



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

Billi hija l-politika tal-Gvern li jhegġeġ l-isport kif ukoll is-sehem fil-qasam soċjali ta' għaqdiet volontarji, il-Gvern tar-Repubblika ta' Malta beħsiebu jagħti żewġ proprjetajiet lis-Siġġiewi Football Club b' titolu ta' enfitewsi temporanju, liema proprjetajiet huma deskritti aħjar fl-abbozzi tal-ftehim hawn annessi 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 fis-Siġġiewi, kif deskritti aħjar fl-abbozzi tal-ftehim annessi bħala DOK AB u DOK CD rispettivament, jiġu mogħtija b' titolu ta' enfitewsi temporanju lis-Siġġiewi Football Club għaž-żmien, għall-iskop u skont il-pattijiet u kundizzjonijiet imsemmija fl-istess abbozzi.

Onor. Clifton Grima

Ministru għall-Edukazzjoni, Sport, Žgħażaġħ, Riċerka u Innovazzjoni

23. 05. 2024

	<p style="text-align: center;">Illum,</p> <p>Quddiem i 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, imwielel 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' SportMalta (bħala s-suċċessur fit-titolu tal-Kunsill Malti għall-iSport), ta' Cottonera Sports Complex, Cottonera Avenue, Bormla BML 9020; kif debitament awtorizzat:-</p> <p>- aktar 'l isfel imsejjañ "SportMalta".</p> <p>Mit-tieni parti:-</p> <p>Mario Caruana, mizzewweg, bin il-mejjet Joseph Caruana u Francesca Caruana nee' Calafato, imwielel Bormla fil-31/07/19600 u residenti Siggiewi (Karta tal-identità numru 554260M), Robert John Camilleri, mizzewweg, bin Joseph Camilleri u Annunziata sive Nancy Camilleri nee' Muscat, imwielel L-Imtarfa fil-31/01/1977 u residenti Siggiewi (Karta tal-identità numru 77177M) u Josef Saliba, ġuvni, bin il-mejjet Mario Saliba u Raphaela Saliba nee' Buhagiar, imwielel il-Pieta' fil-25/06/1992 u residenti Siggiewi (Karta tal-identità numru 310692M) li qegħdin jidhru fil-kariga tagħhom ta' President, Segretarju Generali u Teżorier rispettivament li qegħdin jidhru fuq dan l-att għan-nom u in rappreżentanza ta' Siggiewi Football Club ta' numru hamsa u sittin (65), Triq San Nikola, Siggiewi [b'numru tar-Registrazzjoni ma' SportMalta ittri SM/C/072 kif debitament awtorizzati permezz ta' rizzoluzzjoni tal-kumitat hawn annessa u mmarkata "Dokument R";</p> <p>- aktar 'l isfel flimkien u solidament bejniethom imsejħin "il-klabb".</p> <p>Minni Nutar identifikati permezz tad-dokumenti uffiċjali fuq indikati.</p> <p>Għaldaqstant bis-saħħa ta' dan l-att SportMalta qiegħed jikkonċedi b'titolu t'enfitewsi temporanja għal perjodu ta' hamsa u erbghin (45) sena b'effett mil-lum, lil fuq imsemmi klabb, li bl-istess titolu qiegħed jaċċetta u jakkwista l-porzjoni t'art tal-kejl superficjali ta' circa elfejn sitt mija u wieħed u sebghin metru kwadru (2,671mk) formanti parti mit-territorju magħruf bħala Wied Hesri, fis-Siggiewi, konfinanti mix-Xlokk ma' proprjeta' tal-Gvern ta' Malta jew is-suċċessuri fit-titolu, u mill-irjieħ l-oħra ma' proprjeta' ta' terzi jew</p>	<p>Att Numru:</p> <p>Enfitewsi Temporanja</p> <p>Ins:</p> <p>Vol.I.:</p>
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irjieñ verjuri kif indikati aħjar bl-aħmar fuq il-pjanta tal-Property Drawing numru tnejn żero tnejn wieħed sottosing żero erbgħa tnejn sitta (P.D. 2021_0426) li tinsab annessa m'att tan-Nutar Dottor Marija Cachia tas-sebgha ta' Diċembru tas-sena elfejn u wieħed u għoxrin (07/12/2021) u li kopja tagħha qed tigi hawn annessa u mmarkata Dokument 'Z' kif deskritta ahjar fil-Valutazzjoni tal-Perit David Grima u l-kalkolu tas-sussidju ta' Sport Malta li qed jigu hawn annessi u mmarkati Dokument 'V' u Dokument 'V1';

L-imsemmija art tinsab aħjar indikata bl-ahmar fuq is-siteplan li kopja tagħha tinsab hawn annessa u mmarkata bħala Dokument 'B'.

Din il-konċessjoni enfitewtika qegħda ssir u tigi aċċettata bil-pattijiet u l-kundizzjonijiet li ġejjin, u cioè:-

(1) Versu ċ-ċens annwu u temporanju ta' disat elef ewro (**€9,000**) għal ħamsa u erbgħin sena (45) dekorribbli minn dana l-att, liema ammont ta' ċens qed jiġi mnaqqas b'perċentwal ta' ħamsa u disgħin fil-mija (95%) mill-SportMalta u cioè' bl-ammont ta' tmint elef hames mija u hamsin ewro (€8.550) bħala sussidju mogħti minn SportMalta, b'dana għalhekk li l-ammont ta' ċens dovut mill-klabb kull sena u li għandu jitħallas kull sena bil-quddiem huwa fl-ammont t'**erba' mija u hamsin ewro (€450)**. F'għeluq kull perjodu ta' ħames (5) snin mill-llum, dan l-ammont ta' ċens għandu jiġi rivedut b'żieda ta' għaxra fil-mija (10%) taċ-ċens eżistenti meta ssir ir-revizjoni, biex b'hekk, iċ-ċens li jitħallas għal kull ħames (5) snin wara kull revizjoni, ikun iċ-ċens hekk rivedut u dan ab bazi tal-Valutazzjoni tal-Perit fuq indikata.

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

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

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

Kwalunkwe xogħol strutturali għandu jsir biss wara li l-klabb jikseb il-permess bil-miktub mingħand SportMalta sabiex il-klabb ikun

jista' jwettaq dan ix-xogħol. Il-klabb ma jistax japplika għand l-Awtorità tal-Ippjanar u/jew iwettaq xogħol strutturali mingħajr ma jkollu l-permess bil-miktub ta' SportMalta.

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

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

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

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

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

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

(13) Il-klabb ma jistax iċedi, jissulloka jew bi kwalunkwe titolu ieħor, jittrasferixxi il-proprjeta' in kwistjoni lil terzi persuni, mingħajr l-approvazzjoni tal-Kamra tar-Rappreżentanti. Il-klabb lanqas ma jista', mingħajr tali approvazzjoni tal-Kamra tar-Rappreżentanti jidħol fi sħubija ma' terzi dwar it-tmexxija tal-proprjeta' imsemmija ħlief, u limitament, għal xi facilitajiet 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-facilitajiet 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 proprjetà.

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

Bħala garanzija tal-ħlas tal-imsemmi ċens annwali u temporanju u tal-eżekuzzjoni tal-obbligi l-oħra li joħroġu minn dan l-att, il-klabb qiegħed jipoteka favur ta' SportMalta, aċċettanti, l-beni kollha tiegħu in ġenerali preżenti u futuri oltre l-poteka Speċjali u Privileġġ Speċjali skont il-liġi, fuq il-proprjetà b'dan l-att trasferita. Għall-fini tal-iskrizzjoni ipotekarja, qed tiġi ffixxata s-somma ta' disat elef ewro (€9,000) 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) u għall-finijiet tal-Att dwar it-Taxxa fuq id-Dokumenti u Trasferimenti tal-elf disa' mija tlieta u disgħin (1993), qiegħed jiġi dikjarat illi l-proprjetà fuq deskritta giet mgħoddija lil SportMalta permezz tal-att ta' Trasferiment ta' Drittijiet u Obbligi fl-atti tan-Nutar Dottor Marija Cachia tas-sebġha ta' Diċembru, tas-sena elfejn u wieħed u għoxrin (07/12/2021), skond l-Artikolu numru hamsa (5) tal-Government Lands Act Att numru sbatax (XVII) tas-sena elfejn u sbatax (2017) u l-ebda hlas ta' taxxa tal-boll mhú 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-qliegħ 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 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 jitħallsu mill-klabb.

Jiena Nutar, hawn taht iffirmit, niddikkjara li l-propjeta' immobbli ttrasferita fuq dana l-att taqa f'area ta' registrazzjoni obbligatorja u tiffirma parti mic-Certifikat fit-titolu numru zero dsgha zero zero tnejn tnejn wiehed sebgha (09002217), skond il-kopja tal-Form E li qed tigi 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 proprjeta'.

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

Qiegħed jigi dikjarat illi dan it-trasferiment gie approvat skond att tas-sebgha ta' Diċembru, tas-sena elfejn u wiehed u għoxrin (07/12/2021) ippubblikat min-Nutar Dottor Marija Cachia li permezz tiegħu Sport Malta għandu d-dritt li jittrasferixxi l-imsemmija propjeta' lil persuni sportivi irregistrati ma' Sports Malta taħt l-att tal-ISports (KAP 455) tal-Ligijiet ta' Malta u cioe' b'titolu ta' enfitewsi temporanju li ma jaċċedix il-perjodu ta' ħamsa u sittin (65) sena. Tali trasferiment qiegħed isir skond l-Att Dwar Artijiet tal-Gvern (Kap 573) tal-Ligijiet ta' Malta Artiklu numru ħamsa (5) u qiegħed isir wara l-approvazzjoni ta' dan it-trasferiment permezz ta' riżoluzzjoni speċjali tal-Kamra tad-Deputati skond Artikolu wiehed u tletin (Art 31) tal-istess Kapitolu numru hames mija u tlieta u sebghin (KAP. 573).

Stante illi n-numru ta' dokumenti annessi ma' dana l-att jammonta għal aktar minn hamsa (5), għal kull fini u effett tal-ligi qed jigi hawn anness u mmarkat Dokument 'X elenku tad-dokumenti annessi ma' dana l-att għal 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-proprjeta’;

Dok B: Site Plan tal-proprjeta’

Dok LR: Kopja tal-Land Registry Form E;

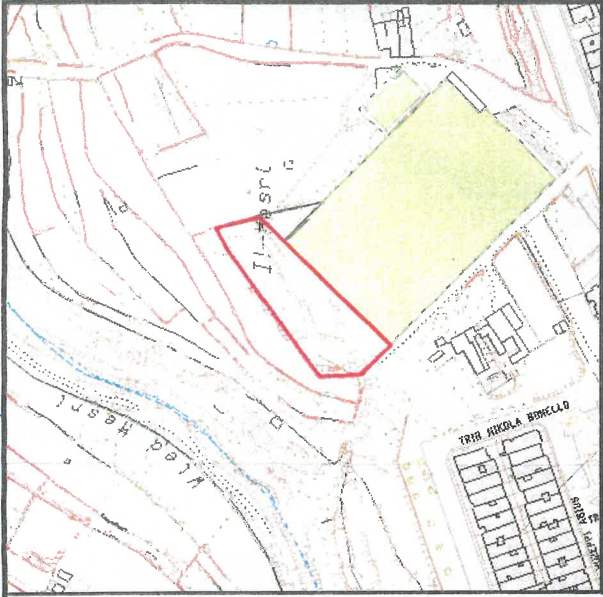
Dok R: Rizoluzzjoni ta’ Siggiewi FC;

Dok V: Valutazzjoni tal-Perit David Grima

Dok V1 – Kalkolazzjoni ta’ sussidju tac-cens minn SportMalta

Dok X: Elenku tad-Dokumenti

Dok Z: Att tan-Nutar Dr Marija Cachia datat 07/12/2021



Site Plan
S.S. 4868

Scale: 1:2500
Map Ref. 48928
68625

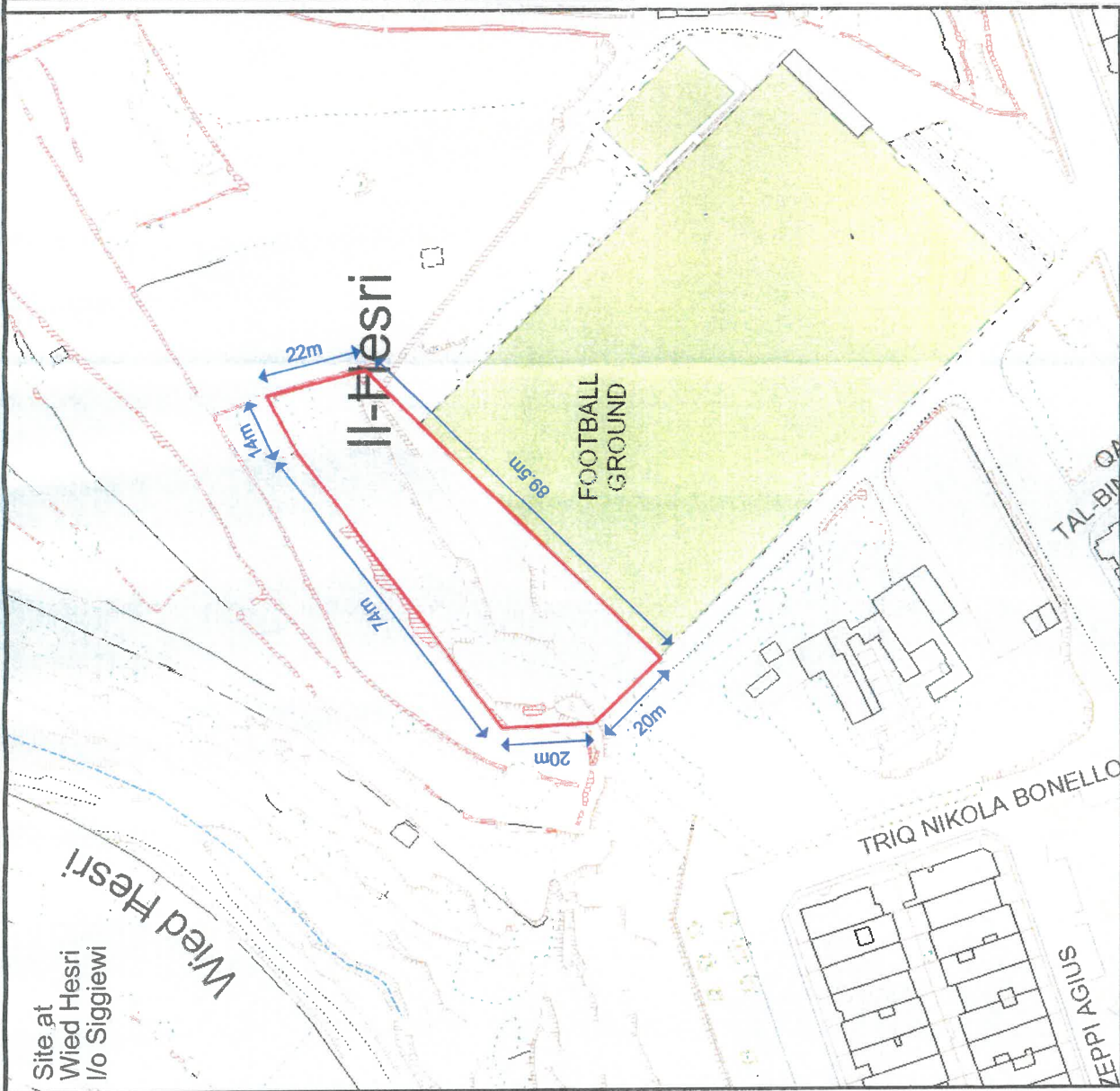


Property No.: E270411
Area: 2,671m²

Site is subject to any existing servitudes.

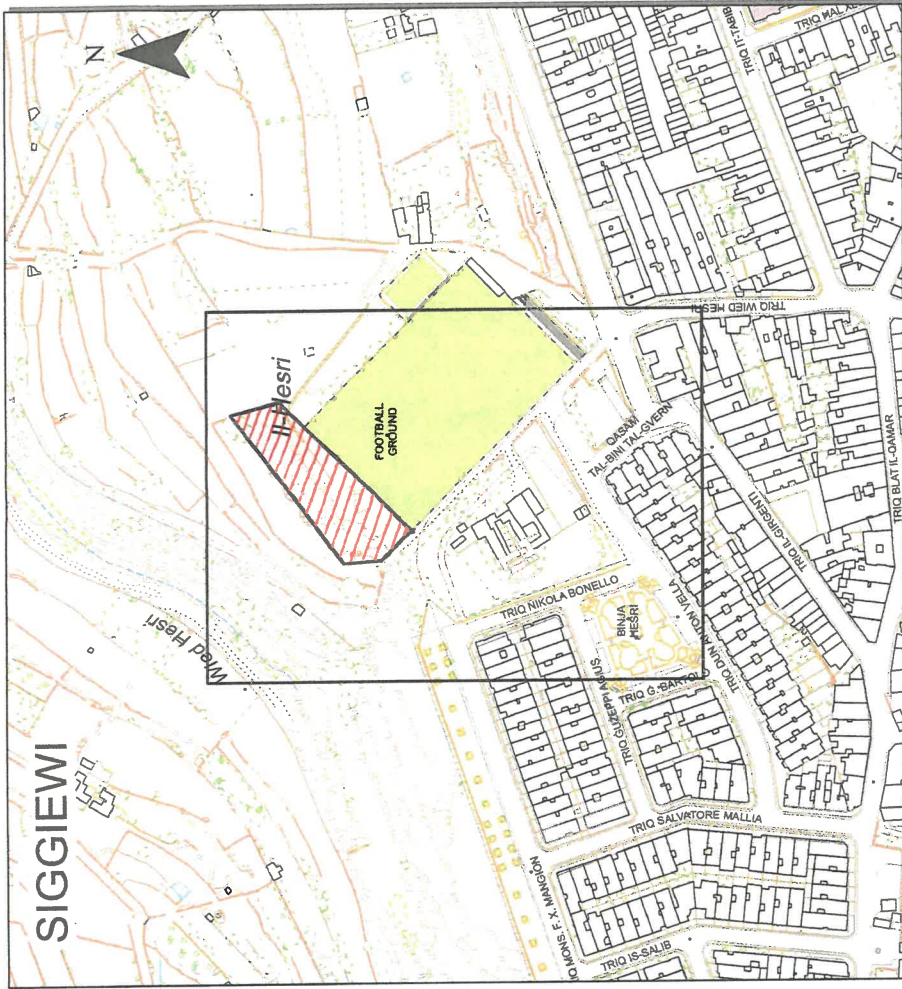
[Handwritten signatures]

LANDS AUTHORITY - ESTATE MANAGEMENT AND BUSINESS DEVELOPMENT DIRECTORATE	
LOCALITY: SIGGIEWI	
P.D. NO: 2021_0426	SCALE 1:1000
FILE: L.382/1965	DRAWN BY: bugem/151
(sgd. S. Scotto) A&CE DATE: 29/07/2021	(sgd. R. Demicoli) f/Chief Officer - Estate Management & Business DATE: 29/07/2021

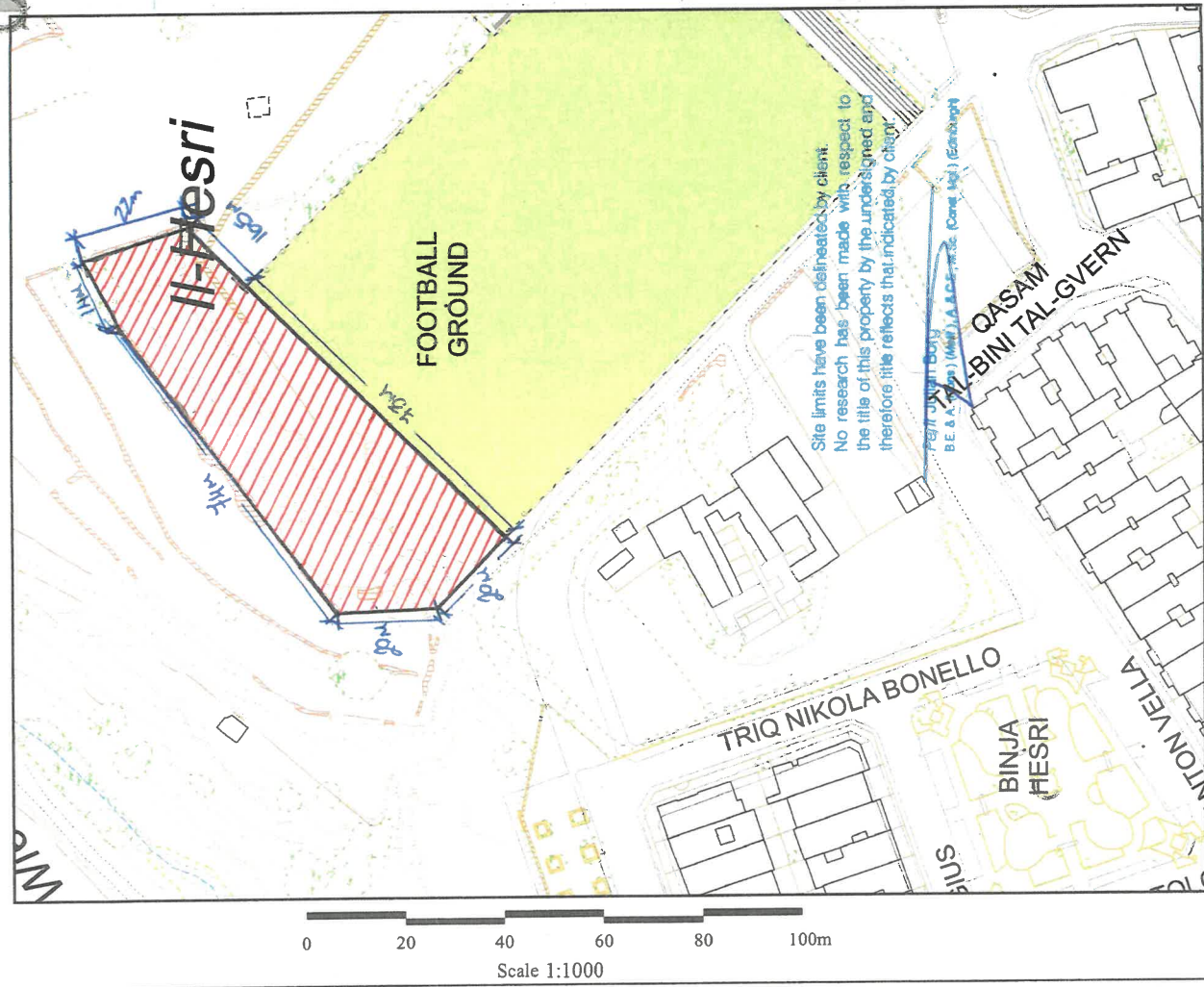


Extent interpreted from Land Registry Plan No. 209021E (Red 1B in GOV1/2021/1877) in File No. L382/1965.

Scale 1:1,000



Pjanta tas-Sit 1:2500 Site Plan



Aġenzija għar-Registrazzjoni tal-Artijiet

116, Casa Bolino, Triq Il-Punent, Il-Belt Valletta



Land Registration Agency

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

Nru tal-Mappa: **209021 E**
 Map Number: **209021 E**

Posizzjoni Centrali: **x = 48921**
 Centre Coordinates: **y = 68561**

Parti min S.S.: **4868**
 Extracted from S.S.:

Data: **19/04/2021**
 Date:

Perit: **PERIT JULIAN BORG**
 Architect:

Qies (metri kwadri): **Circa - 1680m²**
 Area (square metres):

Timbru tal-Perit:
 Architect's Stamp:
Perit Julian Borg
 B.E. & A. (HONS.) (M.B.) A.A.C.E. (M.B.) (Edinburgh)
 M.Sc. (Geomatics) (Edinburgh)

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

Scale 1:1000



Dritt Imballas
 Fee Paid

LR 204293



LAND REGISTRATION AGENCY

DATE: 24th April 2023

REPLY FORM E (ATTACHED) NUMBER: 6040

REGARDING PROPERTY: Site at Wied Hesri, Siggiewi

REQUESTED BY: Notary Dr. Joe Cilia

LIST OF ATTACHED DOCUMENTS: Certificate of Title 09002217 and Plan

REPLY COVERS PERIOD TO: 20th April 2023

1. Site as marked on LR plan 209021 E is in a registration area as from 15/11/1982 and forms part of title 09002217 (vide certificate attached).
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

Victoria Grech 24/4/23

LAND REGISTRY OFFICIAL - SIGNATURE
f/LAND REGISTRAR

Victoria Grech
Property Registration Manager
Land Registration Agency

RUBBERSTAMP
Victoria.d.grech@gov.mt

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

006040

Siggiewi FC – Site at Wied Hesri, Siggiewi measuring circa 2680 sqm

✓
64803

FORM E: *Six time*

REQUEST FOR AN OFFICIAL SEARCH AND/OR INFORMATION:

Number:

Payment:

Receiver:



DESCRIPTION OF PROPERTY: Site at Wied Hesri, Siggiewi measuring circa 2680 sqm

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?

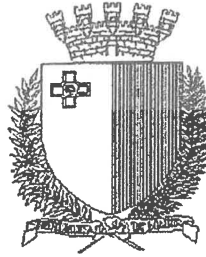
REPLY TO BE FORWARDED TO: Dr. Joe Cilia, 107, Triq il-Knisja, Paola PLA 1074


Notary Dr. Joe Cilia LL.D

Victoria Grech
Property Registration Manager
Land Registration Agency

RISPOSTA ANNESSA
SEE ATTACHED REPLY

04/04/23



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

Proprjeta' Numru: 09002217

Attiva

Garantit

Numru ta' ZSBP:

Tip ta' Proprjeta'	<i>Art</i>
Indirizz	<i>Il-Hesri SIGGIEWI</i>
Kunsill Lokali	<i>SIGGIEWI</i>
Kejl dikjarat (m.k.)	<i>403938.1</i>

Kummenti

Parcel Nru. 1131 kif sottomess ma' applikazzjoni mid-Dipartiment ta' l-Artijiet.

Mizjuda llum 08/04/2005: Wara LRA981/2005 tnaqqset parti li giet registrata bit-titolu 09002464.

Dan ic-certifikat jinkludi dettalji dwar 1 applikazzjonijiet



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

Applikazzjoni Numru: 200205459M
Applikanti 1
L-Ewwel Registrazzjoni mahduma fil-01/08/2002

Proprjeta' Numru: 09002217
Ref: LRA1823/02
Approvata fil- 04/09/2002

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

Bazi

Permezz ta' dikjarazzjoni presentata fil - 24/07/2002 b'titolu Liberu u Frank

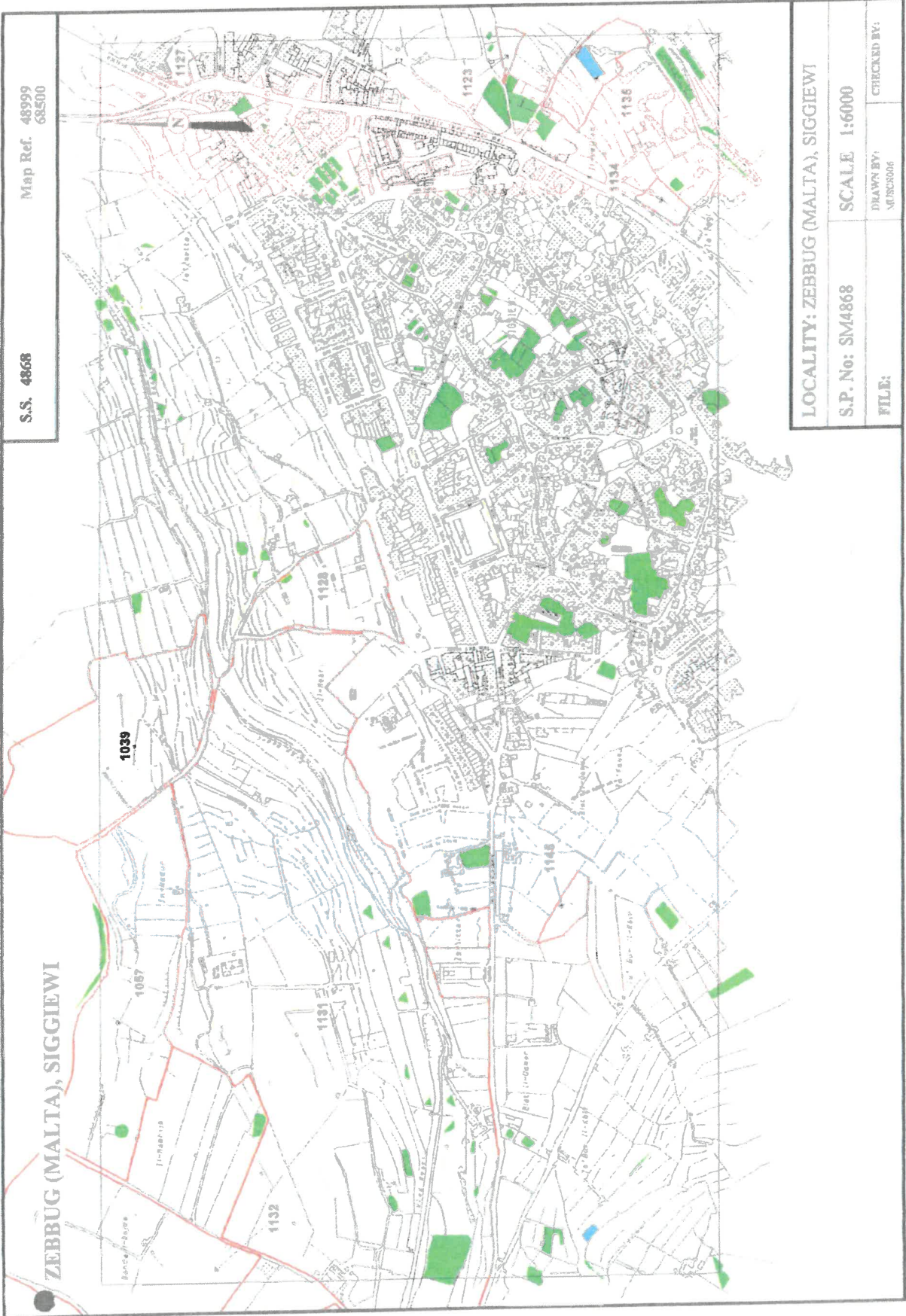
Kummenti ohra:

Kummenti ohra fuq applikazzjoni numru 200205459M

Mahrug skond l-Att
Dwar ir-Registrazzjoni ta' Artijiet, Kap 296.
sid fid-data tal-hrug.
Soġġett għall-interessi li jipprevalu jekk
nihux espressament esklużi, Saret Area
ta' registrazzjoni fil- 15-11-1982

Registratur tal-Artijiet

13



S.S. 4868
 Map Ref. 48999
 68500

LOCALITY: ZEBBUG (MALTA), SIGGIEWI	
S.P. No: SM4868	SCALE 1:6000
FILE:	DRAWN BY: MUSCROG CHECKED BY:

Stefano

Stefan Scotto A. & C.E.
 22 June 2002



SIGGIEWI F.C.

(Founded 1945)

(AFFILIATED TO MALTA FOOTBALL ASSOCIATION)
SPORTMALTA REG No C072

65, St. Nicholas Street Siggiewi
Tel: 21463974

Data: 20th Jannar 2022

SportMalta
Cottonera Sports Complex
Vjal il-Kottoner
Bormla BML 9020

Fid- 21th April 2021 kien ġie riżolt li ssir talba għat-trasferiment tal-art fi Siggiewi Football Ground, Nru 1 Wied Hesri, Siggiewi, Ġaladarba l-kumitat huwa infurmat li l-art għaddiet lil SportMalta u se tkun qed tiġi mgħoddija lil Siggiewi Football Club, l-istess kumitat qed jirrisolvi li s-sussegwenti għandhom ikunu il-firmatarji fuq il-kuntratt tat-trasferiment:

	Isem	Pożizzjoni fil-kumitat	Numru tal-Karta tal-Identita'
1	Mario Caruana	President	554260M
2	Robert John Camilleri	Segretarju Generali	77177M
3	Josef Saliba	Tezorier	310692M

Tislijiet,


Mario Caruana


Robert J. Camilleri


Josef Saliba


George Attard


Kieran Bugija





SIGGIEWI F.C.

(Founded 1945)

(AFFILIATED TO MALTA FOOTBALL ASSOCIATION)
SPORTMALTA REG No C072

65, St. Nicholas Street Siggiewi
Tel:21463974

Isem tal-assoċjazzoni/klabb: SIGGIEWI FOOTBALL CLUB

Detalji tal-firmatarji:

1	Isem:	Mario Caruana
	Požizzjoni fil-kumitat:	President
	Numru tal-Karta tal-Identita`:	554260M
	Indirizz tar-residenza:	143, Main Street , Siggiewi
	Post u data tat-twelid:	Cospicua- 31 ^{ta} Lulju 1960
	Impjieg:	Pensionant
	Isem u Kunjom il-missier:	Joseph Caruana(Late)
	Isem u Kunjom ta' xebba tal-omm:	Francesca nee Calafato

2	Isem:	Robert John Camilleri
	Požizzjoni fil-kumitat:	Segretarju Generali
	Numru tal-Karta tal-Identita`:	77177M
	Indirizz tar-residenza:	Tas- Simi F/H, Ta Nghajsa L/O , Siggiewi
	Post u data tat-twelid:	Mtarfa- 31 ^{ta} Jannar 1977
	Impjieg:	Service Manager
	Isem u Kunjom il-missier:	Joseph Camilleri
	Isem u Kunjom ta' xebba tal-omm:	Nancy Nee Muscat

3	Isem:	Josef Saliba
	Požizzjoni fil-kumitat:	Tezorier
	Numru tal-Karta tal-Identita`:	310692M
	Indirizz tar-residenza:	4 , triq tan Nofs, Siggiewi
	Post u data tat-twelid:	Pieta- 25 ^{ta} Gunju 1992

Impjeg:	Accountant
Isem u Kunjom il-missier:	Mario saliba
Isem u Kunjom ta' xebba tal-omm:	Rachaela nee Buhagiar



SIGGIEWI F.C.

(Founded 1945)

(AFFILIATED TO MALTA FOOTBALL ASSOCIATION)
SPORTMALTA REG No C072

65, St. Nicholas Street Siggiewi
Tel:21463974

Data: 20th Jannar 2022

SportMalta
Cottonera Sports Complex
Vjal il-Kottoner
Bormla BML 9020

Waqt laqgħa ġenerali ta' nhar il- ^{2021 REV} 4th Gunlu 2022 tal-kumitat ta' Siggiewi Football Club
, l-istess kumitat ta' Siggiewi Football Club ħa d-deċiżjoni li formalment jagħmel talba
lill-awtoritajiet kompetenti sabiex l-istess assoċjazzjoni/klabb jingħata titolu fuq l-art li tinsab fi
Siggiewi Football Ground, Nru 1 Wied Hesri, Siggiewi preżentament amministrata mill-
istess klabb.

Tislijiet,

Mario Caruana

Robert J. Conullen

Josef Galiba

George Attard

Kieran Bugija



12/04/2024

Re: Valuation Certificate 2585q – Agriculture Land adjacent the Siggiewi Football Ground in Wied Hesri, Siggiewi.

To whom it may concern,

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

Valuation Reference	2585q
Property Address	Agriculture Land in Wied Hesri, Siggiewi
Customer	Sport Malta
Date of Inspection	12/04/2024
Purpose of Valuation	Valuation of immovable property for collateral purposes.
Basis of Valuation	This report leads to the valuation of the "Market Value" of the property, as defined in The European Valuation Standards 2016 Article EVS 1 that is <i>"The estimated amount for which the property should exchange on the date of valuation between a willing buyer and a willing seller in an arm's length transaction after proper marketing wherein the parties had each acted knowledgeably, prudently and without being under compulsion."</i>
Property Title	Freehold: Remaining term - NA - years Ground Rent Payable: € Nil Other Encumbrances: Not applicable
Sources of Information	The above information has been provided by the client.
Description	
Property Classification	Commercial: Agricultural Land
General Description	- The property in reference is a tract of land in Siggiewi, which is adjacent the Siggiewi Football Ground in Wied Hesri. The property in question consists of an existing stretch of agriculture land that is considered to have agricultural value.

Structural//Architectural//Solutions
 1B, Nu-Bis Centre, Mosta Road, Lija, LJA 9012
 m: (+356) 9987 8005
 t: (+356) 2702 1706
 e: info@sasmalta.com
 w: www.sasmalta.com

Availability of Views	No Views
Availability of Lift	No
Construction Type	N/A
Current State of Finish	Undeveloped
New Building	N/A
Schedule of Accommodation	N/A
External Accommodation Areas	N/A
Site Footprint	2,671 m ²
Other Comments	
Energy Related Features (Existing)	Not Applicable.
Year of Construction	N/A
Location Type	Other:
Planning Issues	
Planning Permit	Refer to Appendix D
Variations Noted	N/A
Further Comments	Nil
Defects Observed	No structural tests for said building have been commissioned. Comments below are based on visual observations undertaken during the valuer's site visit.
Valuation Methodology	<p>The comparable valuation approach is considered the most suitable methodology in determining the current market value. In principle this model is based on the comparable market prices of the same property types in the area.</p> <p>The annual ground rent is extrapolated from the market value.</p> <p>Valuation Calculations are hereby presented in Appendix B below.</p>

Special Conditions

- This valuation does not consider furniture, fittings, movable equipment and customer`s personal goodwill which is not considered part of the immovable security.
- Valuation for proposed development is based on the finishing specifications indicated by customers during site inspection.
- The sole purpose for this valuation is for use by Sport Malta. The valuer does not accept liability if this certificate is relied upon by anyone else, whether for banking, accounting or any other purposes.
- Neither the whole nor any part of this Valuation Report, nor any reference thereto may be included in any published document, circular or statement, nor published in any way without the valuer`s and the bank`s written approval of the form and context in which it may appear.
- The valuer hereby declares that he/she holds no known 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 has in my opinion as an annual ground rent of € 9,000 (Euro nine 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.

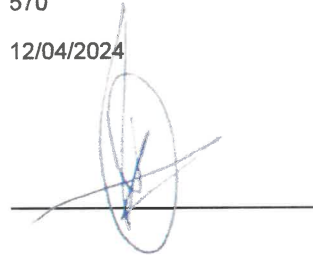
Warrant No.

570

Date

12/04/2024

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

Comparison Method

ASU Ref.	Location	Type of Property	Property State	Size of Property	Gross Internal Area	Contract Value	Market Value	Rate per Square Meters
				m ²	m ²	€		€/m ²
	Siggiewi	Agricultural Land	Recreational / Agricultural Value	824.00	824.00	€ 106,500.00	€ 101,175.00	122.79
	Siggiewi	Agricultural Land	Recreational / Agricultural Value	396.00	396.00	€ 65,000.00	€ 61,750.00	155.93
	Siggiewi	Agricultural Land	Land with shared well/reservoir	2200.00	2200.00	€ 319,000.00	€ 303,050.00	137.75
	Zebbug	Agricultural Land	Agricultural Value	1200.00	1200.00	€ 155,000.00	€ 147,250.00	122.71

Average rate per square meters	134.79
Average with country views	
Average without country views	
Maxima	155.93
Minima	122.71

Table B1 – Comparable Method for the Agricultural Land

Unit Name/Number	Floor	Type	Area Considered	Gross Area	Rate per sqm	Market Value	Total Market Value
				m ²	€/m ²	€	€
Undeveloped Land			Site Footprint	2671.00	134.79	360,036.02	360,036.02
Rounded							360,000.00

Table B2 – Market Value of the Agricultural Land

Property	Value	Yield	Net rental income	Management Cost percentage	Gross Rental income
	€	%	€	%	€
Agricultural Land	360,000	2.50%	9,000.00	0.00	9,000.00
Total					9,000.00

Table B3 – Calculation for annual rent

Valuation Conclusion

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

Total Annual Ground Rent = € 9,000.00

Appendix C: Data Summary

Property Address	Agriculture Land in Wied Hesri, Siggiewi.
Property Title	Freehold
Years Remaining	- NA -
Ground Rent Payable	€ Nil
Property Usage	Commercial:
Current State	N/A
New Building	N/A
Site Footprint	2671 m ²
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	Comparison Method
Annual Ground rent	€ 9,000
Valuer	Perit David Grima
Warrant No.	570
Date of Issue	12/04/2024

Appendix D: Planning History and Constraints

At the time of writing of this report, no Planning Authority applications were traced on the PA website.

Location & Planning Policy Considerations

The property is situated in Siggiewi and falls under the following site constraints:

- Areas of High Landscape Value - SMCO-06
- Valley Protection Zone - SMCO-07

With reference to the Siggiewi West – Environmental Constraints Map, policy SMCO-06 and policy SMCO-07 in the South Local Plan Document state:

SMCO-06 - Areas of High Landscape Value

MEPA designates the areas identified on the respective Policy Maps as Areas of High Landscape Value (AHLV) as per Section 46 of the Development Planning Act, 1992 and Structure Plan policy RCO 3. There shall be a strong presumption against the creation of new built structures (including cultivation and animal husbandry related structures) in AHLVs. The guidance provided in the South Malta Local Plan Approved Plan – July 2006 57 Explanatory Memorandum to the Structure Plan clauses 15.34 to 15.40 shall also apply. MEPA will ensure that any developments falling within such areas will not result in the creation of light pollution.

MEPA will favour proposals for compatible and sensitive positive interventions and activities (particularly informal recreational activities in the form of walking or cycling footpaths as well as educational initiatives) intended to upgrade and rehabilitate Areas of High Landscape Value. In sites which have been degraded by development activities, a rehabilitation and monitoring program needs to be established by the developer and agreed with MEPA to ensure that the proposed interventions are in line with other policies related to conservation as well as protection and management of the natural and cultural resources. The priority areas in this respect are:

- i. Wied tal-Baqqiegħa (Zebbug) and Wied Hesri (Siggiewi);
- ii. the slopes flanking Wied Ta' Kandja (Siggiewi);
- iii. Wied Qirda (Zebbug/Siggiewi);
- iv. Għar Hanzir and Wied Sillani (Siggiewi);
- v. Wied il-Kbir (Siggiewi/Luqa);
- vi. Wied ta' Has Saptan (Għaxaq);
- vii. Wied Ta' Hal Saflieni (Luqa) ;
- viii. Wied il-Qoton (Għaxaq);
- ix. the rocky steppe at Ta' Haxum (Għaxaq);
- x. the promontory of Għassa tal-Munxar (Marsascula);
- xi. the afforested sites along Is-Swar Tal-Kottonera (Zabbar, Fgura); and
- xii. between Zonqor Point (Marsascula) and Blata l-Bajda (Xgħajra).

8.4.10

The rural and coastal landscapes in the plan area have a number of characteristic features which depict cultural and natural attributes that impart a traditional identity and render these areas highly attractive to locals and visitors. Unfortunately, some of these areas are plagued by littering, insensitive interventions and dereliction. These areas are essential as local recreational venues for the local populations as well as distinctive local open space lungs which help to impart a feeling of remoteness from the urban atmosphere which is so prevalent in the south of Malta. This policy also encourages interventions that promote the enhancement of the positive qualities of these areas and the removal of unsightly features in order to restore the attractive qualities of these areas. The list in this policy is not exhaustive but identifies priority sites which need to be afforded further protection to ensure that any negative activities in these areas do not expand and where possible reduced. Within such areas any permitted development or activity needs to ensure that no pollution from lighting sources occurs.

SMCO 07 - Valleys

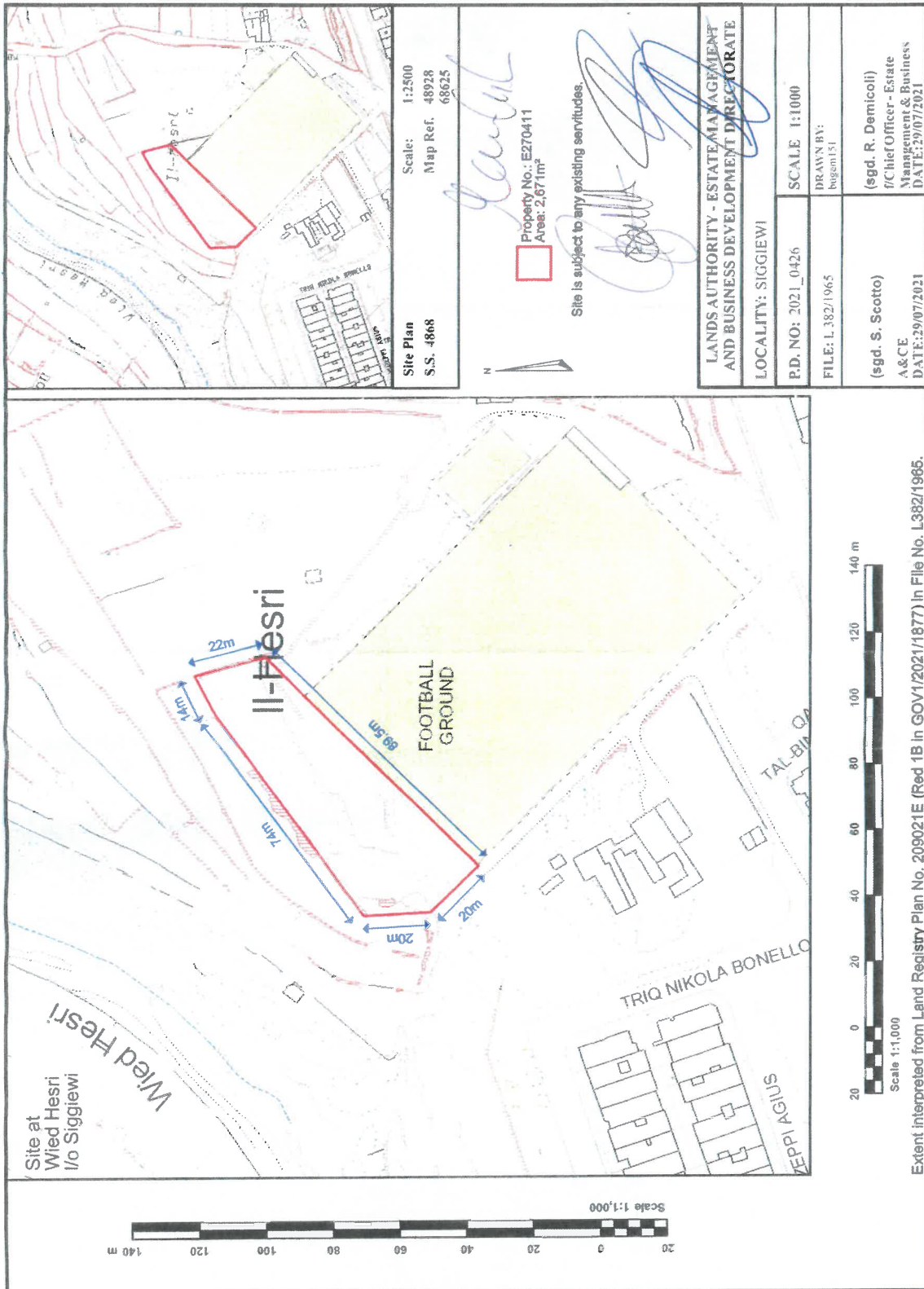
Valley Protection Zones and valley watercourses are indicated on the Environmental Constraints Maps for the relevant localities. In line with the provisions of Policy RCO 29, there will be a presumption against any development within these areas that will adversely affect the function of the valley as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

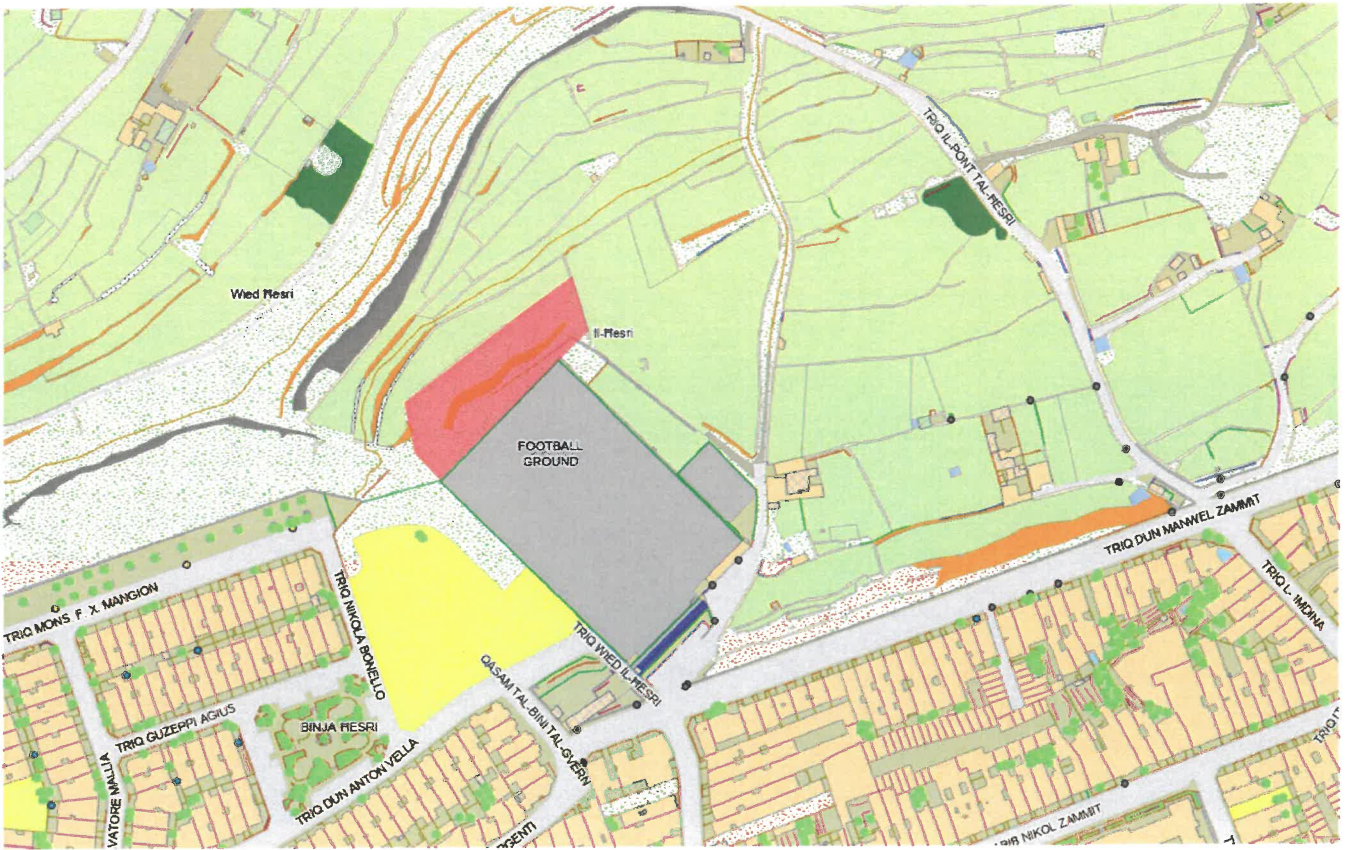
The plan area is endowed with a number of valleys which adorn the landscape of this area. Unfortunately due to lack of management and adequate protection status most of these areas have been degraded as a result of illegal dumping. Other areas have been extensively degraded as a result of quarrying activity. 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

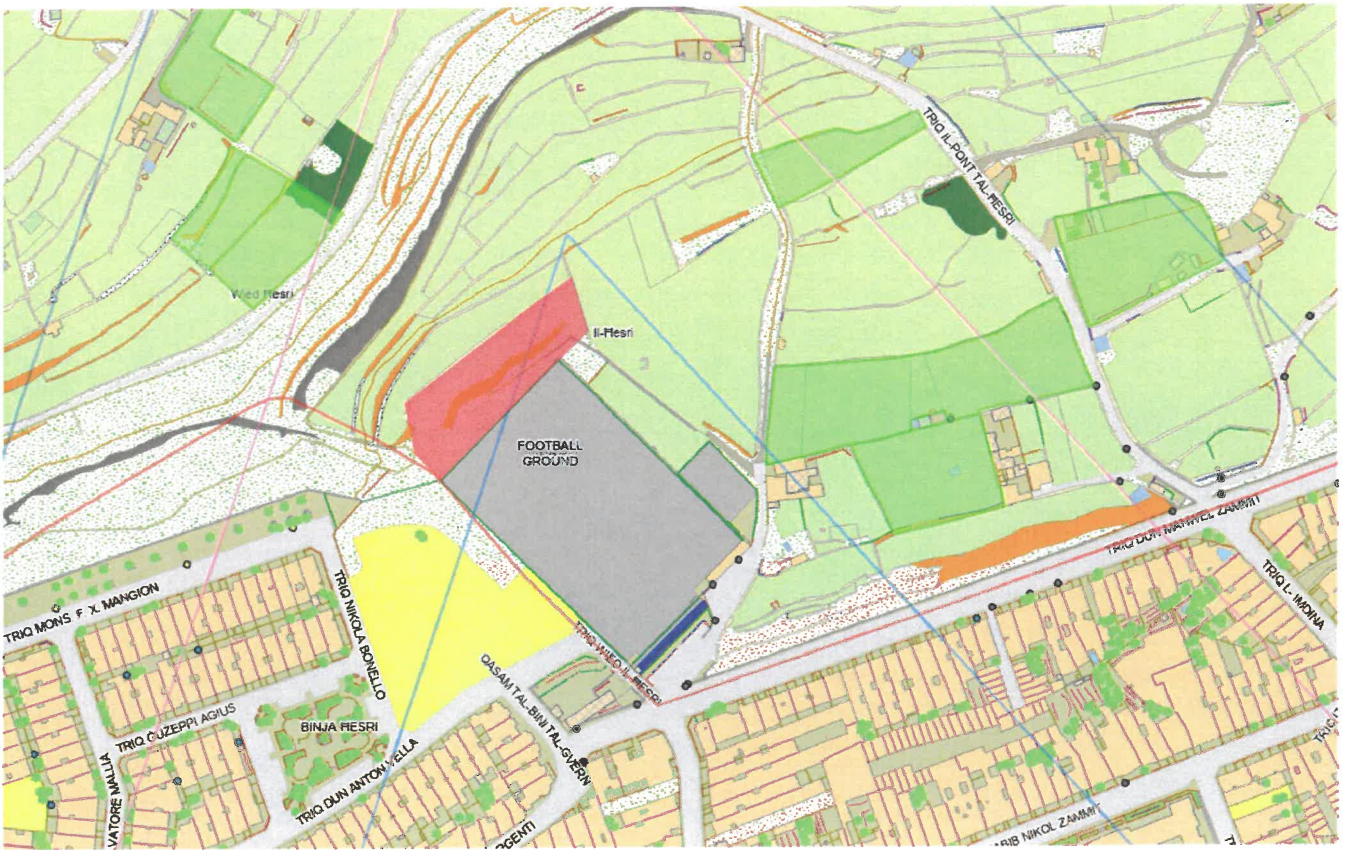




Orthophoto 2018

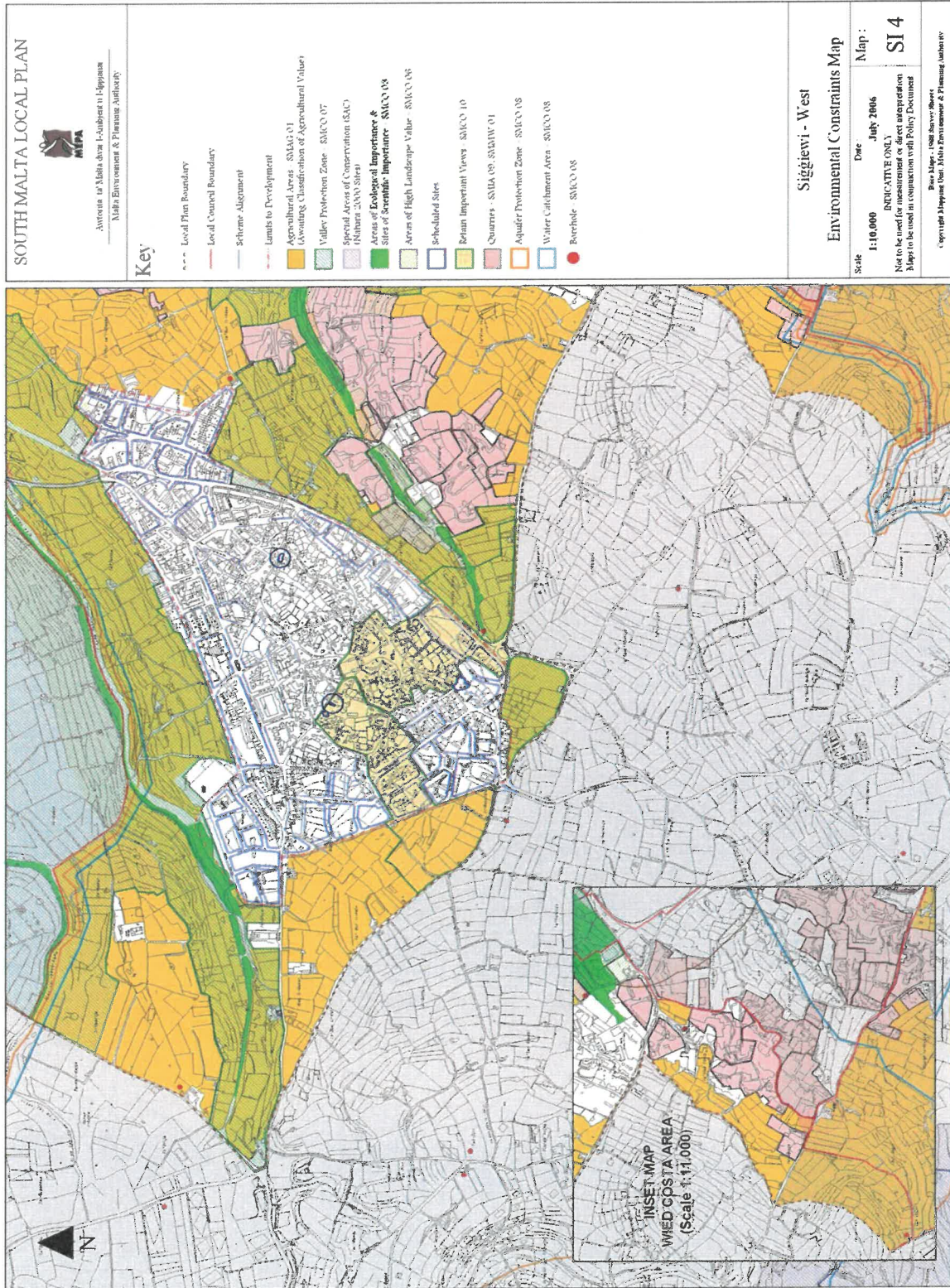


Planning Authority Basemap



Planning Authority Basemap, incl. constraints

Appendix F: Siggiewi West – Environmental Constraints Map



Date: 12-04-2024

Request for calculation of valuation subsidy

As per SportMalta Lands Section SoP procedures kindly provide the section with the following values for the valuation performed on a pocket of land located in Agriculture Land adjacent the Siggiewi Football Ground (attached with this document as annex 47): in Wied Hesri, Siggiewi

- 1) Original Rental Value of property in question as indicated in Valuation:
€ 9,000

- 2) The value of the 95% subsidy offered by government for leases/ground rents on Sport Facilities:
€ 8,550

- 3) The 5% value of the Original Rental Value that is to be paid by the club to the accounts department every year:
€ 450

Rebecca Sare'

Name of Accounts Officer
tasked with carrying out
the valuation calculation



Signature

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

Today, the seventh (7th) day of
December of the year two thousand
twenty-one (2021) _____

Before me, Doctor of Laws Marija Cachia, 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 the twenty-ninth day (29th) 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 three hundred eighty-two stroke one thousand nine hundred sixty-five (L. 382/1965).

On the other part:

Doctor of Laws Luciano Busuttil, lawyer, son of Benjamin Busuttil and Anna nee' Falzon, born in Pieta', Malta on the third (3rd) July of the year one thousand nine hundred and seventy-four (1974) and residing in Marsaxlokk, Malta, holder of identity card number 373574(M), who is appearing hereon in the name and in representation of **SportMalta**, as Chairman of SportMalta as duly authorized by virtue of law, hereinafter referred to as "**the Assignee**".

The parties hereby declare and premise that:

Whereas the Government is the owner of a site measuring circa two thousand six hundred and seventy-one square metres (2,671sqm), forming part of the territory known as Wied Hesri, in Siggiewi, Malta, and as better shown bordered in red on the plan indicated as Property Drawing number two thousand and twenty-one underscore zero four two six (P.D.

Deed Number:

40 /2021

**Transfer of
Rights and
Obligations**

Enrolled:

/2021

Number:

/2021

No. 2021_0426) and which is 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 situated in Siggiewi, 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 Doctor of Laws Luciano Busuttil accepts, the rights and obligations over the site measuring circa two thousand six hundred and seventy-one square metres (2,671sqm), forming part of the territory known as Wied Hesri, in Siggiewi, Malta and bounded on the southeast by Government property, and bounded on the southeast by Government Property or its successors in title, and on all other sides by third party property or more correct boundaries, as better shown bordered in red on the plan indicated as Property Drawing number two thousand and twenty-one underscore zero four two six (P.D. No. 2021_0426) and which is plan is being 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 emphytheusis for a period not exceeding sixty-five (65) years, and any such transfer shall also be made in accordance with the Government Lands Act, Chapter five hundred and seventy three (573) of the Laws of Malta.

SportMalta hereby declares that it is aware that there are ongoing eviction procedures and/or there is a possibility that eviction procedures may be instituted, and this in relation to part of the site in question. As from today, SportMalta is hereby authorising the Lands Authority to do all that is necessary so that such eviction procedures are finalised, and to do anything ancillary thereto, and this even after the publication of the present contract.

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

A handwritten signature in black ink, appearing to be a stylized 'P' or similar character, located on the right side of the page.

Statutory Declarations

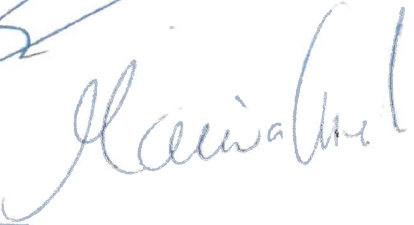

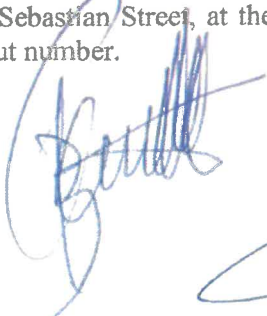
For the purposes of the Government Lands Act, Chapter five hundred and seventy three (573) of the Laws of Malta, this deed been entered into in accordance with Article five (5) of the said Act.

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.

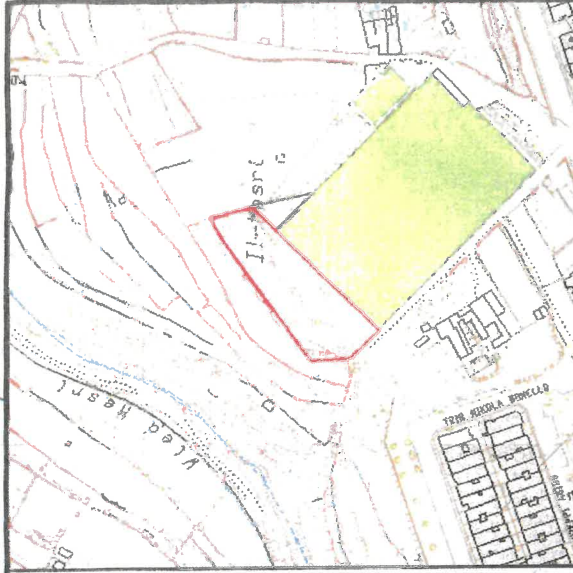
For the purposes of sub-article twelve (12) of Article five letter 'A' (5A) of the Income Tax Act, the parties declare that they have declared to the undersigned Notary all the facts that determine if the transfer is one to which Article 5A applies and that are relevant for ascertaining the proper amount 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.



NOTARY DR. MARIJA CACHIA
NOTARY PUBLIC
WITH THE LANDS AUTHORITY



Site Plan
S.S. 4868

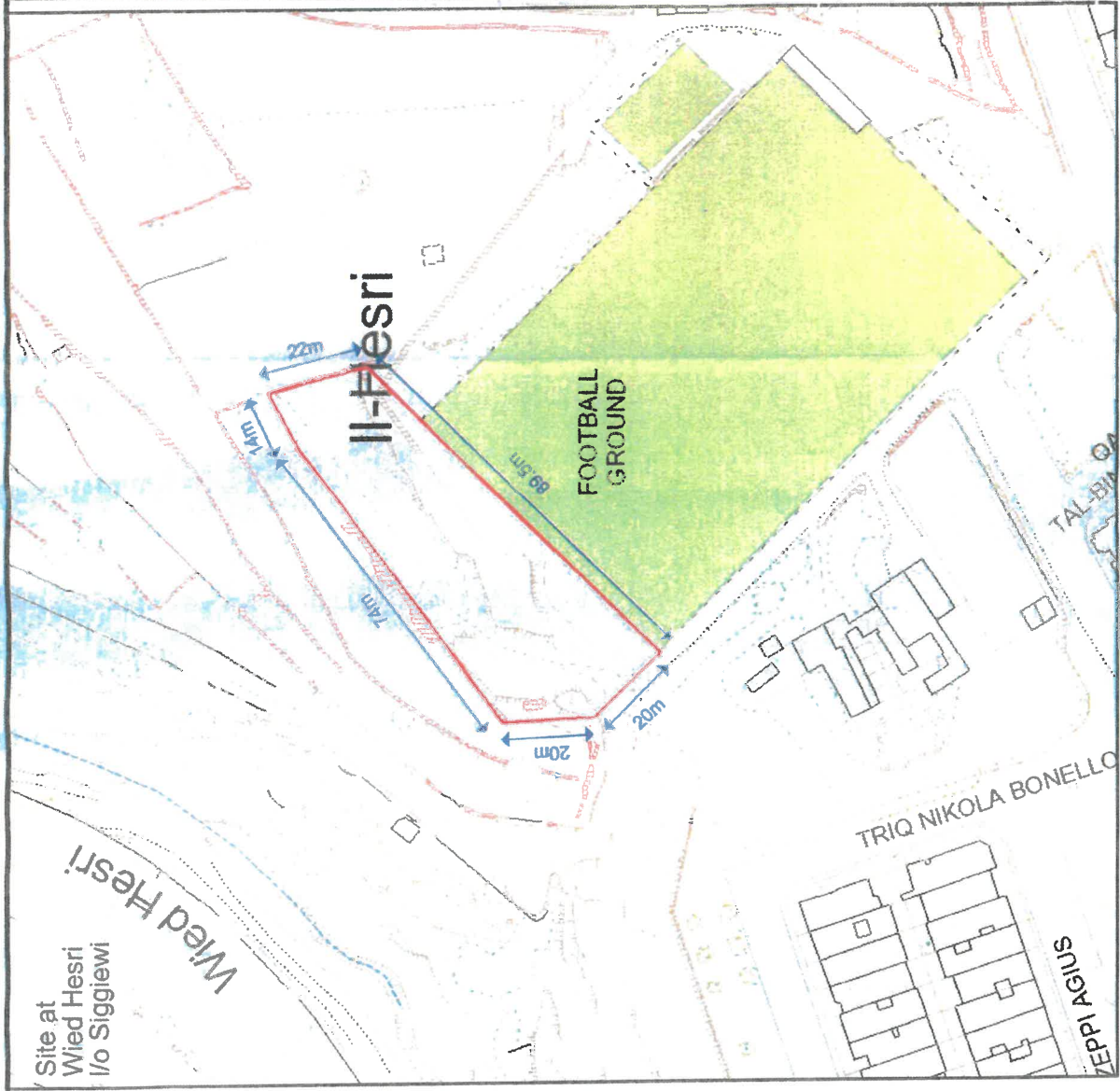
Scale: 1:2500
Map Ref. 48928
68625

Property No.: E270411
Area: 2,671m²

Site is subject to any existing servitudes.

[Handwritten Signature]

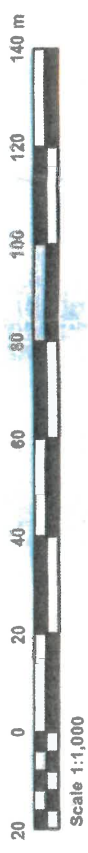
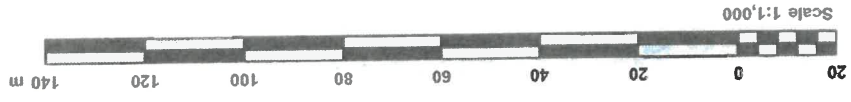
LANDS AUTHORITY - ESTATE MANAGEMENT AND BUSINESS DEVELOPMENT DIRECTORATE	
LOCALITY: SIGGIEWI	
P.D. NO: 2021_0426	SCALE 1:1000
FILE: L.382/1965	DRAWN BY: bugem151
(sgd. S. Scotti) A&CE DATE:29/07/2021	(sgd. R. Demicoli) f/Chief Officer - Estate Management & Business DATE:29/07/2021



Site at Wied Hesri
i/o Siggiewi

Scale 1:1,000

Extent interpreted from Land Registry Plan No. 209021E (Red 1B in GOV1/2021/1677) in File No. L382/1965.



	<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 ufficjali hawn taħt indikati:-</p> <p>Mill-ewwel parti:-</p> <p>Matthew Pisani, mizzewweg, iben Edwin Pisani u l-mejta Marcelline Pisani nee Scott, imwieved San Giljan fis-7/10/1977 u residenti Swieqi (Karta ta' l-identita' numru 487077M), li qed jidher fuq dan l-att fil-kwalità tiegħu ta' Chairperson, għan-nom u in rappreżentanza ta' SportMalta (bħala s-suċċessur fit-titolu tal-Kunsill Malti għall-iSport), ta' Cottonera Sports Complex, Cottonera Avenue, Bormla BML 9020; kif debitament awtorizzat:-</p> <p>- aktar 'l isfel imsejjaħ "SportMalta".</p> <p>Mit-tieni parti:-</p> <p>Mario Caruana, mizzewweg, bin il-mejjet Joseph Caruana u Francesca Caruana nee' Calafato, imwieved Bormla fil-31/07/19600 u residenti Siggiewi (Karta tal-identita' numru 554260M), Robert John Camilleri, mizzewweg, bin Joseph Camilleri u Annunziata sive Nancy Camilleri nee' Muscat, imwieved L-Imtarfa fil-31/01/1977 u residenti Siggiewi (Karta tal-identita' numru 77177M) u Josef Saliba, ġuvni, bin il-mejjet Mario Saliba u Raphaela Saliba nee' Buhagiar, imwieved il-Pieta' fil-25/06/1992 u residenti Siggiewi (Karta tal-identita' numru 310692M) li qegħdin jidhru fil-kariga tagħhom ta' President, Segretarju Generali u Teżorier rispettivament li qegħdin jidhru fuq dan l-att għan-nom u in rappreżentanza ta' Siggiewi Football Club ta' numru hamsa u sittin (65), Triq San Nikola, Siggiewi [b'numru tar-Registrazzjoni ma' SportMalta ittri SM/C/072 kif debitament awtorizzati permezz ta' rizzoluzzjoni tal-kumitat hawn annessa u mmarkata "Dokument R";</p> <p>- aktar 'l isfel flimkien u solidament bejniethom imsejħin "il-klabb".</p> <p>Minni Nutar identifikati permezz tad-dokumenti ufficjali fuq indikati.</p> <p>Għaldaqstant bis-saħħa ta' dan l-att SportMalta qiegħed jikkonċedi b'titolu t'enfitewsi temporanja għal perjodu ta' hamsa u erbghin (45) sena b'effett mil-lum, lil fuq imsemmi klabb, li bl-istess titolu qiegħed jaċċetta u jakkwista porzjoni t'art ossia sit tal-kejl ta' ċirka tlett elef hames mija u sitta u ghoxrin metru kwadru (3526mk) formanti parti mit-territorju magħruf bħala Wied Hesri, fis-Siggiewi, konfinanti mil-Lbiċ ma' proprjeta' tal-Gvern ta' Malta jew is-</p>	<p>Att Numru:</p> <p>Enfitewsi Temporanja</p> <p>Ins:</p> <p>Vol.I.:</p>
--	---	--

suċċessuri fit-titolu, u mill-irjieñ l-oħra ma' proprjeta' ta' terzi jew irjieñ verjuri kif indikata aħjar hala porzjoni ittra 'A' bl-aħmar fuq is-site plan formanti parti mill-Form E tal-Land Registry li kopja tagħha tinsab hawn annessa u mmarkata Dokument 'LR', kif deskritta ukoll fil-Valutazzjoni tal-Perit David Grima li qed tigi hawn annessa u mmarkata Dokument 'V'.

Din il-konċessjoni enfitewtika qegħda ssir u tigi aċċettata bil-pattijiet u l-kundizzjonijiet li ġejjin, u cioè:-

(1) Versu ċ-ċens annwu u temporanju komplessiv ta' hdax il-elf u disgha mitt ewro (**€11,900**) għal ħamsa u erbgħin sena (45) dekorribbli minn dana l-att, liema ammont ta' ċens qed jiġi mnaqqas b'percentwal ta' ħamsa u disgħin fil-mija (95%) mill-SportMalta bħala sussidju mogħti minn SportMalta u cioe' l-ammont ta' hdax il-elf tlett mija u hames ewro (€11,305) b'dana għalhekk li l-ammont ta' ċens dovut mill-klabb kull sena u li għandu jitħallas kull sena bil-quddiem huwa fl-ammont ta' **hames mija u hamsa u disgħin (€595)**. F'għeluq kull perjodu ta' hames (5) snin mill-illum, dan l-ammont ta' ċens għandu jiġi rivedut b'żieda ta' għaxra fil-mija (10%) taċ-ċens eżistenti meta ssir ir-reviżjoni, biex b'hekk, ic-ċens li jitħallas għal kull hames (5) snin wara kull revizjoni, ikun iċ-ċens hekk rivedut u dan ab bazi tal-Valutazzjoni tal-Perit fuq indikata, kif ukoll il-lkalkolu tas-sussidju ta' SportMalta hawn annessi u mmarkati Dokumenti 'V' u 'V1'.

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

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

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

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

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

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 tiġhalla tidhol biex tagħmel, f'każ ta' bżonn, spezzjoni tal-facilitajiet sportivi ossia l-proprjetà trasferita.

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

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

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

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

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

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

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

(17) Jekk il-klabb ixolji jew iżarma, it-titolu fuq l-imsemmija proprjetà jintemm *ipso facto* u l-proprjetà tgħaddi lura għand SportMalta minnufih, bit-tidil 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 prezenti u futuri oltre l-poteka Speċjali u Privileġġ Speċjali skont il-liġi, fuq il-proprjetà b'dan l-att trasferita. Għall-fini tal-iskrizzjoni ipotekarja, qed tiġi ffissata s-somma ta' hdax il-elf u disgha mitt ewro (€11,900) 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) u għall-finijiet tal-Att Dwar it-Taxxa fuq Dokumenti u Trasferimenti tas-sena elf disa' mija u tlieta u disghin (1993), qiegħed jiġi dikjarat illi l-proprjetà fuq deskritta tiffirma parti mill-proprjeta' li giet mgħoddija lil SportMalta permezz tal-att ta' Trasferiment ta' Drittijiet u Obbligi fl-atti tan-Nutar Dottor Marija Cachia tas-sebgha ta' Diċembru, tas-sena elfejn u wieħed u għoxrin (07/12/2021) skond l-Artikolu numru hamsa (5) tal-Government Lands Act Att numru sbatax (XVII) tas-sena elfejn u sbatax (2017) u l-ebda hlas ta' taxxa tal-boll mhu dovut fuq dan l-att stante illi dan it-trasferiment huwa debitament eżentat 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 eżentat mill-ħlas ta' taxxa fuq il-qliegħ u dan skont l-artikolu numru erbgħa u tletin (34) tal-Att dwar l-Isport, Kapitulu numru erba' mija ħamsa u ħamsin (Kap 455) tal-Liġijiet ta' Malta.

Għall-fini tal-Kapitlu numru mitejn u sitta u erbgħin (Kap.246) tal-Liġijiet ta' Malta dwar l-Akkwist ta' Proprjetà Immobbli minn Persuni Mhux Residenti, qed jiġi ddikjarat mill-akkwirenti illi l-klabb jikkwalifika biex jakkwista il-proprjetà li qiegħda tiġi ttrasferita aktar 'l fuq, mingħajr il-bżonn ta' 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 jitħallsu mill-klabb.

Jiena Nutar, hawn taht iffirmit, niddikkjara li l-propjeta' immobbli ttrasferita fuq dana l-att in parti taqa' farea ta' registrazzjoni obligatorja u tiffirma parti mic-Certifikat fit-Titolu numru zero disgha zero zero tnejn tnejn wiehed sebgha (09002217) u in parti ma' tinsabx irregistratta.

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

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

Qiegħed jigi dikjarat illi dan it-trasferiment ġie approvat skond att tas-sebgha ta' Diċembru, tas-sena elfejn u wiehed u għoxrin (07/12/2021) ippubblikati min-Nutar Dottor Marija Cachia, hawn anness bħala Dokument S u li permezz tiegħu Sport Malta għandu d-dritt li jittrasferixxi l-imsemmija propjeta' lil persuni sportivi irregistrati ma' Sports Malta taħt l-att tal-ISports (KAP 455) tal-Ligijiet ta' Malta u ċioe' b'titolu ta' enfitewsi temporanju li ma jaċċedix il-perjodu ta' ħamsa u sittin (65) sena. Tali trasferiment qiegħed isir skond l-Att Dwar Artijiet tal-Gvern (Kap 573) tal-Ligijiet ta' Malta Artiklu numru ħamsa (5) u qiegħed isir wara l-approvazzjoni ta' dan it-trasferiment permezz ta' rizzoluzzjoni speċjali tal-Kamra tad-Deputati skond Artikolu wiehed u tletin (Art 31) tal-istess Kapitolu numru hames mija u tlieta u sebghin (KAP. 573).

Stante illi n-numru ta' dokumenti annessi ma' dana l-att jammonta għal aktar minn hamsa (5), għal kull fini u effett tal-ligi qed jigi hawn anness u mmarkat Dokument 'X elenku tad-dokumenti annessi ma' dana l-att għal 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-proprjeta’;

Dok LR: Kopja tal-Land Registry Form E;

Dok R: Rizoluzzjoni ta’ Siggiewi FC;

Dok S: Att tan-Nutar Marija Cachia datat 07/12/2021

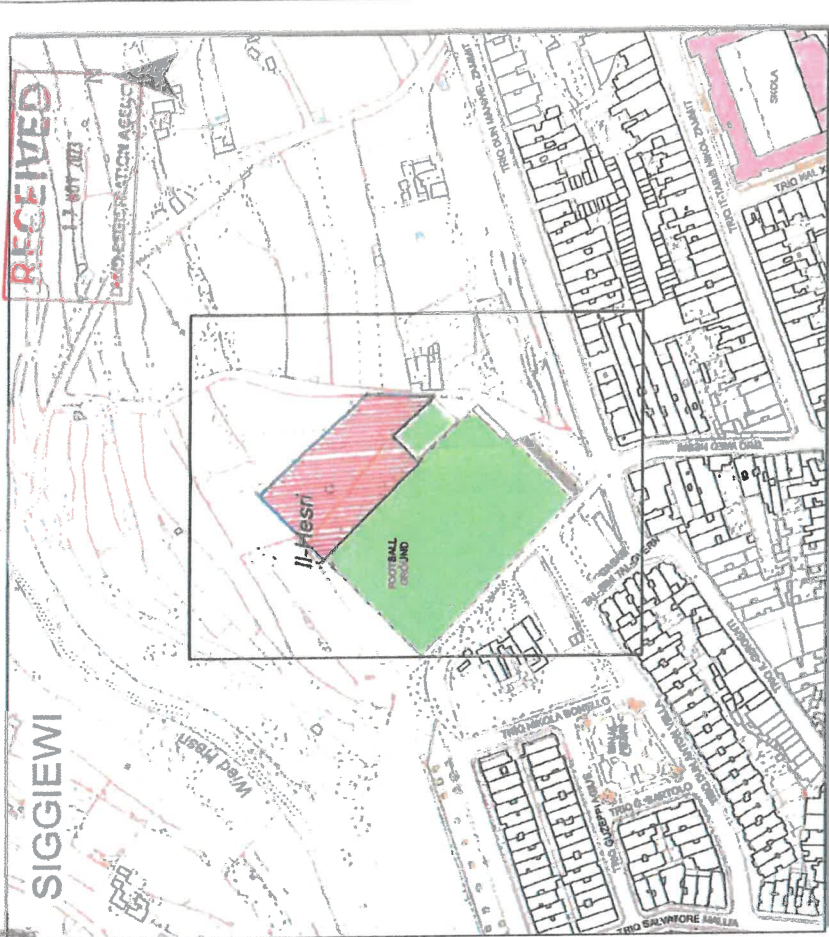
Dok V: Valutazzjoni tal-Perit David Grima

Dok V1 – Kalkolazzjoni ta’ sussidju tac-cens minn SportMalta

Dok X: Elenku tad-Dokumenti

020244

This is an official document for Land Registration Agency use only



Pjanta tas-Sit 1:2500 Site Plan

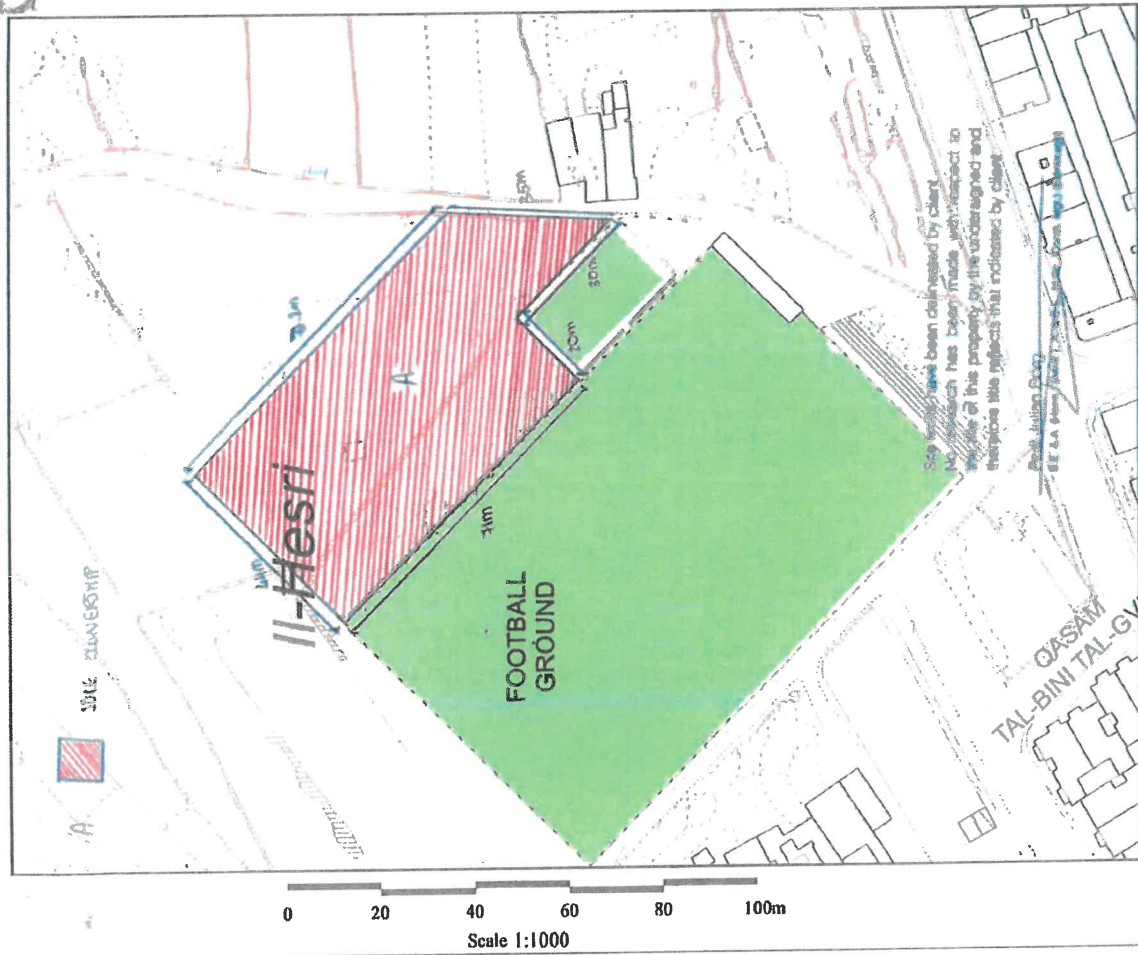
Agenzija ghar-Registrazzjoni tal-Artijiet
 116, Casa Bolino, Triq il-Panent, Il-Belt Valletta
Land Registration Agency
 116, Casa Bolino, Triq il-Panent, Il-Belt Valletta

Nru tal-Mappa: 319797 E	Posizzjoni Centrali: x = 48994 Centre Coordinates: y = 68585	Pard min S.S.: 4868	Data: 15/09/2023
Map Number:		Extracted from S.S.:	Date:
Perit: <u>PERIT JULIAN BORG</u>		Oles (metri kwadri): 47.6864	Area (square metres): 35.2607
Architect:		Firma tal-Applikant: Applicant's Signature:	
Timbru tal-Perit: Architect's Stamp:	<u>Perit Julian Borg</u> M.Sc. (Arch. Reg.) (Edinburgh)		

Dritt imballas
Fee Paid

LR 322231

Dan hu dokument uffiċjali għall-użu biss fl-Agenzija ghar-Registrazzjoni tal-Artijiet



Scale 1:1000

Scale 1:1000





LAND REGISTRATION AGENCY

DATE: 6th December, 2023

REPLY FORM E (ATTACHED) NUMBER: 20244

REGARDING PROPERTY: Siggiewi FC

REQUESTED BY: Notary Joe Cilia

LIST OF ATTACHED DOCUMENTS: certificate 09002217, Doc A

REPLY COVERS PERIOD TO: 1st December 2023

1. Property as marked is in a registration area with effect from 15/11/1982.
2. The part marked in green on attached Doc A forms part of title 09002217, while the part marked in red is not registered.
3. 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

Property Registration Manager
 Land Registration Agency

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

.....
 RUBBERSTAMP

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

020244

76957

Siggiewi F.C.

FORM E :



REQUEST FOR AN OFFICIAL SEARCH AND/OR INFORMATION:

Number:

Payment:

Receiver:

DESCRIPTION OF PROPERTY: Siggiewi F.C.

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?

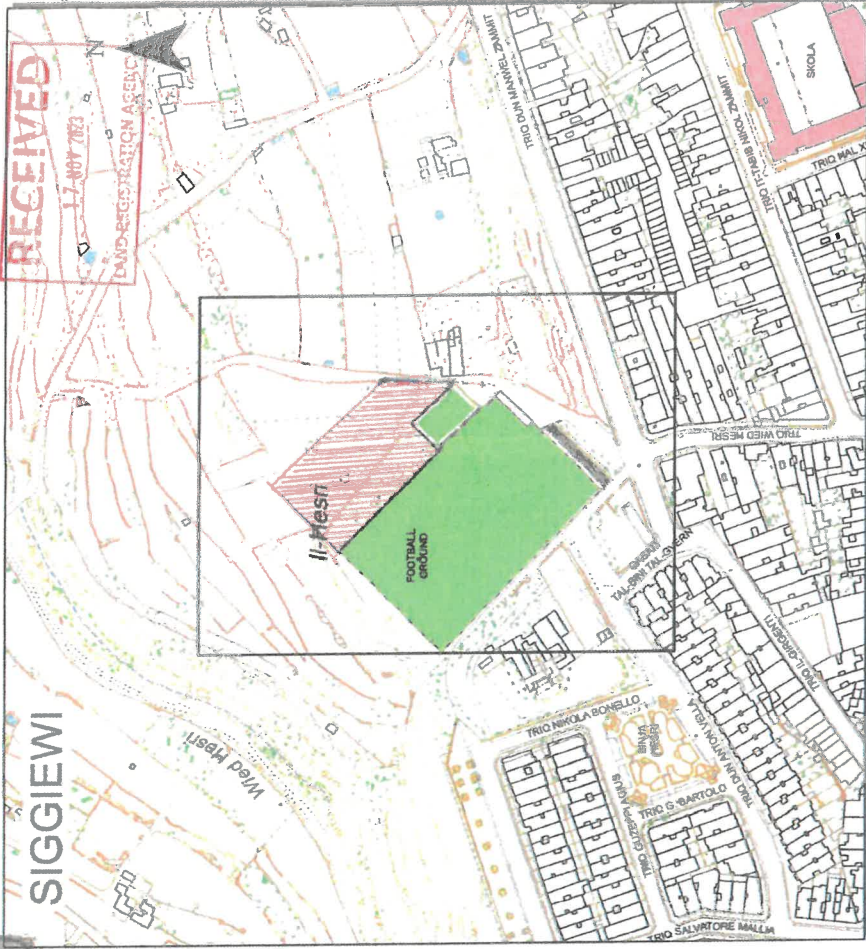
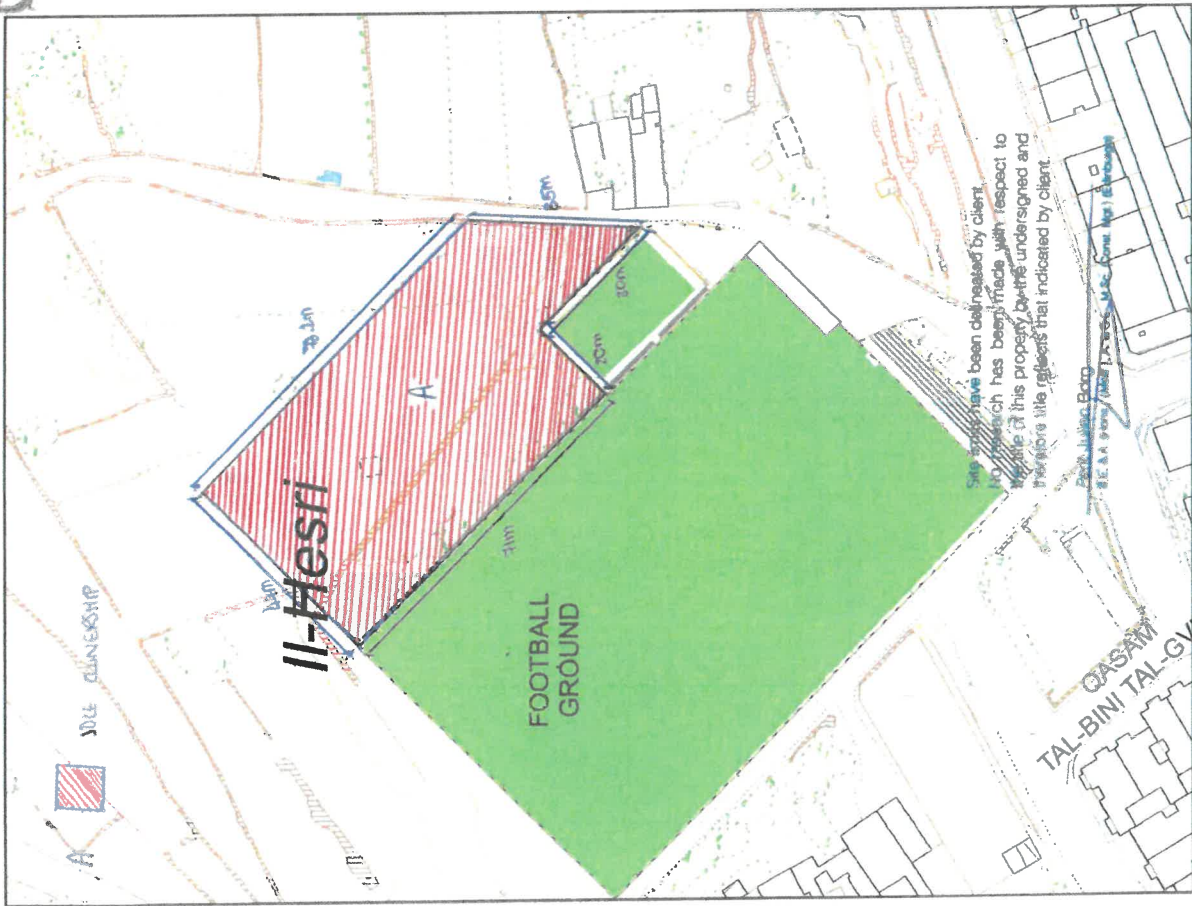
Whether there are any pending applications and in favour of whom?

REPLY TO BE FORWARDED TO: Dr. Joe Cilia, 107, Triq il-Knisja, Paola PLA 1074

Notary Dr. Joe Cilia LL.D

INSPUS TA ANNI...
REPLY ATTACHE...

6/12/23
Property Registration Manager
Land Registration Agency



Pjanta tas-Sit 1:2500 Site Plan

Agenzija għar-Registrazzjoni tal-Artijiet

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



Land Registration Agency

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

Nru tal-Mappa: 319797 E
Map Number:

Pozizzjoni Centralli: x = 48994
Centre Coordinates: y = 68585

Parti min S.S.: 4868
Extracted from S.S.:

Data: 15/09/2023
Date:

Perit: **PERIT JUAN BORG**
Architect:

Qies (metri kwadrati): A = 3526m²
Area (square metres):

Timbru tal-Perit: **Perit Julian Borg**
Architect's Stamp:
M.Sc. (Edinb.) (Edinburgh)

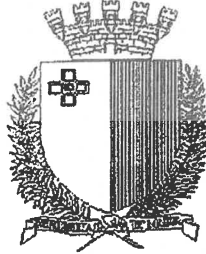
Firma tal-Applikant:
Applicant's Signature:

Scale 1:1000



Dritt imballas
Fee Paid

LR 322231



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

Proprjeta' Numru: 09002217

Attiva

Garantit

Numru ta' ZSBP:

Tip ta' Proprjeta'	Art
Indirizz	Il-Hesri SIGGIEWI
Kunsill Lokali	SIGGIEWI
Kejl dikjarat (m.k.)	403938.1

Kummenti

Parcel Nru. 1131 kif sottomess ma' applikazzjoni mid-Dipartiment ta' l-Artijiet.
Mizjuda llum 08/04/2005: Wara LRA981/2005 tnaqqset parti li giet registrata bit-titolu 09002464.

Dan ic-certifikat jinkludi dettalji dwar 1 applikazzjonijiet



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

Applikazzjoni Numru:	200205459M	Proprjeta' Numru:	09002217
Applikanti	1	Ref:	LRA1823/02
L-Ewwel Registrazzjoni mahduma fil-01/08/2002		Approvata fil-04/09/2002	

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

Bazi*Permezz ta' dikjarazzjoni presentata fil - 24/07/2002 b'titolu Liberu u Frank***Kummenti ohra:****Kummenti ohra fuq applikazzjoni numru 200205459M**

Mahrug skond l-Att
Dwar ir-Registrazzjoni ta' Artijiet, Kap 296.
sid fid-data tal-hrug.
Soggett għall-interessi li jipprevalu jekk
mhux espressament eskluzi. Saret Area
ta' registrazzjoni fil- 15-11-1982

Registratur tal-Artijiet

000026



SIGGIEWI F.C.

(Founded 1945)

(AFFILIATED TO MALTA FOOTBALL ASSOCIATION)
SPORTMALTA REG No C072

65, St. Nicholas Street Siggiewi
Tel:21463974

Data: 20th Jannar 2022

SportMalta
Cottonera Sports Complex
Vjal il-Kottoner
Bormla BML 9020

Fid- 21st April 2021 kien għe riżolt li ssir talba għat-trasferiment tal-art fi Siggiewi Football Ground, Nru 1 Wied Hesri, Siggiewi. Għadarba l-kumitat huwa infurmat li l-art għaddiet lil SportMalta u se tkun qed tiġi mgħoddija lil Siggiewi Football Club, l-istess kumitat qed jirrisolvi li s-sussegwenti għandhom ikunu il-firmatarji fuq il-kuntratt tat-trasferiment:

	Isem	Pożizzjoni fil-kumitat	Numru tal-Karta tal-Identita'
1	Mario Caruana	President	554260M
2	Robert John Camilleri	Segretarju Generali	77177M
3	Josef Saliba	Tezorer	310692M

Tislijiet,


Mario Caruana


ROBERT J. CAMILLERI


Josef Saliba


George Attard


Keran Bugija




SIGGIEWI F.C.

(Founded 1945)

(AFFILIATED TO MALTA FOOTBALL ASSOCIATION)
SPORTMALTA REG No C072

65, St. Nicholas Street Siggiewi
Tel:21463974

Isem tal-assoċjazzoni/klabb: SIGGIEWI FOOTBALL CLUB

Detalji tal-firmatarji:

1	Isem:	Mario Caruana
	Pożizzjoni fil-kumitat:	President
	Numru tal-Karta tal-Identita`:	554260M
	Indirizz tar-residenza:	143, Main Street , Siggiewi
	Post u data tat-twelid:	Cospicua- 31 ^{ta} Lulju 1960
	Impjieg:	Pensionant
	Isem u Kunjom il-missier:	Joseph Caruana(Late)
	Isem u Kunjom ta' xebba tal-omm:	Francesca nee Calafato

2	Isem:	Robert John Camilleri
	Pożizzjoni fil-kumitat:	Segretarju Generali
	Numru tal-Karta tal-Identita`:	77177M
	Indirizz tar-residenza:	Tas- Simi F/H, Ta Nghajsa L/O , Siggiewi
	Post u data tat-twelid:	Mtarfa- 31 ^{ta} Jannar 1977
	Impjieg:	Service Manager
	Isem u Kunjom il-missier:	Joseph Camilleri
	Isem u Kunjom ta' xebba tal-omm:	Nancy Nee Muscat

3	Isem:	Josef Saliba
	Pożizzjoni fil-kumitat:	Tezorier
	Numru tal-Karta tal-Identita`:	310692M
	Indirizz tar-residenza:	4 , triq tan Nofs, Siggiewi
	Post u data tat-twelid:	Pieta- 25 ^{ta} Gunju 1992

Impjeg:	Accountant
Isem u Kunjom il-missier:	Mario saliba
Isem u Kunjom ta' xebba tal-omm:	Rachaela nee Buhagiar



SIGGIEWI F.C.

(Founded 1945)

(AFFILIATED TO MALTA FOOTBALL ASSOCIATION)
SPORTMALTA REG No C072

65, St. Nicholas Street Siggiewi
Tel:21463974

Data: 20th Jannar 2022

SportMalta
Cottonera Sports Complex
Vjal il-Kottoner
Bormla BML 9020

Waqt laqgħa ġenerali ta' nhar il- ^{2021 R.P.V.} 4th Gunju 2022 tal-kumitat ta' Siggiewi Football Club
, l-istess kumitat ta' Siggiewi Football Club ħa d-deċiżjoni li formalment jagħmel talba
lill-awtoritajiet kompetenti sabiex l-istess assoċjazzoni/klabb jingħata titolu fuq l-art li tinsab fi
Siggiewi Football Ground, Nru 1 Wied Hesri, Siggiewi preżentament amministrata mill-
istess klabb.

Tislijiet,

Mario Caruana

Robert J. Camilleri

Josef Saliba

George Attard

Kieran Bugija

Today the second (2nd) day of
December of the year two thousand
and twenty-one (2021)

Before me, Doctor of Laws Marija Cachia, 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 the twenty-ninth day (29th) 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 six hundred twenty-nine stroke eighty-nine (L. 629/1989) and letter 'L' and number one thousand three hundred eighty-nine stroke sixty-three (L. 1389/1963).

On the other part:

Doctor of Laws Luciano Busuttil, lawyer, son of Benjamin Busuttil and Anna nee' Falzon, born in Pieta', Malta on the third (3rd) July of the year one thousand nine hundred and seventy-four (1974) and residing in Marsaxlokk, Malta, holder of identity card number 373574(M), 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 consisting of the following plots:-

Deed Number:

43 /2021

**Transfer of
Rights and
Obligations**

Enrolled:

/2021

Number:

/2021

1. Plot 'A', measuring circa four thousand, one hundred and thirty square metres (4,130sqm);
2. Plot 'B' measuring circa one hundred thirty-six point six square metres (136.6sqm);
3. Plot 'C' measuring circa twenty point seven square metres (20.7sqm);

Collectively measuring circa four thousand, two hundred and eighty-seven point three square metres (4,287.3sqm), forming part of the territory known as Wied Hesri, in Siggiewi, Malta, and as better shown bordered in red and marked as Plots 'A', 'B' and 'C' respectively on the plan indicated as Property Drawing number one hundred and seven underscore two thousand and one underscore one underscore capital letter 'A' (P.D. No. 107_2001_1_A) and which is 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 situated in Siggiewi, 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 Doctor of Laws Luciano Busuttill accepts, the rights and obligations over the site consisting of the following plots:-

1. Plot 'A', measuring circa four thousand, one hundred and thirty square metres (4,130sqm);
2. Plot 'B' measuring circa one hundred thirty-six point six square metres (136.6sqm);
3. Plot 'C' measuring circa twenty point seven square metres (20.7sqm);

collectively measuring circa four thousand, two hundred and eighty-seven point three square metres (4,287.3sqm), forming part of the territory known as Wied Hesri, in Siggiewi, Malta and bounded on the southwest by Government property or its successors in title, on the north in part by Government property or its successors in title and in part by third party property, and on all other sides by third party property or more correct boundaries, as better shown bordered in red on the plan indicated as Property Drawing number one hundred and seven underscore two thousand and one underscore one underscore capital letter 'A' (P.D. No. 107_2001_1_A) and which is plan is being 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 emphytheusis for a period not exceeding sixty-five (65) years, and any such transfer shall also be made in accordance with the Government Lands Act, Chapter five hundred and seventy three (573) of the Laws of Malta.

SportMalta hereby declares that it is aware that there are ongoing eviction procedures and/or there is a possibility that eviction procedures may be instituted, and this in relation to part of the site in question. As from today, SportMalta is hereby authorising the Lands Authority to do all that is necessary so that such eviction procedures are finalised, and to do anything ancillary thereto, and this even after the publication of the present contract.

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.

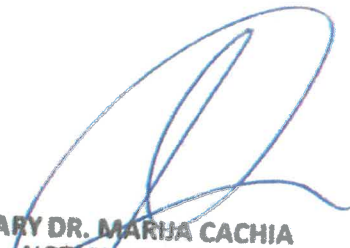
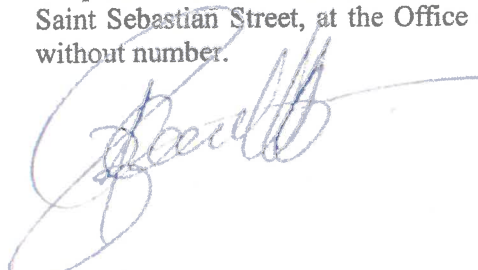
For the purposes of sub-article twelve (12) of Article five letter 'A' (5A) of the Income Tax Act, the parties declare that they have declared to the undersigned Notary all the facts that determine if the transfer is one to which Article 5A applies and that are relevant for ascertaining the proper amount 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

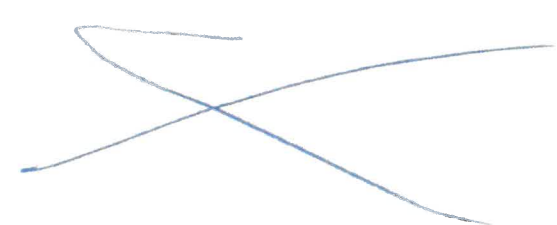
A handwritten signature in black ink, consisting of a large, stylized initial 'Q' followed by a vertical line extending downwards.

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.



NOTARY DR. MARIJA CACHIA
NOTARY PUBLIC
WITH THE LANDS AUTHORITY





20/02/2024

Re: Valuation Certificate 2585o – Agriculture Land adjacent the Siggiewi Football Ground and Basketball Court in Wied Hesri, Siggiewi.

To whom it may concern,

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

Valuation Reference	2585o
Property Address	Agriculture Land in Wied Hesri, Siggiewi
Customer	Sport Malta
Date of Inspection	20/02/2024
Purpose of Valuation	Valuation of immovable property for collateral purposes.
Basis of Valuation	This report leads to the valuation of the "Market Value" of the property, as defined in The European Valuation Standards 2016 Article EVS 1 that is <i>"The estimated amount for which the property should exchange on the date of valuation between a willing buyer and a willing seller in an arm's length transaction after proper marketing wherein the parties had each acted knowledgeably, prudently and without being under compulsion."</i>
Property Title	Freehold: Remaining term - NA - years Ground Rent Payable: € Nil Other Encumbrances: Not applicable
Sources of Information	The above information has been provided by the client.
Description	
Property Classification	Commercial: Agricultural Land
General Description	- The property in reference is a tract of land in Siggiewi, which is adjacent the Siggiewi Football Ground and Basketball Court. The property in question consists of an existing stretch of agriculture land that is bisected with a low wall.

Structural//Architectural//Solutions
 1B, Nu-Bis Centre, Mosta Road, Lija, LJA 9012
 m: (+356) 9987 8005
 t: (+356) 2702 1706
 e: info@sasmalta.com
 w: www.sasmalta.com

Availability of Views	No Views
Availability of Lift	No
Construction Type	N/A
Current State of Finish	Undeveloped
New Building	N/A
Schedule of Accommodation	N/A
External Accommodation	N/A
Areas	
Site Footprint	3,526 m ²
Other Comments	
Energy Related Features (Existing)	Not Applicable.
Year of Construction	N/A
Location Type	Other:
Planning Issues	
Planning Permit	Refer to Appendix D
Variations Noted	N/A
Further Comments	Nil
Defects Observed	No structural tests for said building have been commissioned. Comments below are based on visual observations undertaken during the valuer's site visit.
Valuation Methodology	<p>The comparable valuation approach is considered the most suitable methodology in determining the current market value. In principle this model is based on the comparable market prices of the same property types in the area.</p> <p>The annual ground rent is extrapolated from the market value.</p> <p>Valuation Calculations are hereby presented in Appendix B below.</p>

Special Conditions

- This valuation does not consider furniture, fittings, movable equipment and customer's personal goodwill which is not considered part of the immovable security.
- Valuation for proposed development is based on the finishing specifications indicated by customers during site inspection.
- The sole purpose for this valuation is for use by Sport Malta. The valuer does not accept liability if this certificate is relied upon by anyone else, whether for banking, accounting or any other purposes.
- Neither the whole nor any part of this Valuation Report, nor any reference thereto may be included in any published document, circular or statement, nor published in any way without the valuer's and the bank's written approval of the form and context in which it may appear.
- The valuer hereby declares that he/she holds no known 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 presence of contaminants or hazardous materials. No responsibility is thus assumed for the existence of any contaminant. Any subsequent identification of such substances may reduce the reported value and would be updated accordingly in an addendum report.
- A measured site survey was not undertaken, but areas are calculated by reference to identified boundaries of the property and the appropriate scaled drawings were provided.
- When proposed development is still underway when issuing this report, compliance to planning permit may be certified at time of issue.
- The valuation is being provided and is based on available data and key assumptions as declared above.

Annual Rent

Given the above considerations, the property has in my opinion as an annual ground rent of € 11,900 (Euro eleven thousand and nine hundred)

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.

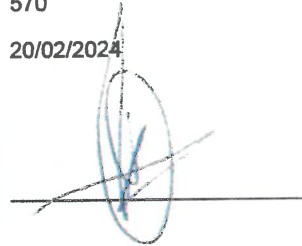
Warrant No.

570

Date

20/02/2024

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

Comparison Method

ASU Ref.	Location	Type of Property	Property State	Size of Property	Gross Internal Area	Contract Value	Market Value	Rate per Square Meters
				m ²	m ²	€		€/m ²
	Siggiewi	Agricultural Land	Recreational / Agricultural Value	824.00	824.00	€ 106,500.00	€ 101,175.00	122.79
	Siggiewi	Agricultural Land	Recreational / Agricultural Value	396.00	396.00	€ 65,000.00	€ 61,750.00	155.93
	Siggiewi	Agricultural Land	Land with shared well/reservoir	2200.00	2200.00	€ 319,000.00	€ 303,050.00	137.75
	Zebbug	Agricultural Land	Agricultural Value	1200.00	1200.00	€ 155,000.00	€ 147,250.00	122.71

Average rate per square meters	134.79
Average with country views	
Average without country views	
Maxima	155.93
Minima	122.71

Table B1 – Comparable Method for the Agricultural Land

Unit Name/Number	Floor	Type	Area Considered	Gross Area	Rate per sqm	Market Value	Total Market Value
				m ²	€/m ²	€	€
Undeveloped Land			Site Footprint	3526.00	134.79	475,285.29	475,285.29
Subtotal							475,285.29
Rounded							476,000.00

Table B2 – Market Value of the Agricultural Land

Property	Value	Yield	Net rental income	Management Cost percentage	Gross Rental income
	€	%	€	%	€
Agricultural Land	476,000	2.50%	11,900.00	0.00	11,900.00
Total					11,900.00

Table B3 – Calculation for annual rent

Valuation Conclusion

The valuation does not include the existing non asphalted parking lot due to the fact that the area is not considered a parking area. This is because it was approved as a football ground and it is illegal that it is being used as a car park without a permit. 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 = € 11,900.00

Appendix C: Data Summary

Property Address	Agriculture Land in Wied Hesri, Siggiewi.
Property Title	Freehold
Years Remaining	- NA -
Ground Rent Payable	€ Nil
Property Usage	Commercial:
Current State	N/A
New Building	N/A
Site Footprint	3526 m ²
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	Comparison Method
Annual Ground rent	€ 11,900
Valuer	Perit David Grima
Warrant No.	570
Date of Issue	20/02/2024

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/02638/02	Proposed sports facilities	Approved

Location & Planning Policy Considerations

The property is situated in Qala and falls under the following site constrains;

- Sports Facilities – SMRE 01, SMSI 03

With reference to the Siggiewi Policy Map, policy SMRE 01 and policy SMSI 03 in the South Local Plan Document state:

SMRE 01 - Provision and Retention of Recreational and Sports facilities

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;
- the location, scale and layout is consistent with protecting the landscape character of the area;
- the development will not create significant adverse impacts on adjacent protected areas, ground water vulnerability, or nearby settlements and their communities;
- 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;
- 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;
- 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,
- 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.

SMSI 03 - Upgrading Of Tal-Hesri Sports Facilities

In accordance with Structure Plan policies REC 1 and REC 4, MEPA will encourage an upgrading of existing facilities at the Tal-Hesri area, as illustrated in Siggiewi Policy Map SI 1.

Proposals for upgrading may include a rehabilitation of the existing basketball court and the provision of new tennis courts. Conversion of the existing one-storey changing rooms, currently serving the existing football pitch, will support the revamped sports complex.

All development recommended for the purposes of this policy is to conform to the following conditions:

- i. Existing perimeter sections of this site will be satisfactorily landscaped;
- ii. Proposed project has to include a water reservoir of suitable size for full site South Malta Local Plan Approved Plan – July 2006 157 irrigation purposes;
- iii. Any lighting provision should avoid creating light pollution, particularly with regard to the spill of light outside the boundaries of the site;
- iv. The site will have a safe and convenient pedestrian and vehicular access; and
- v. The site needs to cater for adequate parking provision within its curtilage.

The existing building serving as changing rooms and administrative office will have to be redeveloped, preferably at a semi-basement level in order to minimize its visual intrusion over large distances. It is envisaged that such building would cater for administrative offices, toilets/changing/shower rooms and a bar. The built up footprint should not exceed 15% of the total site area and the proposed design should blend with the surrounding rural context.

24.4.6

The area under review reserved for this sports site covers some 20,330 m² is mostly located outside development zone. It is surrounded to the west from recent development in Binja Hesri Neighbourhood, and a farm and to the east by agricultural land sloping downwards to Hesri Valley. 24.4.7 There is a dynamic relationship between the changing population characteristics, desirability to live in a particular area and provision of sports pitches and facilities. Demand in Siggiewi is likely to continue mainly in view of the fact that the site is continuously used for local as well as national tournaments (e.g. league fixtures by M.A.F.A., pre-season friendlies and a number of summer tournaments organized by Siggiewi FC or M.F.A.). For this reason, the abovementioned policy seeks to fulfill Structure Plan policy REC 4 which underlines, amongst other, that, "in preparing Local Plans the Planning Authority will seek to identify sites for district level recreation centres where a range of facilities can be accumulated and managed effectively...".

24.4.8

On the other hand, caution should be exercised when any proposal is considered due to the particular location of the site. Infact, this local plan is proposing the area surrounding this site as an Area of High Landscape Value (refer to policy SMCO 04) as it overlooks Hesri Valley with Mdina and Rabat at the foreground. Fringe landscaping above-mentioned reinforces this important condition.

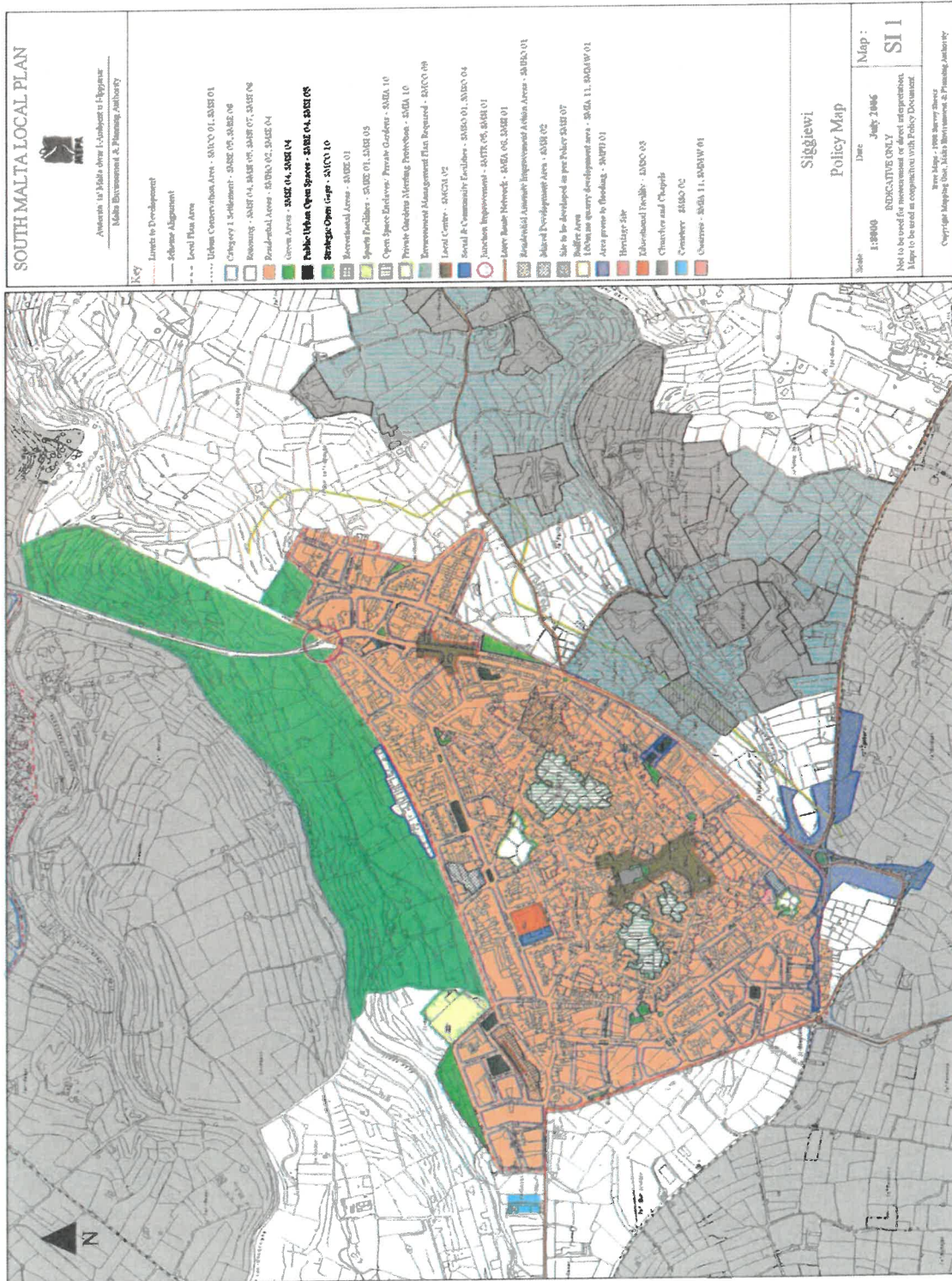


Orthophoto 2018



Planning Authority Basemap, incl. constraints

Appendix F: Siggiewi Policy Map



Date: 22/02/2024

Request for calculation of valuation subsidy

As per SportMalta Lands Section SoP procedures kindly provide the section with the following values for the valuation performed on a pocket of land located in Agriculture Land in Wied Hesri, Siggiewi (attached with this document as annex 47):

- 1) Original Rental Value of property in question as indicated in Valuation:
€ 11,900

- 2) The value of the 95% subsidy offered by government for leases/ground rents on Sport Facilities:
€ 11,305

- 3) The 5% value of the Original Rental Value that is to be paid by the club to the accounts department every year:
€ 595

Rebecca Sare'

Name of Accounts Officer
tasked with carrying out
the valuation calculation



Signature

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