

311. Il-Ministru għall-Edukazzjoni, l-Isport, iż-Żgħażaġh, ir-Riċerka u l-Innovazzjoni, l-Onor. Clifton Grima, jipproponi:

Billi hija l-politika tal-Gvern li jhegġeg l-isport kif ukoll is-sehem fil-qasam soċjali ta' għaqdiet volontarji, il-Gvern tar-Repubblika ta' Malta beħsiebu jagħti proprjeta' lill-Qala Saints Football Club b'titolu ta' enfitewsi temporanju, liema proprjeta' hija deskritta aħjar fl-abbozz tal-ftehim hawn anness ma' din il-Mozzjoni;

U billi huwa maħsub fil-paragrafu (c) tal-artikolu 31 tal-Att dwar Artijiet tal-Gvern (Kapitolu 573), li art li tkun proprjeta' tal-Gvern jew amministrata minnu tista' tiġi trasferita skont riżoluzzjoni speċjali tal-Kamra tad-Deputati li tkun fis-seħh 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-proprjeta' fuq imsemmija fil-Qala, kif deskritta aħjar fl-abbozz tal-ftehim anness bhala DOK A, tiġi mogħtija b'titolu ta' enfitewsi temporanju lill-Qala Saints Football Club għaż-żmien, għall-iskop u skont il-pattijiet u kundizzjonijiet imsemmija fl-istess abbozz.

22.10.2024

	<p>llum,</p> <p>Quddiemu Nutar Dottor Joe Cilia, duttur tal-ligi, qeghdin jidhru personalment, wara li vverifikajt l-identita' taghhom permezz tad-dokumenti ufficjali hawn taht indikati:-</p> <p>Mill-ewwel parti:-</p> <p>Matthew Pisani, mizzeweg lil Alexia Pisani, iben Edwin Pisani u l-mejta Marcelline Pisani nee Scott, imwieled St. Julians fis-07/10/1977 u residenti gewwa Oasis, Triq il-Gizimin, Swieqi, karta tal-identita numru 487077(M) li qed jidher fuq dan l-Att fil-kwalita tieghu ta' Chairperson, ghan-nom u in rappreżentanza ta' SportMalta (bhala s-successur 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>Noel Mizzi, mizzewweg, bin il-mejtin Emmanuel Mizzi u Nazzarena Mizzi nee Cefai, imwieled Victoria, Gozo fit-18/12/1975) u residenti f'numru mija u hamsa u erbghin ittra B (145B), Triq Patri Guzepp Portelli, Qala, Gozo (Karta ta' l-identita' numru 147IG) u Christian Mifsud, bin Raymond Mifsud u Mary Mifsud nee Mizzi, imwieled Victoria, Gozo fl-14/11/1991 u joqghod 'God Bless Australia', Triq L-Isqof B. Caligare3s, Qala, Gozo (Karta ta' l-identita' numru 2892G), li qeghdin jidhru fuq dan l-att fil-kwalita' taghhom ta' President u Segretarju rispettivament, ghan-nom u in rappreżentanza ta' Qala Saints Football Club ta' 'Club House', Triq L-Imgarr, Qala, Gozo [b'numru tar-Registrazzjoni ma' SportMalta ittri 'SM' sbarra ittra 'C' tlett mija u tnejn (SM/C/302), kif debitament awtorizzati permezz ta' rizoluzzjoni tal-kumitat hawn annessa u mmarkata "Dokument R";</p> <p>- aktar 'l isfel flimkien u solidalment bejniethom imsejhin "il-klabb".</p> <p>Minni Nutar identifikati permezz tad-dokumenti ufficjali fuq indikati.</p> <p>Għaldaqstant bis-sahha ta' dan l-att SportMalta qiegħed jikkoncedi b'titolu t'enfitewsi temporanja għal perjodu ta' hamsa u erbghin (45) sena b'effett mill-lum, lil fuq imsemmi klabb, li bl-istess titolu qiegħed jaċċetta u jakkwista is-sit tal-kejl ta' circa hdax il-elf disgha mija u tmienja u tmenin metri kwadri (11,988m.k), fi Triq L-Imgarr, Qala, Gozo, konfinanti mill-Lvant ma' triq li taghti għal Triq L-Imgarr u minn-Nofs-in-nhar u mix-Xlokk ma' gnien pubbliku, jew irjeh verjuri, kif deskritt ahjar fil-kopja tal-istima tal-Perit David Grima li tinsab annessa ma' dana l-att u mmarkata dokument 'S',</p>	<p>Att Numru:</p> <p>Enfitewsi Temporanja</p> <p>Ins:</p> <p>Vol.I.:</p>
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kif murija fil-pjanta Property Drawing tal-Lands Authority - Estate Management And Business Development Directorate ittri 'PD' numru elfejn u sebgha sottosink erbgha mija u tmenja u tmenin sottosink wiehed (P.D.2007_488_1) li tinsab annessa m'att tan-Nutar Roderick Gatt datat disgha l'Ottubru, tas-sena elfejn u tlieta u ghoxrin (9/10/2023) li kopja taghha qed tigi hawn annessa u mmarkata Dokument 'P' u fil-kopja tas-siteplan tar-Registru tal-Artijiet li tiffirma parti mill-Form E tal-Land Registry li tinsab hawn annessa u mmarkata Dokument 'LR'.

Din il-koncessjoni enfitewtika qeghda ssir u tigi acċettata bil-pattijiet u l-kundizzjonijiet li ġejjin, u cioè:-

(1) Versu ċ-ċens annwu u temporanju komplessiv ta' **sbghatax il-elf, sebgha mija u hmistax il-ewro (€17,715)** għal hamsa u erbghin sena (45) dekorribbli minn dana l-att, liema ammont ta' ċens qed jiġi mnaqqas b'percentwal ta' hamsa u disghin fil-mija (95%) mill-SportMalta ekwivalenti għal sittax il-elf tmin mija u disgha u ghoxrin ewro u hamsa u ghoxrin centezmu (€16,829.25) b'hala sussidju mogħti minn SportMalta, b'dana għalhekk li l-ammont ta' ċens dovut mill-klabb kull sena u li għandu jithallas kull sena bil-quddiem huwa l-ammont ta' **tmin mija u hamsa u tmenin ewro u hamsa u sebghin centezmu (€885.75)**. F'għeluq kull perjodu ta' hames (5) snin mill-illum, dan l-ammont ta' ċens għandu jiġi rivedut b'zieda ta' għaxra fil-mija (10%) taċ-ċens ezistenti meta ssir ir-revizjoni, biex b'hekk, iċ-ċens li jithallas għal kull hames (5) snin wara kull revizjoni, ikun iċ-ċens hekk rivedut. Dan l-ammont ta' hmas ta' ċens huwa skond kif stipulat fl-istima tal-Perit David Grima li tinsab hawn annessa u mmarkata Dokument 'S' u fir-Request for calculation of valuation subsidy ta' SportMalta li kopja taghha qed tigi hawn annessa u mmarkata Dokument 'S1'.

(2) Iż-żmien tal-koncessjoni enfitewtika jista' jiġi mġedded favur il-klabb fl-għeluq tiegħu għal żmien ieħor, kemm il-darba t-ligdid 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-hlas taċ-ċens jithallas 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-koncessjoni.

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

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

(8) Il-proprjetà tkun għall-użu wkoll tal-Youth Nursery tal-istess klabb u fil-hinijiet 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 l-is-Segretarju Parlamentari responsabbli mill-iSport. Għal dan il-għan kull persuna inkarigata minn SportMalta, għandha tiffhalla 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-perjodu 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 minhabba 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 principali tal-kumpless sportiv. Il-klabb irid jikseb permess minn SportMalta sabiex ikun jista' jopera l-bottegin.

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

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

ragonevoli.

(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 tghaddi 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 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 l-potekarja, qed tiġi ffixxata s-somma ta' **sbghatax il-elf, sebgha mija u hmistax il-ewro (€17,715)**, bejn il-komparenti partijiet.

Għall-fini ta' l-Att numru wieħed u tletin tas-sena elf disa' mija u wieħed u tmenin (ATT XXXI/1981) qiegħed jiġi dikjarat illi l-proprjetà fuq deskritta giet mghoddija lil SportMalta permezz tal-tal-Att dwar l-Isport, Kapitolu numru erba' mija ħamsa u ħamsin (Kap 455) tal-Liġijiet ta' Malta u b'mod partikolari permezz ta' kuntratt ipubblikat minn-Nutar Roderick Gatt datat disgha t'Ottubru, tas-sena elfejn u tlieta u ghoxrin (9/10/2023) u l-ebda ħlas ta' taxxa fuq dokumenti mhi dovuta fuq dan l-Att minħabba illi dan it-trasferiment tal-lum gie debitament eżentat permezz tal-Avviz Legali numru mija u ghaxra tas-sena elfejn u erbgha u ghoxrin (A.L.110/2024).

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

Għall-fini tal-Kapitlu numru mitejn u sitta u erbghin (Kap.246) tal-Liġijiet ta' Malta dwar l-Akkwist ta' Proprjetà Immobbli minn Persuni Mhux Residenti, qed jiġi ddikjarat mill-akkwirenti nomine illi l-klabb jikkwalifika biex jakkwista il-proprjetà li qiegħda tiġi ttrasferita aktar 'l fuq, mingħajr il-bżonn ta' permess ta' l-akkwist ta' proprjetà immobbli minn persuni mhux residenti peress illi l-istess klabb, kif ukoll l-akkwirenti nomine qed jiddikjaraw li huma residenti cittadini 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 sottoffimat spjegajtilhom l-importanza tagħha skont il-liġi.

Id-drittijiet u l-ispejjeż ta' dan il-kuntratt għandhom jiġhallsu mill-klabb.

Ai termini ta' l-Att ta' Registrazzjoni ta' l-Artijiet, jiena Nutar, hawn taht iffirmat, niddikkjara li l-propjeta' immobbli ttrasferita fuq dana l-att tinsab irregistrata, u tiffirma parti mic-Certifikat fit-Titolu numru erbgha tmienja zero zero tnejn tnejn tnejn tmienja (48002228), kif jirrizulta mill-Form E li tinsab hawn annessa u mmarkiata Dokument 'LR'.

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

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

Qiegħed jiġi dikjarat illi dan it-trasferiment ġie approvat SportMalta għandu d-dritt li jittrasferixxi l-imsemmija propjeta' lil enitajiet sportivi irregistrati ma' SportMalta taht l-att tal-ISports (KAP 455) tal-Ligijiet ta' Malta u qiegħed isir wara l-approvazzjoni ta' dan it-trasferiment permezz ta' r-izoluzzjoni speċjali tal-Kamra tad-Deputati skond l-Artikolu wiehed u tletin (Art 31) tal-istess Kapitolu numru hames mija u tlieta u sebghin (KAP. 573).

Għal kull fini u effett tal-ligi, stante illi n-numru ta' dokumenti annessi ma' dana l-att jammonta għal hamsa (5) jew aktar, qiegħed jiġi hawn anness u mmarkat Dokument 'E', Elenku tad-dokumenti annessi ma' dana l-att.

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

ELENKU TAD-DOKUMENTI – DOK 'E'

Dok E: Elenku tad-Dokumenti annessi ma' dana l-att (prezenti)

Dok LR: Form E tar-Registru tal-Artijiet bis-siteplan annessa

Dok P: Pjanta tal-Lands Authority PD 2007_488_1

Dok R: Rizoluzzjoni tal-Klabb

Dok S: Stima tal-Perit David Grima

Dok S1: *Request ta' Calculation of Valuation Subsidy*

DOK. P

Site Plan
1:1,000

Handwritten signature: J. P. Maciel

Scale 1:200
10m

Property No. 028181
Total Area: 13,386m²

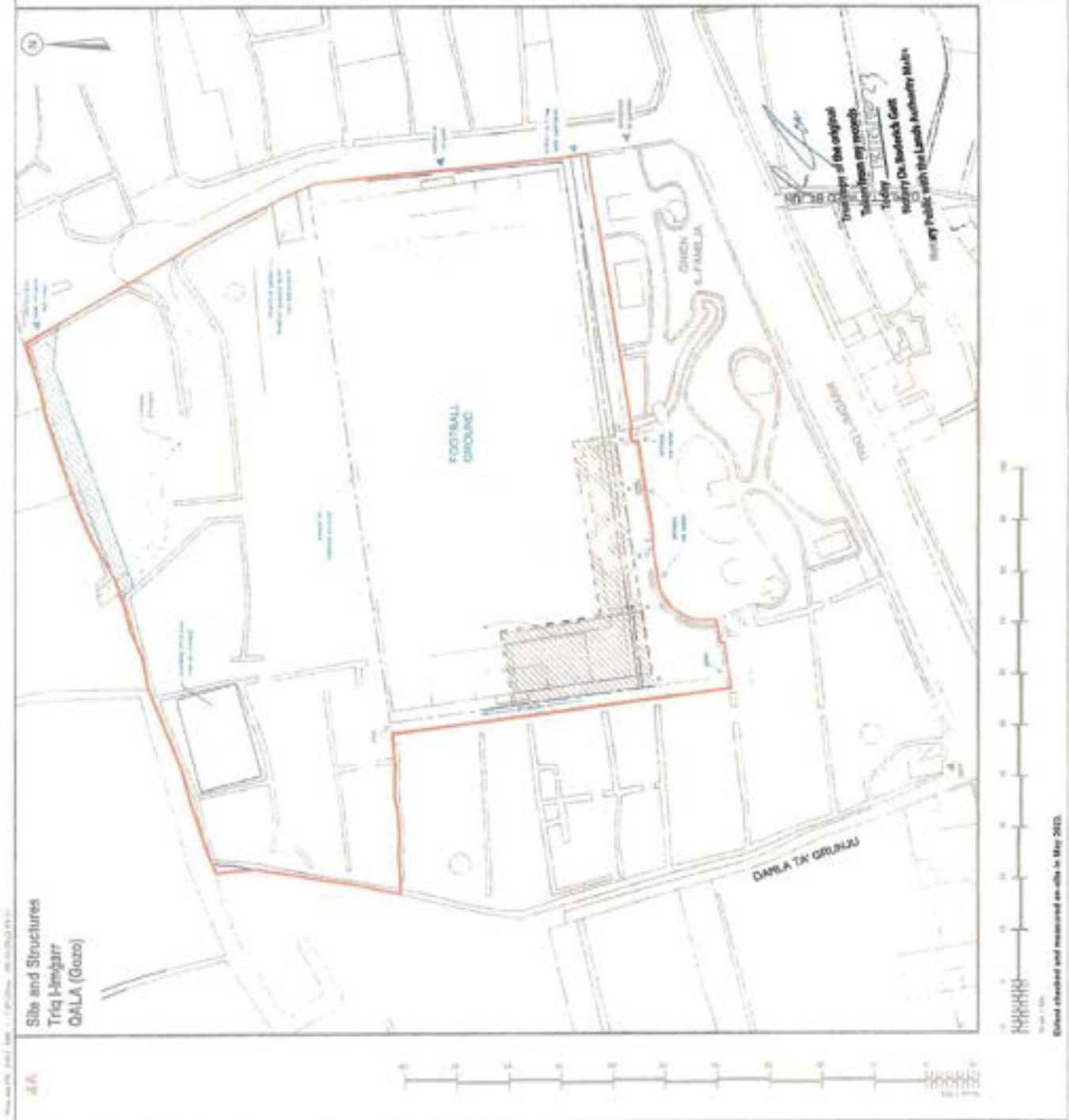
Site including:

- Site boundary
- Structures and/or built-up ground
- Right of access to built-up property (see paragraph 10 of the site plan)

LANDS Authority
Estate Management & Buildings Development

Project: OALLA (Gozo)
Site No: 2017_491_3
Scale: 1:1,000
Site No: LHM000000011A
Number: 100000011

AMCE: 10/12/2016
Date: 1st June 2023





Qala Saints F.C.
Ġnien il-Familja,
Triq L-Imgarr,
Qala Gozo, QLA1330

VO No: VO/1698
VAT No: MT26332518

To Whom It May Concern:

23/11/2023

The committee of Qala Saints F.C. is writing this request to Sports Malta for the aquisition of land as outlined on the siteplan which includes the Qala Football Ground and the surrounding land at Triq L-Imgarr in Qala Gozo.

As a committee we are authorising the President and Secretary to appear on the final contract;

President

Name: Noel Mizzi
ID Card: 1476G
Date of Birth: 18-12-75
Place of Birth: Victoria Gozo
Address: 145B,
Triq Patri Guzepp Portelli,
Qala Gozo.
Father's Name: Emmanuel Mizzi
Mother's Name: Nazzarena Cefai
Parents: Deceased
Marital Status: Married

Secretary:

Name: Christian Mifsud
ID Card: 2892G
Date of Birth: 14-11-91
Place of Birth: Victoria Gozo
Address: 'God Bless Australia',
Triq L-Isqof B.Cagliari,
Qala Gozo.
Father's Name: Raymond Mifsud
Mother's Name: Mary Mizzi
Parents: Alive
Marital Status: Married

QALA SAINTS F.C.

Mobile: 79210829, Email: qalasaintsfc@hotmail.com
Address: "Club House", Ġnien il-Familja, Triq L-Imgarr, Qala, Ghawdex QLA1330.



Noel Mizzi
1476G
President

Johnny Mizzi
27980G
Vice-President

Christian Mifsud
2892G
Secretary

Francisco Mumford
10792G
Ass. Secretary

Ivan Cefai
5568G
Treasurer

Christian Portelli
17588G
Ass. Treasurer

Britney Mizzi
13300H
Member

QALA SAINTS F.C.

Mobile: 79210829, Email: qalasaintsfc@hotmail.com
Address: "Club House", Ġnien il-Familja, Triq L-Imgarr, Qala, Ghawdex QLA1330.


DOK. LR

RECEIVED
12/02/2024
Registrar of Land
Malta

Qala Saints FC - Gogo

FORM E :

REQUEST FOR AN OFFICIAL SEARCH AND/OR INFORMATION:

Number: 198/2024
Payment: €30.00
Receiver: 

DESCRIPTION OF PROPERTY: Qala Saints FC

INFORMATION REQUESTED:

- Whether the site is in a registration area?
- Whether it is registered?
- Whether there are any registered charges, and in favour of whom?
- Whether there are any pending applications and in favour of whom?

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


Notary Dr. Joe Cilia I.L.D

vide attached document

Ariff W Vella
Lit. Ordinator
Land Registrar
20/02/2024



LAND REGISTRATION AGENCY

DATE: 20th February 2024

REPLY FORM E (ATTACHED) NUMBER: 198/2024

REGARDING PROPERTY: Qala Saints FC, Qala, Gozo.

REQUESTED BY: Not. Dr. Joe Cilia

LIST OF ATTACHED DOCUMENTS: certificate 48002228

REPLY COVERS PERIOD TO: 12th February 2024

1. The property as marked on LR plan 328743E, forms part of Property number 48002228. (vide attached certificate)
2. If plan used for future registration it will be considered to be valid if it is in accordance with subsidiary legislation 296.08 END

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

Andrew Vella
Unit Co-Ordinator
Land Registration Agency

.....
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 2515 6370



enquirieslandregistrygozo@gov.mt



landregistry.gov.mt



Triq ta' Wara S-Sur
Ir-Rabat Ghawdex
VCT 2909



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

Proprjeta' Numru: 48002228

Attiva

Numru ta' ZSBP: 02G000180

Tip ta' Proprjeta'	Art
Indirizz	Porzjon numru 826 QALA
Kunsill Lokali	QALA
Kejl dikjarat (m.k.)	20102.16

Kummenti

Porzjon numru 826 skond pjanta sottomessa mid-Dipartiment ta' l-Artijiet.

Dan le-certifikat jinkludi dettalji dwar 1 applikazzjonijiet

Maħrug b'risposta għar-Riċerki

Uffiċċjali Nr.

198/2024

M'hemm hejn aktar pendenti/Ara
Informazzjoni dwar applikazzjonijiet
pendenti. Ir-riċerki u l-informazzjoni
tkopri sal-

12/02/2024



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

Applikazzjoni Numru: 200502771G
Applikanti 1
L-Ewwel Registrazzjoni mahduma fil-24/02/2005

Proprjeta' Numru: 48002228
Ref: LRA180/02
Approvata fil- 08/03/2005

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

Bazi

Permezz ta' dikjarazzjoni presentata fil - 25/03/2002 b'titolu Liberu u Frank

Kummenti ohra:

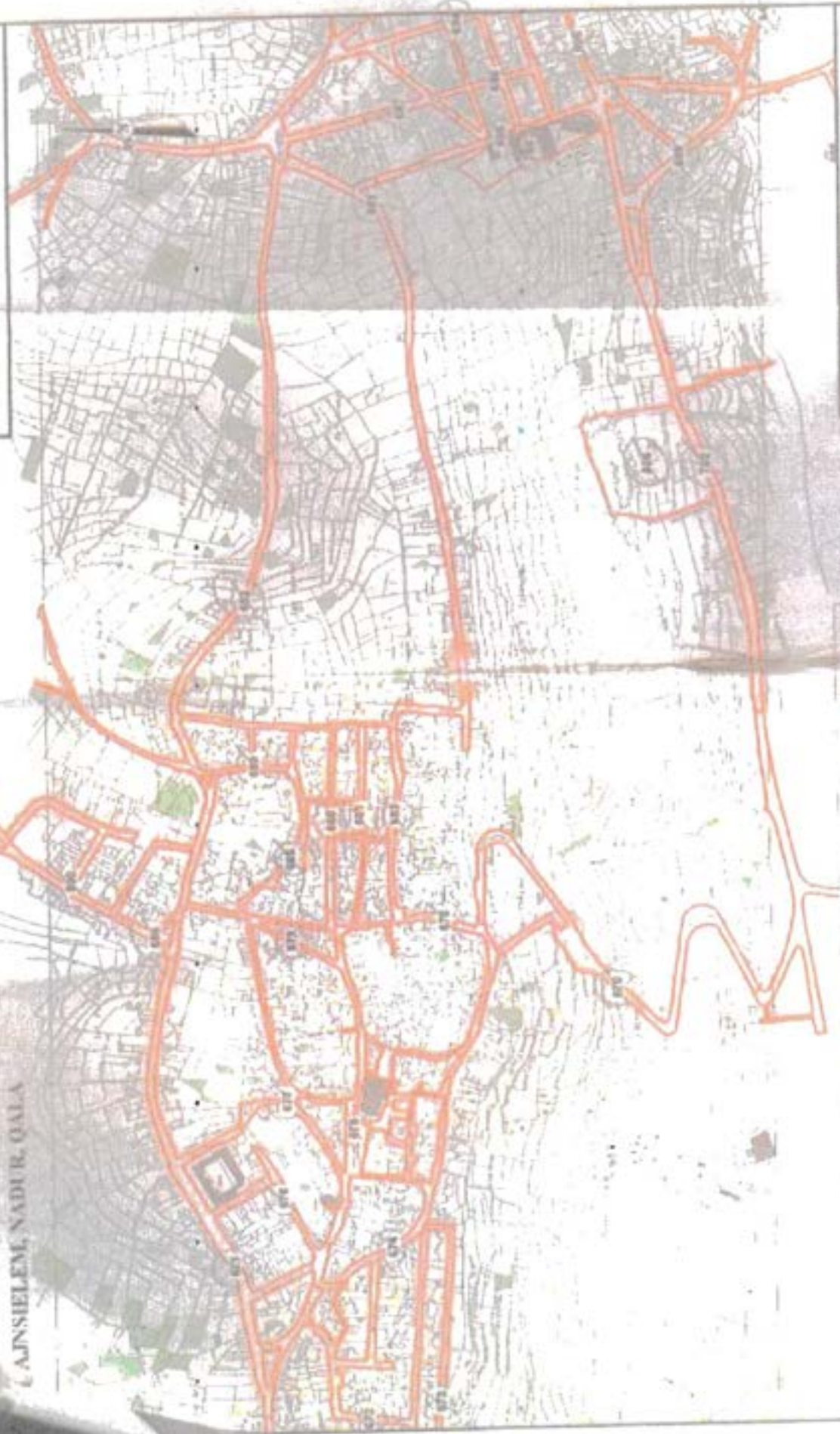
Kummenti ohra fuq applikazzjoni numru 200502771G

Registratur tal-Artijiet

PROJECT No. 2012/2013/09/55/00
Map Ref. Doc. No. 4602228
Road No. 1802228A

S.S. 3433

GHANSELEM, NADUR, QALA



LOCALITY: GHANSELEM, NADUR, QALA

S.P. No: SG-688 SCALE 1:5000

FILE: ROAD NO. 1802228A





31/10/2023

Re: Valuation Certificate 2585i - Qala St. Joseph Football Ground, Qala

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	2585i
Property Address	Qala St. Joseph Football Ground, Imgarr Street, Qala
Customer	Sport Malta
Date of Inspection	31/10/2023
Purpose of Valuation	Valuation of immovable property for collateral purposes.
Basis of Valuation	This report leads to the valuation of the "Market Value" of the property, as defined in The European Valuation Standards 2016 Article EVS 1 that is "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."
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: Sports Complex
General Description	<ul style="list-style-type: none"> - The property in reference is a tract of land in Qala, referred as the Qala St. Joseph Football Ground. The property in question consists of the following Facilities; - Large football pitch together with changing room facilities - Clubhouse underneath football pitch - Large Field (barren land) behind the Football Ground

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

Level (if applicable)	Not Applicable
Availability of Views	No Views
Availability of Lift	No
Construction Type	The construction of the football pitch consists of masonry stone blocks around its perimeter with fencing all around, as well as light fixtures.
Current State of Finish	Finished
New Building	Yes
Schedule of Accommodation	Refer to appendix B for schedule of accommodation.
External Accommodation	Refer to appendix B for schedule of external accommodation.
Areas	
Site Footprint	11,988 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 discounted cash flow valuation approach is considered the most suitable methodology in determining the current market value. In principle this model is based on the future cash flow the property can generate.</p> <p>The annual ground rent is extrapolated from the investment method.</p> <p>Valuation Calculations are hereby presented in Appendix B below.</p>

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 (sports facilities and field) has in my opinion as an annual ground rent of € 17,715 (Euro seventeen thousand, seven hundred and fifteen).

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

31/10/2023

Signature

A handwritten signature in blue ink, appearing to be 'D. Grima', is written over a horizontal line. The signature is enclosed within a faint, hand-drawn oval.

Appendix A: Definitions

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

Appendix B: Development Profile and Calculations

Discounted Cash flow

Annual Rent from existing facilities

5 a side	Rent of Football pitch	35
	Hours Available	11
	Occupancy	25.00%
	Daily Rent	96.25
	Annual Rent	35131.25
11 a side	Rent of Football pitch	120
	Hours Available	11
	Occupancy	5.00%
	Daily Rent	66
	Annual Rent	24090
Total Annual Rent		59221.25

Table B1 – Annual Rent income from the available sports facilities

Start of Year	Current ERV (Estimated Rental Value)	A (Future Value) of 1 Euro @ t	0.00 %	Projected Income	Outgoings	Forecast Income	PV @ t	8.00 %	Present Value	YP perp @ %		
1	59,221.25	0	0	1.000	59,221.25	(5,922.13)	53,299.13	0	1.000	53,299.13	53,299.13	16.000
2	59,221.25	1	0	1.000	59,221.25	(5,922.13)	53,299.13	1	0.926	49,351.04	102,650.17	16.000
3	59,221.25	2	0	1.000	59,221.25	(5,922.13)	53,299.13	2	0.857	45,695.41	148,345.58	16.000
4	59,221.25	3	0	1.000	59,221.25	(5,922.13)	53,299.13	3	0.794	42,310.56	190,656.14	16.000
5	59,221.25	4	0	1.000	59,221.25	(5,922.13)	53,299.13	4	0.735	39,176.45	229,832.59	16.000
6	59,221.25	5	5	1.000	59,221.25	(5,922.13)	53,299.13	5	0.681	36,274.49	266,107.08	16.000
7	59,221.25	6	5	1.000	59,221.25	(5,922.13)	53,299.13	6	0.630	33,587.49	299,694.57	16.000
8	59,221.25	7	5	1.000	59,221.25	(5,922.13)	53,299.13	7	0.583	31,099.53	330,794.09	16.000
9	59,221.25	8	5	1.000	59,221.25	(5,922.13)	53,299.13	8	0.540	28,795.86	359,589.95	16.000
10	59,221.25	9	5	1.000	59,221.25	(5,922.13)	53,299.13	9	0.500	26,662.83	386,252.78	16.000
					592,212.50	(59,221.25)	532,991.25			386,252.78		
11	59,221.25	20	20	1.000	59,221.25	(5,922.13)	53,299.13	20	0.215	11,435.23	397,688.02	16.000

Sale of Property @ Year 10	
Projected Rent	59,221.25
Outgoings	(5,922.13)
Forecast Income	53,299.13
YP perp @ %	16.000
PV @ % def'd 20 years	0.215
	182,963.71

Valuation	182,963.71
Agency Fees	0.00
Value of Complete Property	182,963.71

Rounded: 183,000.00

Table B2 – Existing Market Value of the sport facilities

Location	Type of Property	Property State	Size of Property	Gross Internal Area	Contract Value	Rate per Square Meters
			m ²	m ²	€	€ / m ²
Qala	ODZ Land	Undeveloped Land	1178.70	1178.70	€ 31,000.00	26.30
Nadur	ODZ Land	Undeveloped Land	1600.00	1600.00	€ 85,000.00	53.13
Ghajnsielem	ODZ Land	Undeveloped Land	195.00	195.00	€ 9,000.00	46.15
Ghajnsielem	ODZ Land	Undeveloped Land	2657.00	2657.00	€ 125,000.00	47.05
					Average	43.16

Table B3 – Comparable Method for the Field behind the Football Ground

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	5,260.00	43.16	227,021.60	227,021.60
			Subtotal				227,021.60
			Rounded				227,000.00

Table B4 – Market Value of the Fields behind the Football Ground

Property	Value	Yield	Net rental income	Management Cost percentage	Gross Rental income
	€	%	€	%	€
Sports facilities	183,000	6.25%	11437.5	5.00	12039.47
Field behind Football Pitch	227,000	2.50%	5675	0.00	5675.00
			Total		17714.47

Table B5 – 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 = € 17,715

Appendix C: Data Summary

Property Address	Qala St. Joseph Football Ground, Ingarr Street, Qala
Property Title	Freehold
Years Remaining	- NA -
Ground Rent Payable	€ Nil
Property Usage	Commercial:
Current State	Finished
New Building	Yes
Site Footprint	11,968 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	DCF on cashflows (Net Income)
Annual Ground rent	€ 17,716
Valuer	Perit David Grima
Warrant No.	570
Date of Issue	31/10/2023

Appendix D: Planning History and Constraints

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

Case Number	Description of Works	Case Status
PA/06434/98	To develop site as a recreational area.	Approved
PA/06852 /04	To convert common room of clubhouse into a snack bar.	Withdrawn
PA/00090/04	N/A	N/A
PA/01303/05	To develop site as a recreational park including various sports facilities and picnic areas - site adjacent to existing football ground, clubhouse and recreational area.	Approved
PA/02237/15	To renew permission PA1303/05 - to develop site as a recreational park including various sports facilities and picnic areas, site adjacent to existing football ground, clubhouse and recreational area.	Withdrawn
PA/06783 /16	To upgrade existing football pitch including new changing rooms and related facilities.	Approved

Location & Planning Policy Considerations

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

- Football Grounds GZ-RECR-6
- Area for Minor Sports Facilities
- Public Recreational Facilities GZ-Qala-5

As shown in the Qala Inset Map, the area in question is indicated as "Football Grounds GZ-RECR-6". In addition with reference to the "Gozo and Comino Local Plan" policy Football Grounds GZ-RECR-6, which states;

"The Structure Plan considers that sports complexes are part and parcel of the Development Zones and should be ideally located within urban areas. However, there are instances where requests to upgrade existing sports facilities which lie ODZ can be considered in view of the fact that otherwise, additional land which is not yet effected by development may be adversely effected. This approach is also in line with the Structure Plan policy to channel development into existing and planned areas as opposed to occupying fresh land.

GZ-RECR-6: Proposals for new sports facilities shall be limited to areas within Development Zones.

In exceptional circumstances, upgrading or extensions to existing sports facilities that already lie ODZ may be considered provided that the proponent clearly demonstrates:

- a) that a study has been undertaken to justify the need for the upgrading/extension. (This study shall be based on demographic projections and realistic assumptions which demonstrate the requirement for additional facilities);
- b) the extension does not propose to occupy cultivated land or land which is potentially cultivable;
- c) the extension does not propose to take up garrigue;
- d) the extension is not proposed on land which is scheduled or qualifies to be scheduled;
- e) identified existing features which jar with the surrounding landscape are either removed or mitigated;

- f) the development does not necessitate in the provision of an improved road access or the provision of additional support facilities within the curtilage of the site; and
- g) the associated impacts of the extension can be appropriately mitigated."

Apart from that, with reference to the "Gozo and Comino Local Plan" policy Public Recreational Facilities GZ-Qala-5, which states;

"In 1999, MEPA had approved a permit (PA 6434/98) for public recreational facilities at Ta' Grunju due west of Qala. This area lies immediately due south of the Qala football pitch. The local council has identified a larger stretch of land which is in public ownership and which could serve to improve the public recreational facilities in the eastern part of Gozo. It is rather difficult to find a large enough parcel of land that can accommodate public recreational facilities and which is in public ownership. This area is at present dilapidated and its agricultural value is limited in view of the shallow depth of soil.

Given that there is a dire lack of public recreational areas in this part of Gozo, it is proposed that the area is allocated for public recreation with a focus on informal recreation. In view of the limited sports facilities in the area, the option to allocate part of the area for sports facilities may be considered given that such facilities are limited in Qala and part of the area in question is already accommodated in the area.

GZ-Qala-5: The area around the Qala football pitch near the area known as Ta' Grunju as indicated on MAP 14.8-E is to be principally allocated for informal rural recreation. However, limited open air sports facilities may be considered subject to the following:

- a) An area not exceeding 40 % of the total area (including the existing football ground and playing field) shall be indicated for sports and formal recreation facilities;
- b) At least 50% of the area shall be indicated for afforestation with informal passages and informal seating interspersed. The afforestation shall abide by the Guidance on Planting or its subsequent revision;
- c) The other 10% shall be designed around rock outcrops and existing mature trees. These trees should be incorporated in the design of the public recreational area;
- d) All hard landscaping interventions shall be designed to convey an informal rural atmosphere;
- e) Lighting shall consist of downlighters according to the provisions of GZ-UTIL-5. Lighting on high poles and/or floodlighting shall not be permissible."

Appendix E: Photos

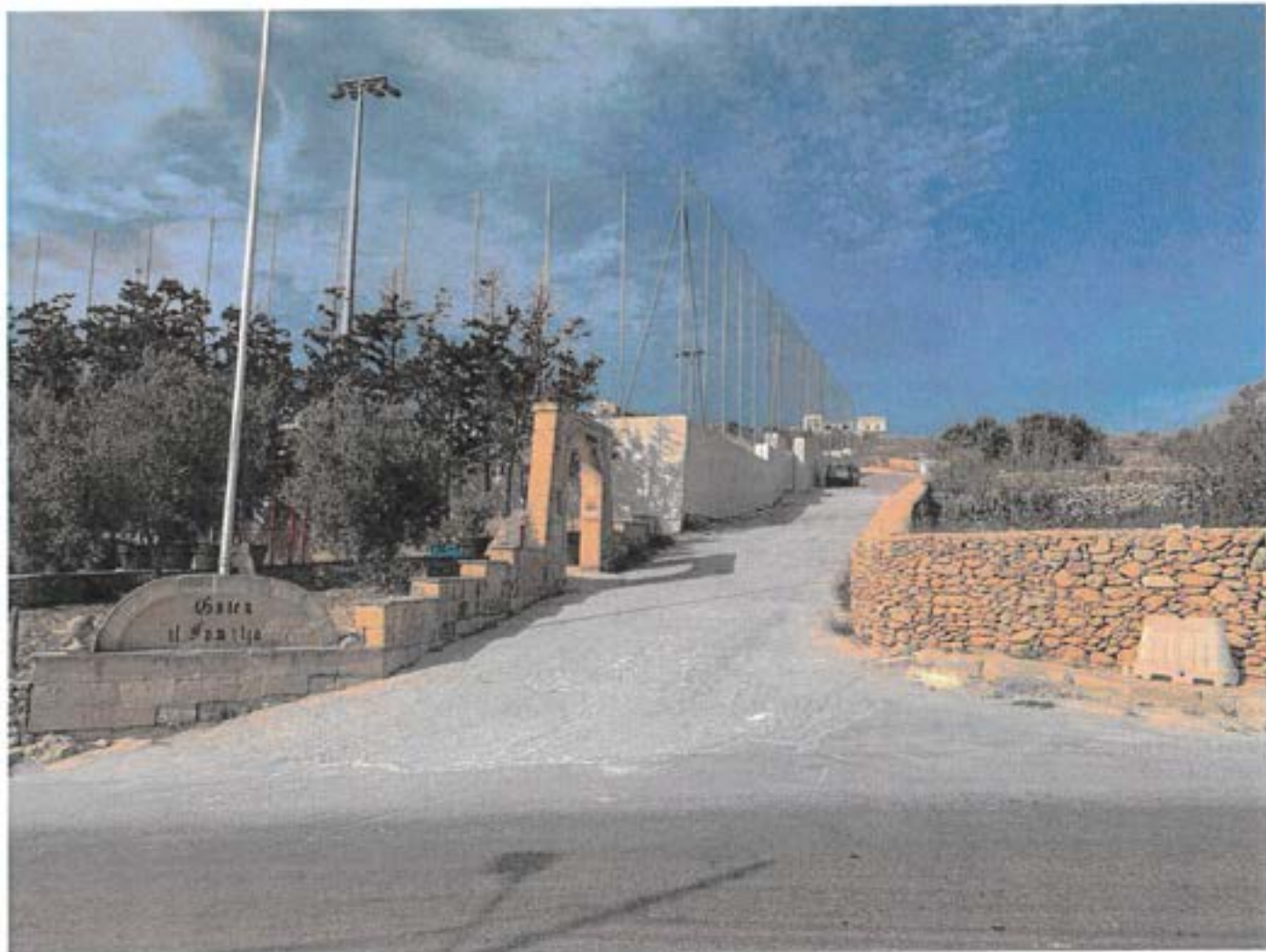


Photo 1: Photo showing Gnien il-Familja and the side road that takes you to the side entrance of the Football Pitch



Photo 2: Photo showing the Football Pitch

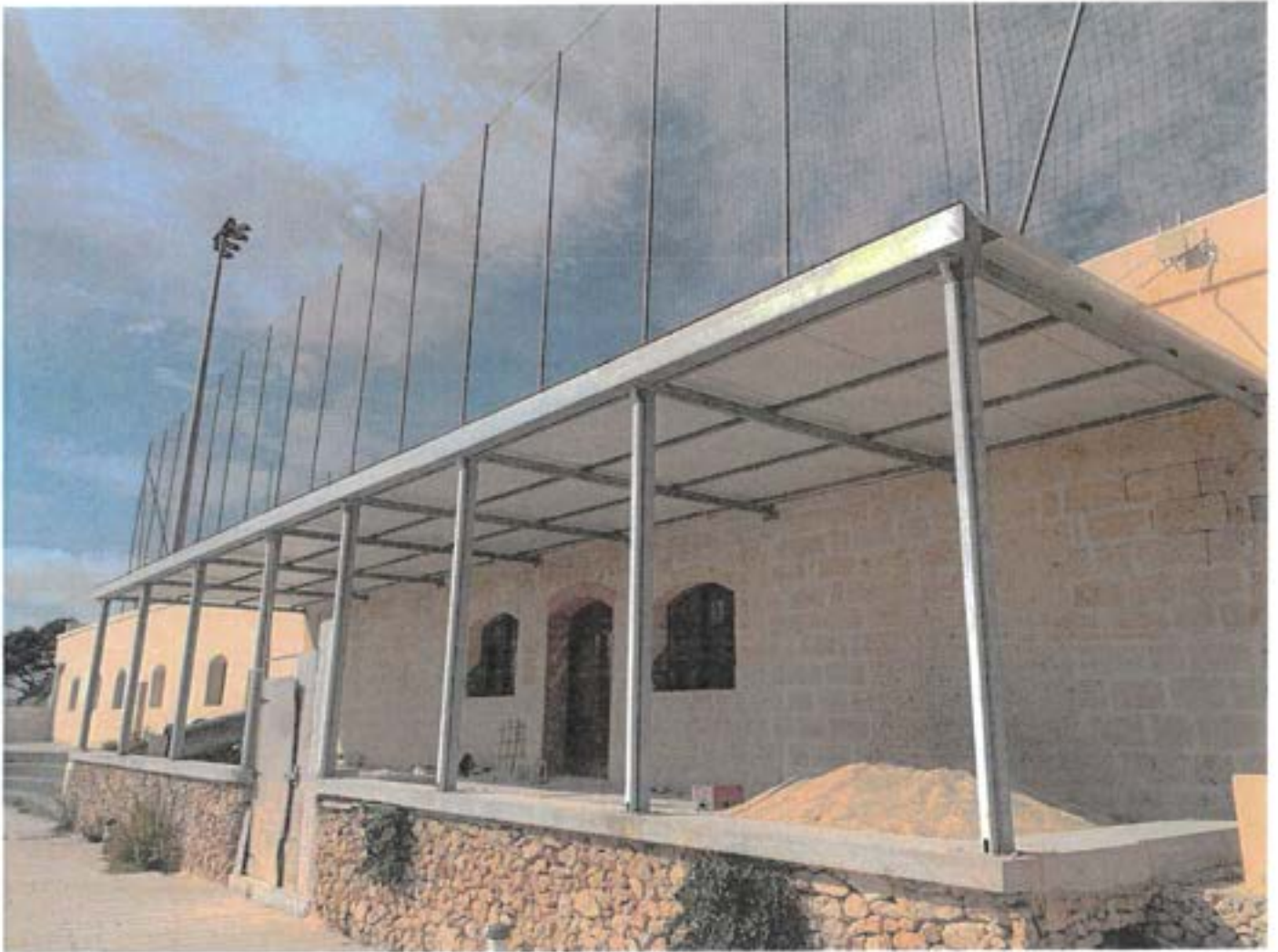


Photo 3: Photo showing the Clubhouse underneath the Football Pitch

Appendix F: Site Plan



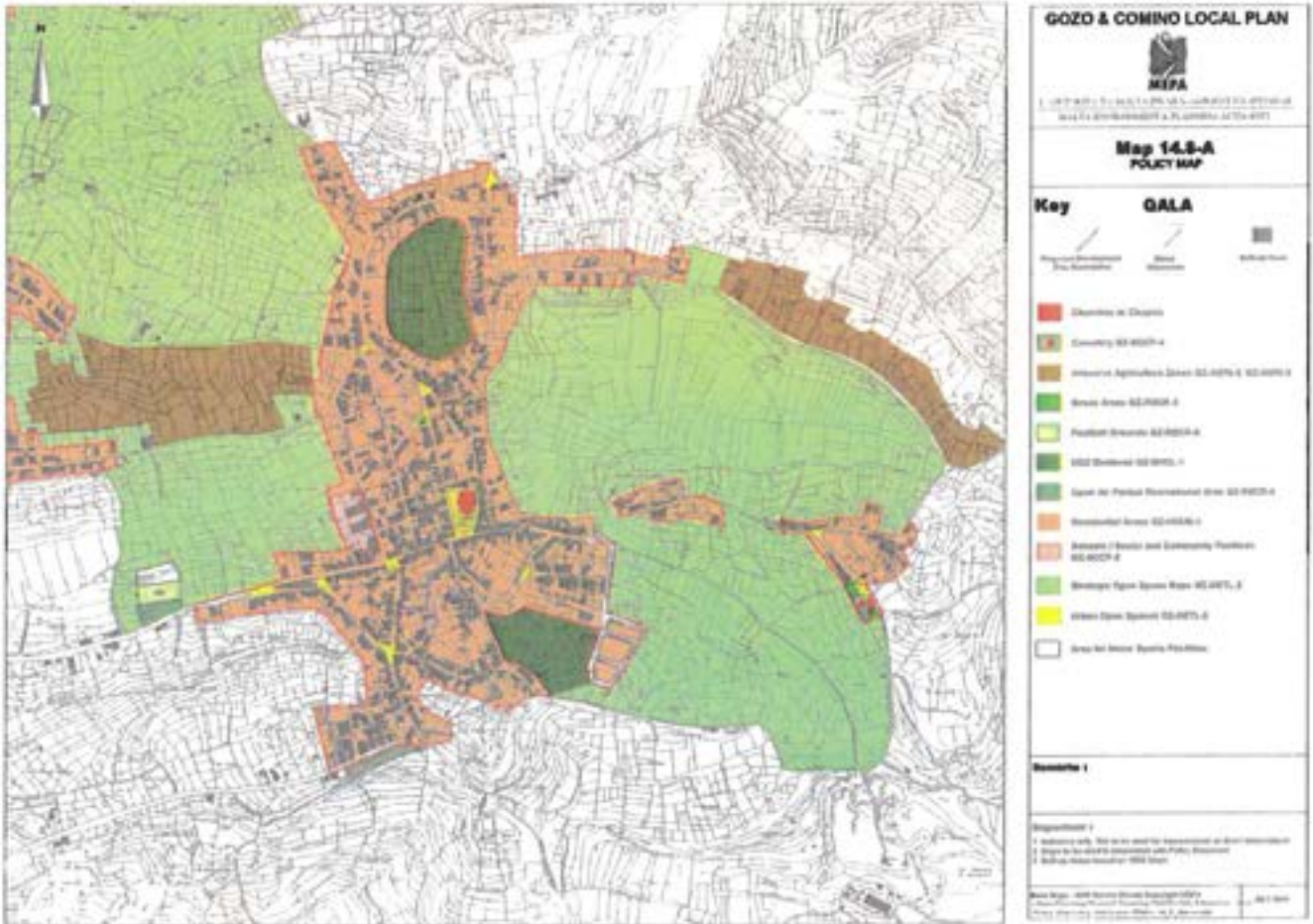


Orthophoto 2018



Planning Authority Basemap

Appendix G: Qala Policy Map



Date: 16/11/2023**Request for calculation of valuation subsidy**

As per SportMalta Lands Section SoP procedures kindly provide the section with the following values for the valuation performed on a pocket of land located in Qala St. Joseph Football Ground, Imgarr Street (attached with this document as annex 47):

- 1) Original Rental Value of property in question as indicated in Valuation:
€ 17,715

- 2) The value of the 95% subsidy offered by government for leases/ground rents on Sport Facilities:
€ 16,829.25

- 3) The 5% value of the Original Rental Value that is to be paid by the club to the accounts department every year:
€ 885.75

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 ninth (9th) day of October of the year two thousand and twenty-three (2023).

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

On the one part:

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

The file bears the letter 'L' and number sixty-three stroke two thousand and two stroke one stroke letter A (L 63/2002/1/A).

On the other part:

Matthew Pisani, married, son of Edwin Pisani and Marcelle nec' Scott, born in Saint Julians, Malta on the seventh (7th) day of October of the year one thousand nine hundred and seventy-seven (1977) and residing in Swieqi, Malta, holder of identity card number 487077M, who is appearing hereon in the name and in representation of SportMalta, as Deputy Chairperson 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 eleven thousand nine hundred and eighty-eight metres squared (11,988 m²), in Triq l-Imgarr, Qala Gozo, bounded on the East with a road abutting onto Triq l-Imgarr, on the South and South-East with a public garden or more correct

Deed Number:

32/2023

**Transfer of
Rights and
Obligations**

Enrolled:

18/10/2023

Number:

26651/2023

boundaries as better shown bordered in red on the plan indicated as Property Drawing number two thousand and seven underscore four hundred and eighty-eight underscore one (P.D. No. 2007_488_1) and which plan is being attached to this deed and marked as document letter 'X'.

Whereas SportMalta has requested the Government and is desirous to be assigned in its favour the rights and obligations over the same above-described site situated in Qala, Gozo 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 Matthew Pisani accepts, the rights and obligations over the site including any structures built thereon measuring circa eleven thousand nine hundred and eighty-eight metres squared (11,988 m²), in Triq l-Imgarr, Qala Gozo, bounded on the East with a road abutting onto Triq l-Imgarr, on the South and South-East with a public garden or more correct boundaries as better shown bordered in red on the plan indicated as Property Drawing number two thousand and seven underscore four hundred and eighty-eight underscore one (P.D. No. 2007_488_1) which plan is being attached to this deed and marked as document letter 'X'.

The rights and obligations over the said site are being transferred as subject to the right of access to third party property as hatched in blue on Property Drawing number two thousand and seven underscore four hundred and eighty-eight underscore one (P.D. No. 2007_488_1) attached to this deed.

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

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

Statutory Declarations



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

For the purposes of the fiscal laws applicable under the Laws of Malta with regards to the transfer of immovable property or real and/or personal rights on immovable property it is hereby being declared that no Property Transfer Tax and no stamp duty is due by the parties on this deed.

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

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

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

Signed:- Matthew Pisani
Dottor Marisa Grech nomine

Notary Roderick Gatt
Notary Public with the Lands Authority Malta


True copy of the original
Taken from my records
Today 18/10/202
Notary Dr. Roderick Gatt
Notary Public with the Lands Authority Malta

