u Frank B'dikjarazzjoni tal-Awtorita tal-Artijiet nru 976/2022 a bazi tal-Kapitolu 573.

**Kummenti ohra:**

Kummenti ohra fuq applikazzjoni numru 202405814M

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-

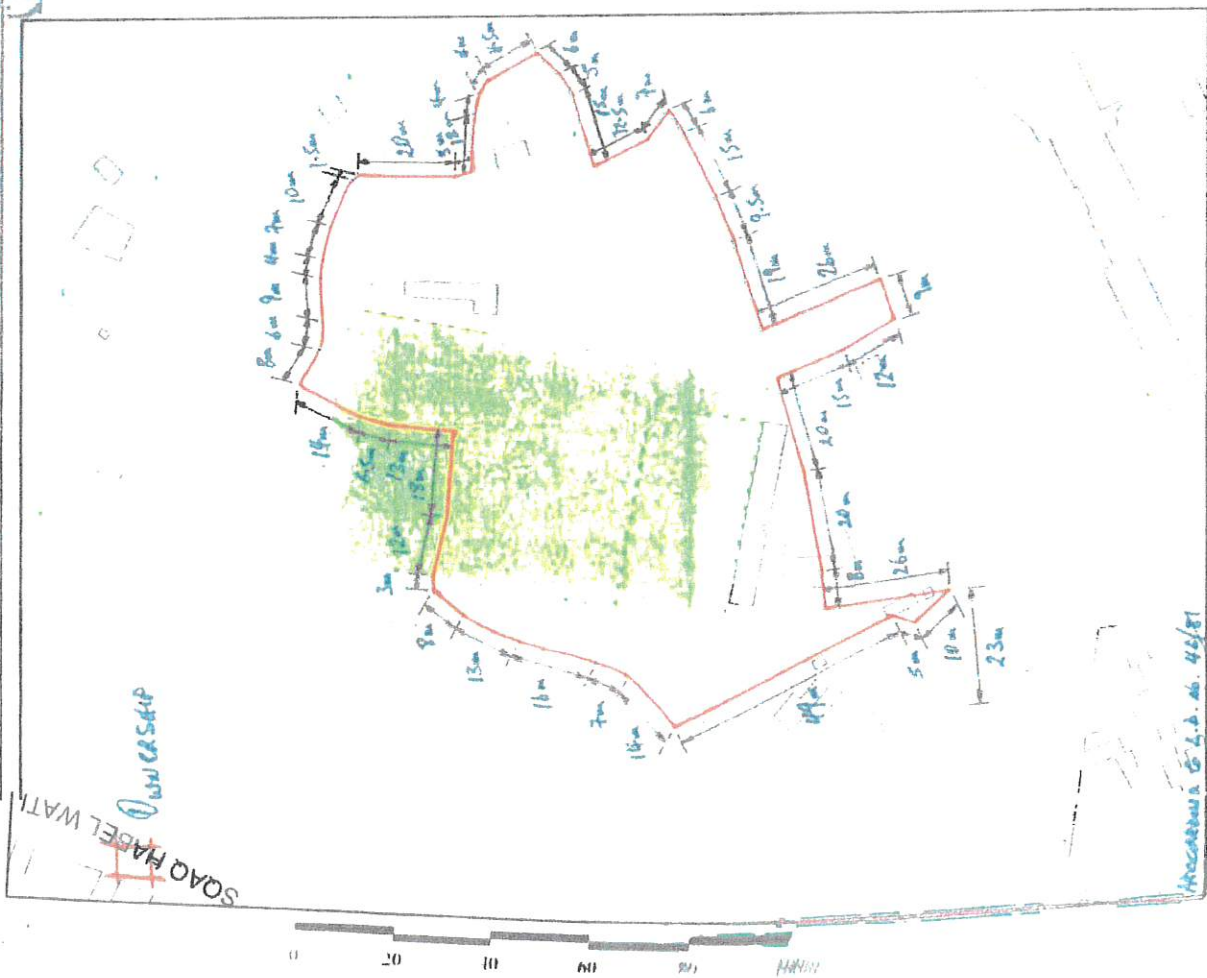
Registratur tal-Artijiet



Planja Ussni 1:2500 Site Plan

**Agencija għar-Registrazzjoni tal-Artijiet**  
 The Civil Buildings Registration Agency  
**Land Registration Agency**  
 The Civil Buildings Registration Agency

Num tal Mapa Map Number <b>270507 M</b>	Pozizzjoni Ċentrali Centre Coordinates X = 55450 Y = 67771	Part no S Lot no S <b>5467</b>	Data Date <b>27/07/2022</b>
Fomm Form Fomm tal Fomm Form of Form Fomm tal Fomm Form of Form	Ques mtekin kwadru Area square meters <b>9,180 m<sup>2</sup></b>	Fomm tal Fomm Form of Form Fomm tal Fomm Form of Form	



Scale 1:1000

IB-213651

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**Gudja United Football Club**  
 34, Main Str,  
 Gudja

Resolution of the Committee of Gudja United F.C. taken at the registered office of the Club on the nineteenth (19<sup>th</sup>) day of October of the year two thousand and twenty-two

**IT WAS RESOLVED THAT:**

The Gudja United FC committee hereby nominates as its special attorney **Doctor of Laws Duncan Borg Myatt**, a son of Joseph Borg Myatt and Emanuela Borg Myatt nee Giuliano, born in Attard, Malta on the first (1) day of January of the year nineteen hundred and seventy-eight (1978) residing at 'Aveira' Penthouse 9 Triq Santa Margherita Siggiewi, holder of identity card number 44578(M) in his capacity as President of the Club, **Gordon Grech**, self-employed, a son of George Grech and Lilian Grech nee Saliba, born in Pieta on the seventeenth (17) day of January of the year nineteen hundred and eighty three (1983) and residing at 30 Flat 5 Misrah Karmenu Grima Zejtun, holder of identity card number 90683(M) in his capacity as Secretary of the Club and **Roderick Sghendo**, company director, a son of Aurelio Sghendo and Marija Sghendo nee Miceli, born in Pieta on the eleventh (11) day of February of the year nineteen hundred and eighty four (1984) and residing at 26A 'Olive Grove' Flat 3 Triq San Pawl Gudja, holder of identity card number 113184(M) in his capacity as Treasurer of the Club,, and authorizes them jointly to appear on behalf of the Club:

1. To transact and compromise any agreement and to sign any private writing or public deed with regard to the premises situated in Gudja bounded on the South by a public road known as Dawret il-Gudja, on the West by a public space used as a football ground and on the north with fields property of third parties, together with all ancillary documents

CG

related thereto; upon such terms as the attorney may deem best, with all powers necessary for the purpose.

2. To pay any price due and any tax due.
3. To do all that is incident thereto.

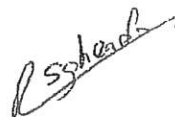
There being no further business the meeting was adjourned sine die.



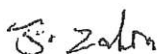
Dr. Duncan Borg Myatt



Gordon Grech



Roderick Sghendo



Jonathan Zahra



Roderick Grech



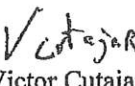
Chris Grech



Gorg Grech



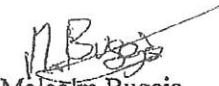
Jeffrey Portelli



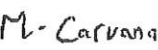
Victor Cutajar



Ryan Bilocca



Malcolm Bugeja



Michele Caruana



22/04/2024

Re: Valuation Certificate 2585f – Gudja United Football Ground, Dawret Il-Gudja, Gudja

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:

<b>Valuation Reference</b>	2585f
Property Address	Gudja United Football Ground, Dawret Il-Gudja, Gudja
Customer	Sport Malta
Date of Inspection	29/08/2023
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.
<b>Description</b>	
Property Classification	Commercial: Sports Complex
General Description	The property in reference is a tract of land at Dawret il-Gudja, situated in Gudja. The property in question consists of the following Facilities;  - Large football pitch  - Bocci Club with vacant land/ hard landscaping
Level (if applicable)	Not Applicable
Availability of Views	No Views

Page 1 of 16

Structural//Architectural//Solutions

1B, Nu-Bis Centre, Mosta Road, Gudja, SA 9012

m: (+356) 9987 8005

t: (+356) 2702 1706

e: info@sasmalta.com

w: www.sasmalta.com

Availability of Lift	No
Construction Type	The construction of the football pitch consists of masonry stone blocks around its perimeter with fencing all around, as well as light fixtures. The construction of the building for the Bocci Club consists of masonry stone blocks and reinforced concrete slabs.
Current State of Finish	Finished
New Building	No
Schedule of Accommodation	Refer to appendix B for schedule of accommodation.
External Accommodation	Refer to appendix B for schedule of external accommodation.
Areas	
Site Footprint	7,370 m <sup>2</sup>
Other Comments	
Energy Related Features (Existing)	Not Applicable.
Year of Construction	N/A
Location Type	Other:
<b>Planning Issues</b>	
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.
<b>Valuation Methodology</b>	<p>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.</p> <p>The annual ground rent is extrapolated from the investment method.</p> <p>Valuation Calculations are hereby presented in Appendix B below.</p>
<b>Special Conditions</b>	<ul style="list-style-type: none"> <li>• This valuation does not consider furniture, fittings, movable equipment and customer's personal goodwill which is not considered part of the immovable security.</li> <li>• Valuation for proposed development is based on the finishing specifications indicated by customers during site inspection.</li> <li>• 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 anyone else, whether for banking, accounting or any other purposes.</li> <li>• 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.</li> </ul>

- The valuer hereby declares that he/she holds no known no conflict of interest in this assignment and may thus considered as independent appraiser.
- Unless otherwise states 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 lessors` consent, not to be unreasonably withheld).
- I have not been made aware of any survey or report indicating the resence 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 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 (sports and undeveloped land) has in my opinion as an annual ground rent of € 16,000 (Euro sixteen thousand).

**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**

22/04/2024

**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

### Discounted Cash flow

Annual Rent from existing facilities

5 a side	Rent of Foot ball pitch	35
	Hours Available	11
	Occupancy	15.00%
	Daily Rent	57.75
	Annual Rent	21078.75

11 a side	Rent of Foot ball pitch	120
	Hours Available	11
	Occupancy	5.00%
	Daily Rent	66
	Annual Rent	24090

Total Annual Rent	45168.75
-------------------	----------

Table B1 – Annual Rent income from the available sports facilities

Start of Year	Current ERV (Estimated Rental Value)	A (Future Value) of 1 Euro @ 0.00%			Projected Income	Outgoings	Forecast Income	PV @ 8.00%	Present Value	yp perp @ %	
		t					t				
1	45,168.75	0	0	1.000	45,168.75	(4,516.88)	40,651.88	0	1.000	40,651.88	16.000
2	45,168.75	1	0	1.000	45,168.75	(4,516.88)	40,651.88	1	0.926	37,640.63	16.000
3	45,168.75	2	0	1.000	45,168.75	(4,516.88)	40,651.88	2	0.857	34,852.43	16.000
4	45,168.75	3	0	1.000	45,168.75	(4,516.88)	40,651.88	3	0.794	32,270.77	16.000
5	45,168.75	4	0	1.000	45,168.75	(4,516.88)	40,651.88	4	0.735	29,880.34	16.000
6	45,168.75	5	5	1.000	45,168.75	(4,516.88)	40,651.88	5	0.681	27,666.98	16.000
7	45,168.75	6	5	1.000	45,168.75	(4,516.88)	40,651.88	6	0.630	25,617.58	16.000
8	45,168.75	7	5	1.000	45,168.75	(4,516.88)	40,651.88	7	0.583	23,719.98	16.000
9	45,168.75	8	5	1.000	45,168.75	(4,516.88)	40,651.88	8	0.540	21,962.94	16.000
10	45,168.75	9	5	1.000	45,168.75	(4,516.88)	40,651.88	9	0.500	20,336.06	16.000
					451,687.50	(45,168.75)	406,518.75			294,599.58	
11	45,168.75	20	20	1.000	45,168.75	(4,516.88)	40,651.88	20	0.215	8,721.79	16.000

<b>Sale of Property @ Year 10</b>	
Projected Rent	45,168.75
Outgoings	(4,516.88)
Forecast Income	40,651.88
YP perp @ %	16.000
PV @ % def'd 20 years	0.215
	139,548.59

Valuation	139,548.59
Agency Fees	0.00
Value of Complete Property	139,548.59

Rounded: 140,000.00

**Table B2 – Existing Market Value of the sport facilities**

Type of Property	Level	Property State	Location	Value	Value Less 5%	Site Footprint	
Agriculture Land with Room		Undeveloped Land	Gudja	€ 416,520.00	€ 396,685.71	2,997.0 sqm	€132.36
Agriculture Land with Room		Undeveloped Land	Ghaxaq	€ 425,000.00	€ 404,761.90	4,400.0 sqm	€91.99
Agriculture Land with 4 Rooms		Undeveloped Land	Ghaxaq	€ 900,000.00	€ 857,142.86	7,850.0 sqm	€109.19
						<b>Average</b>	<b>€111.2</b>
						<b>Minima</b>	<b>€91.99</b>
						<b>Maxima</b>	<b>€132.36</b>

**Table B3 – 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 <sup>2</sup>	€/ m <sup>2</sup>	€	€
Undeveloped Land			Site Footprint	1,930.00	111.18	214,578.97	214,578.97
<b>Subtotal</b>							<b>214,578.97</b>
<b>Value</b>							<b>215,000.00</b>

**Table B4 – Existing Market Value of undeveloped land**

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Property	Value	Yield	Net rental income	Management Cost percentage	Gross Rental income
	€	%	€	%	€
Sports facilities	140,000.00	6.25%	8750.00	5.00	9210.53
ODZ Land	215,000.00	3.00%	6450.00	5.00	6789.47
				<b>Total</b>	<b>16,000</b>

**Table B5 – 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 = € 16,000**

## Appendix C: Data Summary

Property Address	Gudja United Football Ground, Dawret II-Gudja, Gudja
Property Title	Freehold
Years Remaining	- NA -
Ground Rent Payable	€ Nil
Property Usage	Commercial:
Current State	Finished
New Building	No
Site Footprint	7,370 m <sup>2</sup>
Availability of Garden	No
Availability of Pool	No
Availability of Lift	No
Floor Level	Not Applicable
EPC Value	Not Available
Availability of Views	No Views
Year Built	N/A
Valuation Methodology	DCF on cashflows (Net Income)
Annual Ground rent	€ 16,000
Valuer	Perit David Grima
Warrant No.	570
Date of Issue	22/04/2024

## 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	Case Status
PA/00433/98	To sanction three sponsorship billboards	Approved
PA/00182/02	To extend facilities ancillary to football ground [Changing rooms, clubhouse and bar]. Application includes division of ground by a low wall and fence.	Approved
EC/00205/10	Construction of rooms, garage, other structures, gate and road wall higher than originally constructed	Closed

### Location & Planning Policy Considerations

The property is situated in Gudja and falls under the following site constraints;

- Outside Development Zone
- Valley Protection Zone

As shown in the Gudja Policy Map, the area in question is indicated as "Recreation Areas" and "Sports Facilities". In addition with reference to the "South Malta Local Plan" policy SMRE 01 Provision and Retention of Recreational and Sports facilities, which states;

"The MEPA will encourage the development of new and the improvement and upgrading, as well as extension, of existing recreational/sports facilities within the urban settlements, provided this will not create any significant adverse impacts to the locality, as well as the multi use of existing facilities whilst ensuring their retention. Any redevelopment proposals should include adequate landscaping measures.

The provision of appropriately located picnic areas in the countryside is encouraged provided that it is ensured that the facilities provided will not create negative impacts on the surrounding environment and can be properly managed.

The MEPA will not allow any development that results in the loss of existing urban and rural public recreational/sports facilities including existing or designated public gardens and amenity open spaces unless otherwise stated in other policies in this plan.

Proposals for new or extensions to and upgrading of existing sports facilities in the rural areas should adhere to the following criteria:

- a study has to be undertaken to justify the need for the new facility or the upgrading/extension of the existing facility (this study shall be based on demographic projections and realistic assumptions which demonstrate the requirement for additional facilities);
- the proposed development will not result in the loss of good quality agricultural land;
- the proposed development is not located on a scheduled, designated, protected or garrigue area or land which qualifies to be scheduled and with regard to a new facility is the result of a thorough site selection exercise;
- any proposed structures are to be limited to a building height of one floor, unless it can be demonstrated that an additional floor is necessary and will not result in an adverse visual impact;
- the site proposed requires substantial environmental improvement;

- vi. the location, scale and layout is consistent with protecting the landscape character of the area;
- vii. the development will not create significant adverse impacts on adjacent protected areas, ground water vulnerability, or nearby settlements and their communities;
- viii. access to the site does not cause a traffic hazard and adequate off-road parking can be provided within the curtilage of the site, where possible;
- ix. no change of use from recreational to residential will be allowed and should the development be discontinued the site should be reinstated to its natural state in line with rural conservation area policies;
- x. a landscaping scheme is to be submitted and approved with any permit application, which shall be implemented in its entirety within the first planning season and thereafter maintained; and,
- xi. development of major impact sports are to be directed towards appropriate disused quarries and areas requiring substantial environment improvements.

#### 9.4.4

This policy aims to protect existing recreational/sports facilities and encourage the provision of additional facilities through new developments or upgrading of existing facilities. Due to the scarcity of land the duplication of facilities is not considered appropriate and therefore the multi use and improvement of existing facilities is encouraged and the relevant authorities are to put into place appropriate mechanisms to encourage such initiatives.

#### 9.4.5

Sports facilities proposed ODZ will need to be carefully examined and a site selection exercise will have to be undertaken by the developer which would include the shortlisting of sites amenable for the development being proposed whilst adhering to the conditions identified in this policy. The use of disused quarry sites encouraging the rehabilitation of such areas and a complete upgrading of the site should be considered. The Plan recognises that some sports facilities, by their nature, are not acceptable within urban areas (e.g. shooting ranges, motor sports) and would have to be located outside the development zone boundary."

As shown in the Gudja Environmental Constraints Map, the area in question is indicated as a "Valley Protection Area". In addition with reference to the "South Malta Local Plan" policy SMCO 07 Valleys, which states;

"Valley Protection Zones and valley watercourses are indicated on the Environmental Constraints Maps for the relevant localities. In line with the provisions of Policy RCO 29, there will be a presumption against any development within these areas that will adversely affect the function of the valley as an important water catchment area.

The MEPA in collaboration with relevant authorities and agencies will formulate rehabilitation and management plans to guide the reinstatement of valleys which have been degraded as a result of illegal dumping or specific development activities, particularly quarrying. Priority will be given to the valleys listed in policy SMCO 09 and particularly to the Wied Xkora (Siggiewi) area as indicated in the Siggiewi Policy Map SG 1.

#### 8.4.11

The plan area is endowed with a number of valleys which adorn the landscape of this area. Unfortunately due to lack of management and adequate protection status most of these areas have been degraded as a result of illegal dumping. Other areas have been extensively degraded as a result of quarrying activity. This policy is aimed to identify these valley areas which merit protection and a careful approach to development whilst indicating specific areas which require the formulation of management plans to guide the rehabilitation and management of such areas. The reinstatement of these valley systems is important to ensure that they function as watercourses and in the process replenish the groundwater."

# Appendix E: Site Plan



Don hu dokumenti ufficiali għall-użu ta' l-Agenzija għar-Registrazzjoni tal-Artijiet

This is an official document for Land Registration Agency use only

**Agenzija għar-Registrazzjoni tal-Artijiet**  
 116, Casa Balios, Triq il-Fornu, Id-deh Bilgħie

**Land Registration Agency**  
 116, Casa Balios, Triq il-Fornu, Id-deh Bilgħie

Idru tal-Mappa: 344191 M Postgħarfien Ġenrali: x = 55458  
 Mappa Numbru: 344191 M Koordinati Ġenrali: y = 67783

Parti: Partu nru S.S. 5447  
 Partu nru S.S. 5447

Perit: Perit  
 Perit

Arkitetti: Arkitetti  
 Arkitetti

Tindna tal-Banji: Tindna tal-Banji  
 Arkitetti's Stamp: Arkitetti's Stamp

Użu (meta kważi): Użu (meta kważi):  
 Arkitetti's Stamp: Arkitetti's Stamp

Firma ta' l-Applikant: Firma ta' l-Applikant:  
 Applikant's Signature: Applikant's Signature

LR 351791

Don Imbilias  
 Per Part

CG



Orthophoto 2018

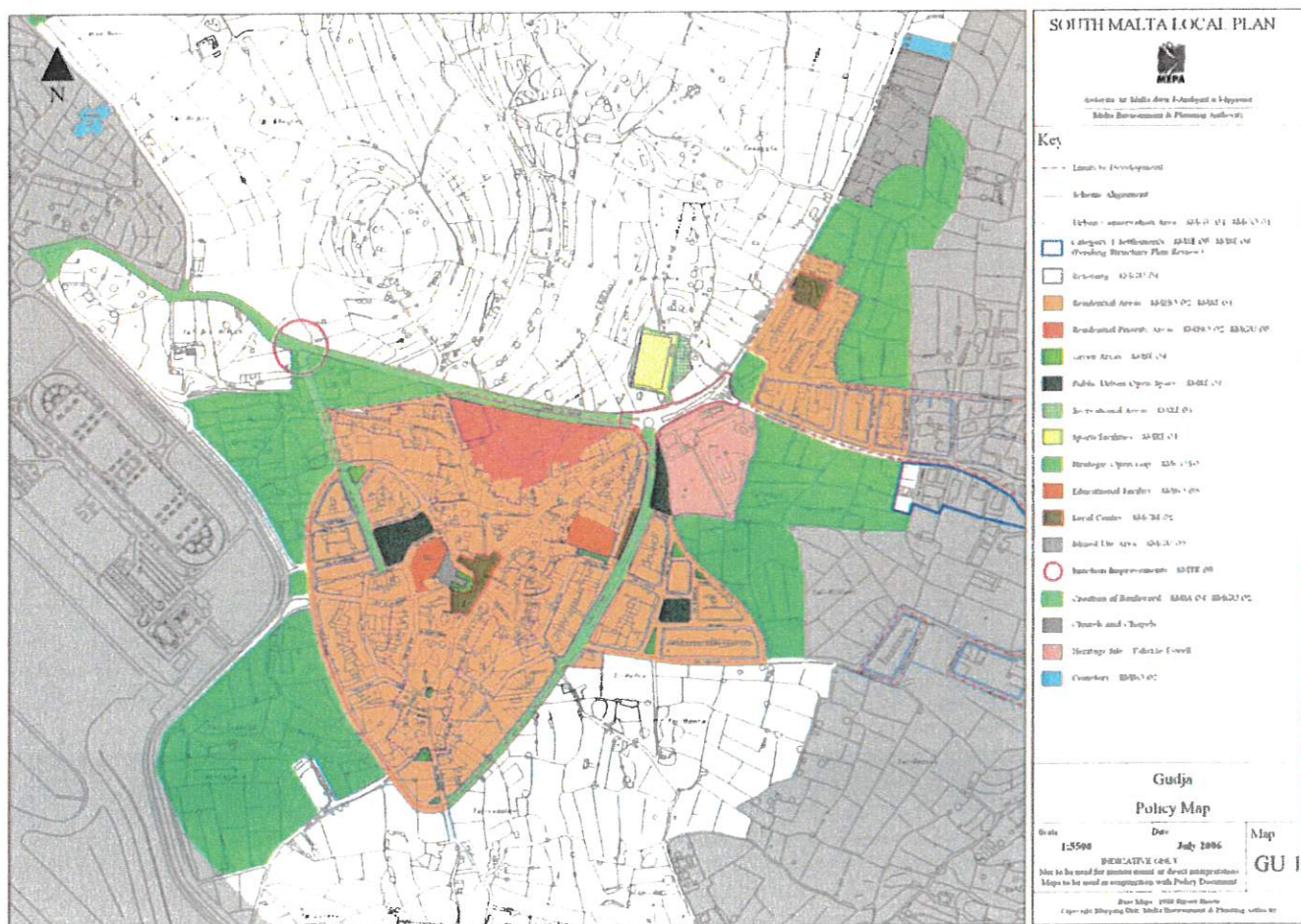


Planning Authority Basemap

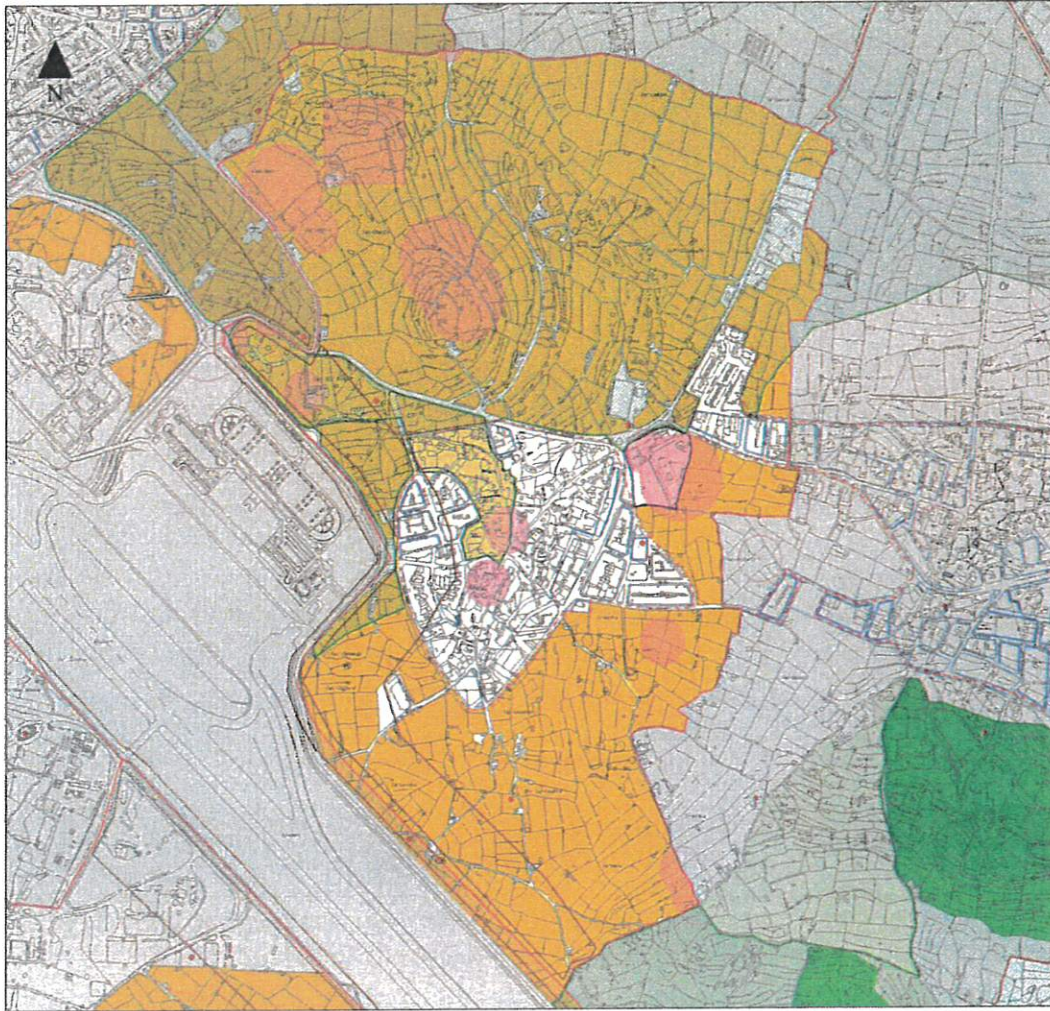


Planning Authority Basemap, incl. constraints


# Appendix F: Gudja Policy Maps



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**SOUTH MALTA LOCAL PLAN**

  
 Authority for Malta about Environment & Planning  
 Malta Environment & Planning Authority

**Key**

- Local Council Boundary
- - Limits to Development
- Scheme Alignment
- Agricultural Areas SMAA 01 (Awaiting Classification of Agricultural Value)
- Valley Protection Zone SMAA 07
- Archaeologically Sensitive Area SMAA 04
- Scheduled Sites
- Wetland Important Views SMAA 10
- Birds & Wild Rabbits Protection Zone
- Borehole SMAA 03

**Gudja**  
**Environmental Constraints Map**

Scale 1:2700	Date July 2006	Map: <b>GU 3</b>
BIDDING ONLY Not to be used for reasons other than direct use as stated. Map to be used in conjunction with Policy Document		
Base Maps: 1988 Survey Sheets Copyright Mapping Data: Malta Environment & Planning Authority		

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