



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

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

Onor. Clifton Grima

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

| | | |
|--|--|--|
| | <p style="text-align: center;">Illum,</p> <p>Quddiemi Nutar Dottor Joe Cilia, duttur tal-ligi, qegħdin jidhru personalment, wara li vverifikajt l-identità tagħhom permezz tad-dokumenti uffiċjali hawn taħt indikati:-</p> <p>Mill-ewwel parti:-</p> <p>, għan-nom u in rappreżentanza ta' SportMalta 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>ghan-nom u in rappreżentanza ta' Marsaxlokk Football Club [b'numru tar-Registrazzjoni ma' SportMalta ittri 'SM' sbarra ittra 'C' sbarra zero tnejn sitta (SM/C/026), kif debitament awtorizzati permezz ta' riżoluzzjoni 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' ħamsa u erbgħin (45) sena b'effett mil-lum, lil fuq imsemmi klabb, li bl-istess titolu qiegħed jaċċetta u jakkwista is-sit li jinsab fi Triq il-Kavallerizza, Marsaxlokk, tal-kejl ta' circa tlett mija u tmienja u</p> | <p>Att Numru:</p> <p>Enfitewsi Temporanja</p> <p>Ins:</p> <p>Vol.I.:</p> |
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erbghin metri kwadri (348mk), konfinanti mill-Punent u mit-Tramuntana ma' parking area li tidhol ghalha minn Triq il-Kavallerizza, u mill-Lvant ma' proprjeta' ta' Marsaxlokk FC u/jew il-Gvern ta' Malta, jew irjeh verjuri.

L-imsemmija sit tiffirma parti mill-area immarkata bl-ittra 'A' fuq il-*Planning Drawing tal-Estate Management and Business Development Section* tal-Awtorita' tad-Djar li ggib ir-riferenza ittri PD elfejn u wiehed u ghoxrin sottosink zero tlieta erbgha sebgha sottosink A (P.D. 2021_0347_A), li kopja taghha tinsab hawn annessa u mmarkata Dokument 'P'.

L-imsemmija porzjoni t'art tinsab indikata fuq is-siteplan formanti parti mill-Form E tar-Registru tal-Artijiet, li kopja taghha qieghda tigi hawn annessa u mmarkata bhala Dokument 'LR2'.

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

(1) Versu c-cens annwu u temporanju kompleksiv ta' hdax **il-elf u hames mitt ewro (€11,500)** ghal hamsa u erbghin sena (45) dekorribbli minn dana l-att, liema ammont ta' cens qed jigi mnaqqas b'percentwal ta' hamsa u disghin fil-mija (95%) cioe' ekwivalenti ghal ghaxart elef disgha mija u hamsa u ghoxrin ewro (€10,925) minn SportMalta, bhala sussidju moghti minn SportMalta, b'dana ghalhekk li l-ammont ta' cens dovut mill-klabb kull sena u li ghandu jithallas kull sena bil-quddiem huwa l-ammont ta' **hames mija u hamsa u sebghin ewro (€575)**, f'gheluq kull perjodu ta' hames (5) snin mill-llum, dan l-ammont ta' cens ghandu jigi rivedut b'zieda ta' ghaxra fil-mija (10%) tac-cens ezistenti meta ssir ir-revizjoni, biex b'hekk, ic-cens li jithallas ghal kull hames (5) snin wara kull revizjoni, ikun ic-cens hekk rivedut. Dan l-ammont ta' hlas ta' cens huwa skond il-valutazzjoni tal-Perit David Grima, li qed tigi hawn annessa u mmarkata Dokument 'S' u kif stipulat 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' jigi mgedded favur il-klabb fl-gheluq tieghu ghal zmien ieħor, kemm il-darba t-tigdid ta' zmien jigi approvat permezz ta' rizzoluzzjoni speċjali tal-Kamra tad-Deputati skont l-Artikolu wiehed u tletin (31) tal-Kapitolu hames mija u tlieta u sebghin (KAP 573) tal-Ligijiet ta' Malta.

(3) Il-hlas tac-cens jithallas lill SportMalta u jitqiegħed f'fond imsejjaħ *Sports Fund* li jkun amministrat minn SportMalta.

(4) SportMalta ghandu d-dmir li jara li l-kundizzjonijiet kollha ta' dana l-att jigu osservati mill-klabb. F'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-proprjetà fi stat tajjeb u jagħmel dawk ix-xogħlijiet u tiswijiet ordinarji u straordinarji kollha neċessarji tul il-perjodu kollu ta' din il-koncessjoni.

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

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

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

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

(10) SportMalta, għandu jkollu d-dritt li jagħmel użu b'xejn mill-facilitajiet sportivi tal-klabb għall-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-avviz ta' mill-inqas xahrejn lill-klabb li għandu t-titolu legali tal-facilità sportiva.

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

(12) Il-proprjetà għandha tintuża esklussivament għall-attività sportiva, li tista' tinkludi 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 miżati xierqa u raġonevoli għall-użu temporanju tal-facilitajiet li jinstabu fis-sit enfitewtiku. SportMalta għandu l-jedd li jara li din il-miżata hi waħda xierqa u raġonevoli.

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

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

(17) Jekk il-klabb ixolji jew iżarma, it-titolu fuq l-imsemmija proprjetà jintemm *ipso facto* u l-proprjetà 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 generalis 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 t'elfejn u hames mitt ewro (€2500) bejn il-komparenti partijiet.

Għall-fini ta' l-Att numru wieħed u tletin tas-sena elf disa' mija u wieħed u tmenin (ATT XXXI/1981) qiegħed jiġi dikjarat illi l-proprjetà fuq deskritta ġiet mgħoddija lil SportMalta permezz tal-att ta' Trasferiment ta' Drittijiet u Obbligi fl-atti tan-Nutar Dottor Roderick Gatt tat-tlieta u ghoxrin ta' Gunju, tas-sena elfejn u wieħed u ghoxrin (23/6/2021) kif korrett b'att iehor tal-istess imsemmi Nutar datat l-erbgha ta' Novembru, tas-sena elfejn u tnejn u ghoxrin (4/11/2022), skond l-Artikolu numru hamsa (5) tal-*Government Lands Act Att* numru sbatax (XVII) tas-sena elfejn u sbatax (2017) u l-ebda ħlas ta' taxa tal-bolla mhi dovuta fuq dan l-Att minħabba illi dan it-trasferiment tal-lum ġie debitament eżentat u dan skont l-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' taxa fuq il-qliegħ u dan skont l-artikolu numru erbgha u tletin (34) tal-Att dwar l-Isport, Kapitulu numru erba' mija hamsa u hamsin (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 qegħda ssir wara li jiena Nutar sottoffirmat spjegajtilhom l-importanza tagħha skont il-liġi.

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

Għal fini tal-Att dwar ir-Registrazzjoni tal-Artijiet, jiena Nutar, hawn taht iffirmit, niddikkjara li l-propjeta' immobbli ttrasferita fuq dana l-att tinsab f'area ta registrazzjoni u tifforma parti mic-Certifikat fit-Titolu numru tlieta sitta zero zero zero zero disgha etrbgha (36000094), kif jirrizulta mill-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 in konnessjoni mal-prorjeta' li qed tigi ttrasferita.

Qiegħed jigi dikjarat illi dan it-trasferiment ġie approvat skond l-att ta' Trasferiment ta' Drittijiet u Obbligi fl-atti tan-Nutar Dottor Roderick Gatt tat-tlieta u ghoxrin ta' Gunju, tas-sena elfejn u wiehed u ghoxrin (23/6/2021) kif korregut b'att iehor tal-istess imsemmi Nutar datat l-erbgha ta' Novembru, tas-sena elfejn u tnejn u ghoxrin (4/11/2022), li permezz tiegħu Sport Malta għandu d-dritt li jittrasferixxi l-imsemmija propjeta' lil persuni sportivi irregistrati ma' Sports Malta taht l-att tal-ISports (KAP 455) tal-Ligijiet ta' Malta u cioe' b'titolu ta' enfitewsi temporanju li ma jaččedix il-perjodu ta' ħamsa u sittin (65) sena. Tali trasferiment qiegħed isir skond l-Att Dwar Artijiet tal-Gvern (Kap 573) tal-Ligijiet ta' Malta Artiklu numru ħamsa (5) u qiegħed isir wara l-approvazzjoni ta' dan it-trasferiment permezz ta' rizzoluzzjoni speċjali tal-Kamra tad-Deputati skond l-Artikolu wiehed u tletin (Art 31) tal-istess Kapitolu numru hames mija u tlieta u sebghin (KAP. 573).

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



MARSAXLOKK F.C.

Data: 14 ta' Novembru 2022

SportMalta
Cottonera Sports Complex
Vjal il-Kottoner
Bormla BML 9020

Illum 11 ta' Novembru 2022, gie rizolt li ssir talba ghat-trasferiment ta' l-art fi Triq il-Kavallerizza, Marsaxlokk. Galadarba l-kumitat huwa infurmat li l-art ghaddiet lil SportMalta minghand Lands Department b'kuntratt li gie iffirmat nhar il-Gimgha 4 ta' Novembru 2022, u se tkun qed tigi mgħoddija lil Marsaxlokk Football Club, l-istess kumitat qed jirrisolvi li s-sussegwenti għandhom ikunu il-firmatarji fuq il-kuntratt tat-trasferiment:

| | Isem | Pozizzjoni fil-kumitat | Numru tal-Karta tal-Identita` |
|---|-----------------------|------------------------|-------------------------------|
| 1 | Dr. Gianella Farrugia | Vici President | 363093 M |
| 2 | Royin Grech | Segretarju | 168972 M |
| 3 | Joseph Mifsud | Vici Segretarju | 538774 M |

Tislijiet,

Frank Cachia
President

Dr. Gianella Farrugia
Vici President

Royin Grech
Segretarju

Nikos Karamitsios
Kaxxier

Joseph Mifsud
Vici Segretarju

Daniel Tabone
Vici Kaxxier

Saviour Bonnici
Membru

Dr. Marc Sant
Membru

MARSAXLOKK F.C.

Marsaxlokk FC Sports Complex, Triq il-Kavallerizza Marsaxlokk MXK 1516
email: marsaxlokkfc@mfa.com.mt



MARSAXLOKK F.C.

Isem tal-assocjazzoni/klabb: Marsaxlokk Football Club

Detalji tal-firmatarji:

| | | |
|---|----------------------------------|-----------------------|
| 1 | Isem: | Dr. Gianella Farrugia |
| | Pozizzjoni fil-kumitat: | Vici President |
| | Numru tal-Karta tal-Identita`: | 363093 M |
| | Indirizz tar-residenza: | 4, Triq Schinas |
| | Post u data tat-twelid: | Pieta' |
| | Impjieg: | Self Employed |
| | Isem u Kunjom il-missier: | Charles Farrugia |
| | Isem u Kunjom ta' xebba tal-omm: | Jane nee' Borg |

| | | |
|---|----------------------------------|-----------------------------------|
| 2 | Isem: | Royin Grech |
| | Pozizzjoni fil-kumitat: | Segretarju |
| | Numru tal-Karta tal-Identita`: | 168972 M |
| | Indirizz tar-residenza: | Nr.44, Triq il-Kajjik, Marsaxlokk |
| | Post u data tat-twelid: | Pieta' 28 ta' Marzu 1972 |
| | Impjieg: | Self Employed |
| | Isem u Kunjom il-missier: | Joseph Saviour Grech |
| | Isem u Kunjom ta' xebba tal-omm: | Louise nee Degiorgio |

MARSAXLOKK F.C.

Marsaxlokk FC Sports Complex , Triq il-Kavallerizza Marsaxlokk MXK 1516
email: marsaxlokkfc@mfa.com.mt



MARSAXLOKK F.C.

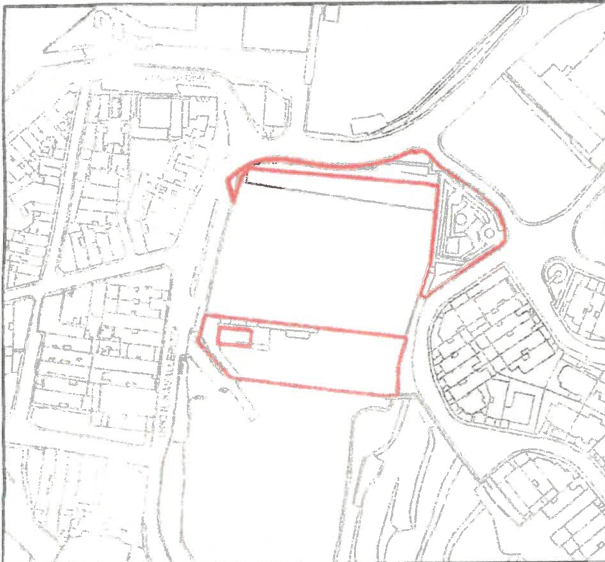
| | | |
|---|----------------------------------|--|
| 3 | Isem: | Joseph Mifsud |
| | Pozizzjoni fil-kumitat: | Vici Segretarju |
| | Numru tal-Karta tal-Identita`: | 538774 M |
| | Indirizz tar-residenza: | La Primavera, 11, Triq il-Blata, Qormi QRM 1731 |
| | Post u data tat-twelid: | Pieta' 9 ta' Novembru 1974 |
| | Impjieg: | Quantity Surveyor / Interior Designer |
| | Isem u Kunjom il-missier: | George Mifsud |
| | Isem u Kunjom ta' xebba tal-omm: | Mary Dolores nee Zammit |

MARSAXLOKK F.C.

Marsaxlokk FC Sports Complex , Triq il-Kavallerizza Marsaxlokk MXK 1516
email: marsaxlokkfc@mfa.com.mt

Doc 'A'

2000 001



Site Plan
S.C. 5886

Scale 1:2500
Map Ref.: 58779
68110

A Property No : E270374
Area : 2,843m²

B Property No : E270375
Area : 2,330m²

LANDS Authority
Estate Management & Business Development

Locality: **MARSAXLOKK**

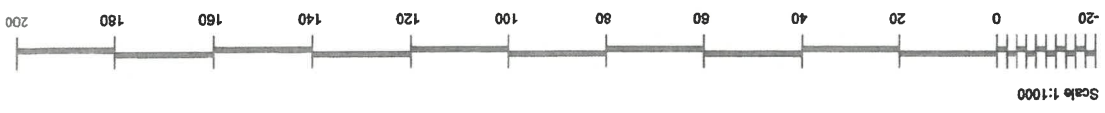
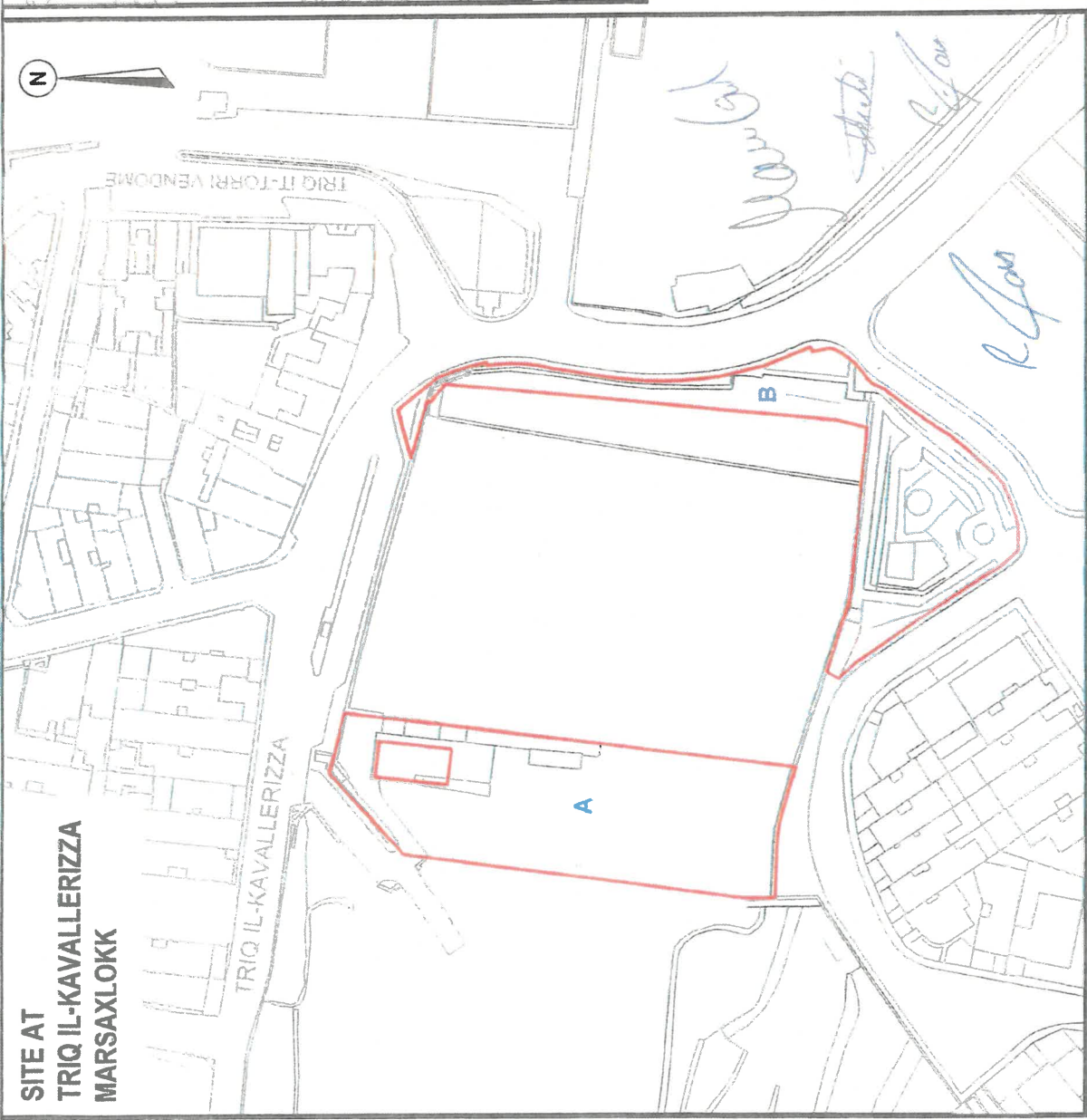
P.D. No.: 2021_0347_A Scale : 1 : 1,000

File No.: L/0052/2016 Drawn by: bugem151

sgd (S. Scotto)

A&CE Date : 30th April, 2022

Auberge de Baviere
St. Sebastian Str. Vellella
Phone (00356) 226 32303/0042
Website landsauthority.org.mt



Extent interpreted from Lands Authority Records.

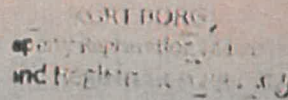


LAND REGISTRATION AGENCY

DATE: 26th June, 2024
REPLY FORM E (ATTACHED) NUMBER: 11573
REGARDING PROPERTY: Marsaxlokk Football Club – 348 sq. m.
REQUESTED BY: Notary Joe Cilia
LIST OF ATTACHED DOCUMENTS: certificate 36000094
REPLY COVERS PERIOD TO: 21st June 2024

1. Property as marked forms part of title 36000094
2. If plan is used for future registration, it will be valid if it is in accordance with subsidiary legislation 296 08 END

LAND REGISTRY OFFICIAL - SIGNATURE
//LAND REGISTRAR



RUBBERSTAMP

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 - (b) if any words are struck off or corrected in any way;
 - (c) if any type of correcting fluid is used;
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 - (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'.



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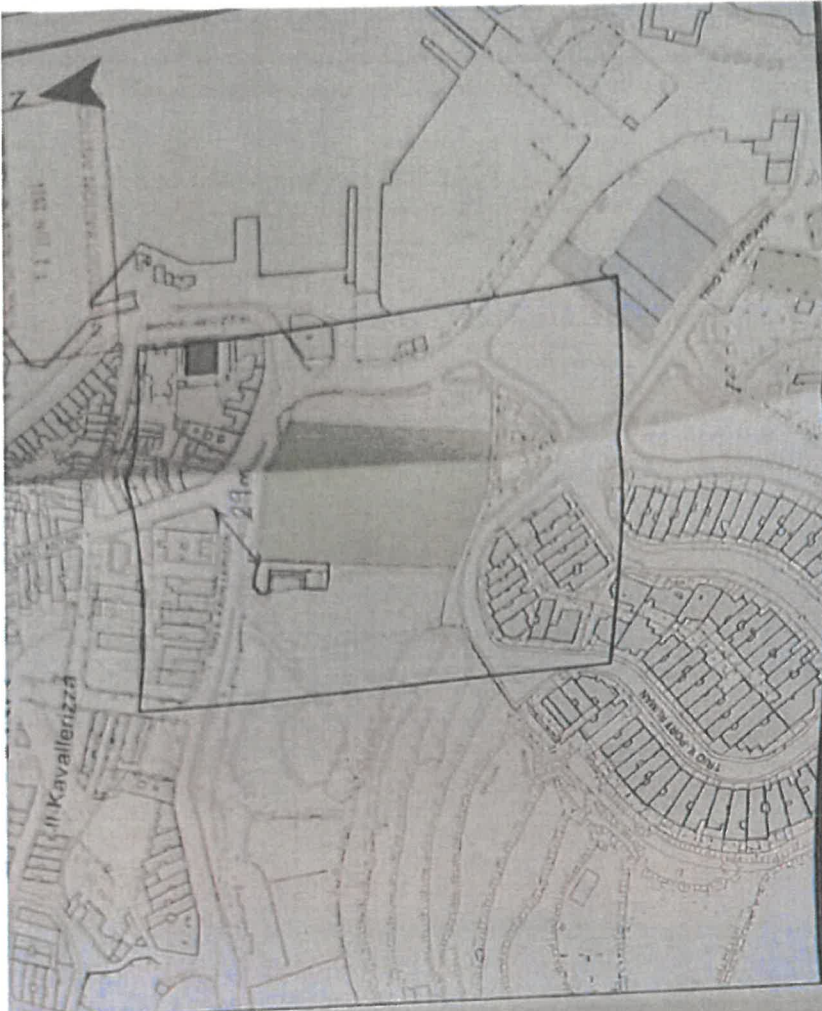
enquirieslandregistry@gov.mt



landregistry.gov.mt



116, Casa
Triq il-Pu
Il-Belt V
VLT 153



Planta tas-Sit 1:2500 Site Plan

Agenzija ghar-Registrazzjoni tal-Artijiet
 116, Casa Bolino, Triq il-Punent, Il-Belt Valletta

Land Registration A
 116, Casa Bolino, Triq il-Punent.

Nru tal-Mappa: **347745 E**
 Map Number:
 Pozizzjoni Ċentrali: **x = 58817**
 Centre Coordinates: **y = 66097**

Parti min S.S.: **5866**
 Extracted from S.S.

Perit: **Perit Robert Grech**
 Architect: **BE&A (HONS) VA&CE**
 Mob: **79963114**
 Timbru tal-Perit: **Flt. 2 Bologna Apts.**
 Architect's Stamp: **Triq Dun Michele Balzan, Attard.**

Qies (metri kwadrati): **CIRCA**
 Area (square metres):
 Firma tal-Applikant:
 Applicant's Signature:



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

Proprijeta' Numru: 36000094

Artiva

Garantit

Numru ta' ZSBP:

Tip ta' Proprijeta'

Art

Indirizz

MARSAXLOKK

Kunsill Lokali

MARSAXLOKK

Kummenti

Parcel Nru 1568 kif sottomess ma' applikazzjoni mid-Dipartiment ta' l-Artijiet.

Tifforma parti minn applikazzjoni akbar.

Originarjament registrata bil-kejl ta' 88735.19mk izda wara LRA1812/2010 tnaqqset parti li qed tigi registrata bit-titolu 36000224.

Emendat illum 15/06/2010

Tnaqqset parti li giet inkorporata fit-titoli 36000232 u 36000233. Emendat illum 15/9/2010.

LRA5618/21 - Korrezzjoni ta' pjanta - Emendat illum 28/10/21

Dan ie-certifikat jinkludi dettalji dwar 3 applikazzjonijiet

reg skond l-Arti
 r ir-Registrazzjoni ta' Artijiet, Kap 296.
 id-data tal-hrug
 ett ghall-interessi li jipprevalu jekk
 espressament eskluzi. Saret Area
 istrazzjoni fil- 21-07-2003

Land Registratio

116, "Casa B

West Stre

Vallett

Registratur tal-A

Paena

Registru tal-Artijiet



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

Propjeta' Numru: 36000094
Ref: LRA2223/03
Approvata fl- 16/10/2003

Applikazzjoni Numru: 200305861M
Applikant: I
L-Foerel Registrazzjoni mabdoma fl- 12/07/2003

Nomi ta' Idrota: Isem U Kunjom
C. Sostituz: (3) Govern tal' Malta **
Schemi oħra:

Rati:
Pomozzi ta' idrotazzjoni pprezentata fl- 21/07/2003 b'titolu Libern u Frank
Kummenti oħra:

Kummenti oħra fuq applikazzjoni numru 200305861M
LRA 4283 24 - Korrezzjoni
LRA 42825 18 - Korrezzjoni u sostituzzjoni ta' pjanta
LRA 42818 21 - Korrezzjoni u Sostituzzjoni tal-pjanta

Iahrug skond l-Att
war ir-Registrazzjoni ta' Artijiet, Kap 296.
I lid-data tal-hrug.
ggett għall-interessi li jipprevalu jekk

LR 2223/03
2003

202122118M

adunanza fil-28/10/2021

Malta - Pinent, Valletta

Propjeta' Numru: 36000094
Ref: LRA5/09/21
Pendenti approvazzjoni

Identita' Isem U Kunjom

Pendenti ohra fuq applikazzjoni numru 202122118M
2021 - Tnaqqset parti li giet inkorporata ma titolu 36000346.

Land Registration Agency
116, Casa Bolina
West Street,
Valletta

Registratur tal-Arti
Pagina N°

Mahrug skond l-Arti
Dwar ir-Registrazzjoni ta' Arti, Kap 296.
L-Att tal-Mahrug u l-Intervju jekk



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

Applikazzjoni Numru: 202122134M

Propjeta' Numru: 36000094

Applikanti

Ref:

LR45710/21

Annotation mahduma fil-28/10/2021

Pendentli approvazzjoni

Numru ta' Identita' Isem U Kunjom

Kummenti oħra fuq applikazzjoni numru 202122134M

LR45710/21 - Tnaqqset parti li giet inkorporata ma titolu 360000347.



25/06/2024

Re: Valuation Certificate 2585t – Marsaxlokk FC Club, Triq il-Kavallerizza, Marsaxlokk

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 | 2585t |
| Property Address | Marsaxlokk FC Football Club, Triq il-Kavallerizza, Marsaxlokk |
| Customer | Sport Malta |
| Date of Inspection | 25/06/2024 |
| 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: Sports Facilities |
| General Description | The property in reference is a club's dressing room which is made up of a large room that serves the function of storage room. It is managed by the Marsaxlokk FC Club and is situated in Triq il-Kavallerizza, Marsaxlokk. The dressing room also comes with an outdoor area which has a recreational value. The whole area is split up accordingly: - Dressing Room approximately 100 sqm - Recreational Land approximately 248 sqm |
| Level (if applicable) | Not Applicable |

| | |
|---------------------------------------|---|
| Availability of Views | No Views |
| Availability of Lift | No |
| Construction Type | The construction of the building consists of masonry stone blocks and reinforced concrete. |
| Current State of Finish | Finished |
| New Building | No |
| Schedule of Accommodation | Refer to appendix B for schedule of accommodation. |
| External Accommodation | Refer to appendix B for schedule of external accommodation. |
| Areas | |
| Site Footprint | 348 m ² |
| Other Comments | |
| Energy Related Features (Existing) | Not Applicable. |
| Year of Construction | N/A |
| Location Type | Residential Area |
| 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 investment method.</p> <p>Valuation Calculations are hereby presented in Appendix B below.</p> |
| Special Conditions | <ul style="list-style-type: none"> • This valuation does not consider furniture, fittings, movable equipment and customer's personal goodwill which is not considered part of the immovable security. • Valuation for proposed development is based on the finishing specifications indicated by customers during site inspection. • The sole purpose for this valuation is for use by Sport Malta. The valuer does not accept liability if this certificate is relied upon by 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 (storage facility and recreational land) has in my opinion as an annual ground rent of € 11,500 (Euro nineteen thousand, nine hundred and thirty).

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.

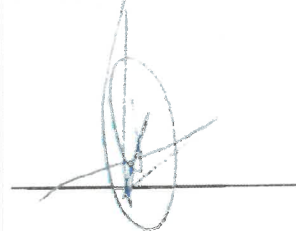
Warrant No.

570

Date

25/06/2024

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 |
| | Marsaxlokk | Recreational Land | Recreational Land | 7482.00 | 7482.00 | € 850,000.00 | € 807,500.00 | 107.93 |
| | Birzebbugia | Recreational Land | Garrigue | 2232.00 | 2232.00 | € 225,000.00 | € 213,750.00 | 95.77 |
| | Birzebbugia | Recreational Land | Recreational Land | 2050.00 | 2050.00 | € 255,000.00 | € 242,250.00 | 118.17 |
| Average rate per square meters | | | | | | | | 107.29 |
| Average with country views | | | | | | | | |
| Average without country views | | | | | | | | |
| Maxima | | | | | | | | 118.17 |
| Minima | | | | | | | | 95.77 |

Table B1 – Comparable Method for the Recreational Land

| 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 |
| | Birzebbugia | Garage | Finished | 33.00 | 33.00 | € 106,000.00 | € 100,700.00 | 3051.52 |
| | Birzebbugia | Garage | Unfinished | 25.00 | 25.00 | € 67,000.00 | € 63,650.00 | 2546.00 |
| | Birzebbugia | Garage | Unfinished | 47.00 | 47.00 | € 150,000.00 | € 142,500.00 | 3031.91 |
| | Qajjenza | Garage | Finished | 15.40 | 15.40 | € 50,000.00 | € 47,500.00 | 3084.42 |
| Average rate per square meters | | | | | | | | 2928.46 |
| Average with country views | | | | | | | | |
| Average without country views | | | | | | | | |
| Maxima | | | | | | | | 3038.42 |
| Minima | | | | | | | | 2546.00 |

Table B2 – Comparable Method for the Storage Facility

| Unit Name/Number | Floor | Type | Area Considered | Gross Area | Rate per sqm | Market Value | Total Market Value |
|--------------------|-------|------|-----------------|----------------|-------------------|--------------|--------------------|
| | | | | m ² | €/ m ² | € | € |
| Recreational Land | | | Site Footprint | 248.00 | 107.29 | 26,607.30 | 26,607.30 |
| Storage Facilities | | | Site Footprint | 100.00 | 2,928.46 | 292,846.14 | 292,846.14 |
| Total | | | | | | | 319,453.44 |
| Rounded | | | | | | | 320,000.00 |

Table B3 – Market Value of the recreational land and the sports facilities

| Property | Value | Yield | Net rental income | Management Cost percentage | Gross Rental income |
|--------------------|---------|-------|-------------------|----------------------------|---------------------|
| | € | % | € | % | € |
| Recreational Land | 26,607 | 2.50% | 665.1826014 | 0.00 | 665.18 |
| Storage Facilities | 292,846 | 3.50% | 10249.61493 | 5.00 | 10789.07 |
| Total | | | | | 11454.25 |

Table B4 – 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 = € 11,500

Appendix C: Data Summary

| | |
|------------------------|--|
| Property Address | Marsaxlokk FC Club, Triq il-Kavallerizza, Marsaxlokk |
| Property Title | Freehold |
| Years Remaining | - NA - |
| Ground Rent Payable | € Nil |
| Property Usage | Commercial: Sports Facilities |
| Current State | Finished |
| New Building | No |
| Site Footprint | 348 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 | Comparable based on area |
| Annual Ground rent | € 11,500 |
| Valuer | Perit David Grima |
| Warrant No. | 570 |
| Date of Issue | 25/06/2024 |

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/03521/05 | To demolish existing dressing room and construct new dressing rooms and club house for M'Xlokk FC | Withdrawn |
| EC/00266/13 | Demolition of existing dressing rooms and construction of new ones without permit | Active |
| PA/01633/20 | To retain the existing parking area, and construct an overlying fully-fledged 11-a-side football ground (UEFA Category 1 pitch) including all necessary amenities including seating, news stand and underling Marsaxlokk football club halls, offices and headquarters. Construction of a multi-purpose court including adjacent players physical preparation area. Construction of a hostel for team players and seating stands for the existing M'Xlokk pitch. Excavation and construction of an old people's home (class 2A) with an integrated and enlarged public garden. Construction of additional facilities for the locality including a child care centre (Class 2C), Marsaxlokk social club, and sport related (Class 4B) shops, pharmacy and physiotherapy clinics | Withdrawn |

Location & Planning Policy Considerations

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

- Opportunity Areas Identification - MS07
- Opportunity Areas Tourism Potential - MM08
- New Pedestrian Route Port Ruman – Marsaxlokk – MM15

As shown in the Marsaxlokk Insert Map, the area in question is indicated as "Opportunity Areas Identification", "Opportunity Areas Tourism Potential" and "New Pedestrian Route Port Ruman – Marsaxlokk". In addition with reference to the "Marsaxlokk Bay Local Plan" policies MS07, MS08 and MM15 state;

MS07 - Opportunity Area

Two "Opportunity areas" are defined for Marsaxlokk and are shown on the Marsaxlokk inset map.

(1) The Inner Harbour - Triq il-Wilga area

(2) Il-Kavallerizza - Seafront area Detailed planning guidance in the form of a development brief will be prepared for both these areas.

The Inner Harbour Opportunity Area covers some 8.75 ha and, as the name suggests, is based around the Inner Harbour at Marsaxlokk. Objectives for the area are:

- i. upgrading of the public areas with provision for limited cafe/restaurant facilities,
- ii. an improved site for the market,
- iii. safeguarding of the salt marsh at Il Maghluq, The Il-Kavallerizza - Seafront opportunity area is centred on the valley between Port Ruman/Marsaxlokk and the waterfront area of boat maintenance facilities. It is about 6.75 ha in extent but it is envisaged that only a modest proportion of the area would be subject

to development proposals. It is essential to maintain its open character. The objectives for this area are:

- iv. to provide better community, leisure, sports and playground facilities in a landscaped setting,
- v. to assist in integrating Port Ruman and Marsaxlokk,
- vi. to upgrade the waterfront area,
- vii. to provide an area reserved exclusively for the storage of boats and for minor maintenance,
- viii. to encourage appropriate commercial - including marine based - activities,
- ix. to establish footpath/walkway links with the rural fringe.

The opportunity area is divided by the Marsaxlokk - Il Qajjenza road, but this is lightly trafficked and is a tourist route. It is recommended that the road forms part of a circular island-wide "heritage trail". As such, the road should be viewed as a positive feature. Demand exists for appropriate areas for boat storage and minor maintenance. A stretch of coast within the opportunity area is considered appropriate. Additional boat storage facilities can be provided by reclaiming the area of sea between the restaurant and the slipway. It is envisaged that most marine-oriented activity will be on the seaward side of the road, although this does not rule out other undertakings being established elsewhere, provided that the main objectives are not compromised. Industrial activities will not be permitted within the opportunity area except for re-use of the Malta Hydrofoils plant for light, marine-based industry similar to its current use (Use Class 11 - Business and Light Industry).

Re-use for light industry will only be permitted if it can be carried out without detriment to the amenity of the area by reason of noise, vibration, smell, fumes, smoke, soot, ash, dust, grit or visual impact.

The Austria-Maltese Research Centre does not have a major impact on the area but it is sensitively sited. If the Centre were to cease to operate, then consideration would be given to a similar "low-impact" alternative use.

Both opportunity areas are important sites of potential development interest and the preparation of development briefs will be necessary to amplify the ideas for both. These should also take account of any existing infrastructural problems in the area and potential ones which can result due to development. Such an example is surface water run-off and sewerage. These briefs can be undertaken either in advance of or when development interest is evident.

MM08 - Opportunity Areas Tourism Potential

In view of the designation of other sites for tourist facilities, and the need to retain the essential character of Marsaxlokk, significant tourism schemes outside the defined opportunity areas will not be permitted. The opportunity areas themselves will only be considered for limited tourism related ancillary facilities (such as restaurants).

It has been argued that tourism development related to the character of the area is appropriate and acceptable. This does not mean, however, that unrestrained development of tourism facilities in Marsaxlokk should be allowed. The aim is to upgrade the quality and variety of tourist destinations and facilities, and this needs to be done carefully and in a manner which relates to other planning objectives. Hence the extent to which Marsaxlokk should be opened up to tourism needs to be controlled (although kept under review). The proposals suggested in the plan are considered to be appropriate to the increase in day tourism envisaged.

MM15 - New Pedestrian Route Port Ruman – Marsaxlokk

A new pedestrian link connecting Port Ruman and Marsaxlokk will be provided. This link must be capable of being used by wheelchair users.

It is difficult for people on foot to get from Port Ruman to Marsaxlokk. A pedestrian link will therefore be provided between the two areas. The design could form a principal feature in improvements to the area and will be considered as part of the design brief for the opportunity area here.



Orthophoto 2018



Planning Authority Basemap

Appendix F: Marsaxlokk Bay Local Plan - Fig. 11 INSET MAP MARSAXLOKK



Date: 27-6-2024

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 Triq il-Kavallierizza Marsaxlokk (attached with this document as annex 47): (2585t)

- 1) Original Rental Value of property in question as indicated in Valuation:
€ 11,500

- 2) The value of the 95% subsidy offered by government for leases/ground rents on Sport Facilities:
€ 10,925

- 3) The 5% value of the Original Rental Value that is to be paid by the club to the accounts department every year:
€ 575

 **SPORTMALTA**

Rebecca Saré
Finance Manager

Name of Accounts Officer
tasked with carrying out
the valuation calculation



Signature

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

Today, the twenty-third (23rd) day of June of the year two thousand and twenty-one (2021).

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

On the one part:

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

The file bears the letter 'L' and numbers five hundred stroke ninety-seven (L 500/97).

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 two sites in Triq il-Port Ruman, Marsaxlokk, Malta as better described later on in this deed, and as better shown bordered in red as Sites A and B on the plan indicated as Property Drawing number two thousand and twenty-one *underscore* zero three four seven

| | |
|---|----------------|
| Deed Number: | |
| | 22/2021 |
| Transfer of Rights and Obligations | |
| Enrolled: | |
| | /2021 |
| Number: | |
| | /2021 |



(P.D. No. 2021_0347) 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 Triq il-Port Ruman, Marsaxlokk, 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 two sites in Triq il-Port Ruman, Marsaxlokk, Malta:

- 1) One measuring circa two thousand five hundred and five metres squared (2505m²) bounded on the East with Marsaxlokk Football Ground, on the South with Triq il-Port Ruman and on the North with Triq il-Kavallerizza or more correct boundaries, and as better shown bordered in red and marked as Site A on the plan indicated as Property Drawing number two thousand and twenty-one *underscore* zero three four seven (P.D. No. 2021_0347), which is plan is being attached to this deed and marked as document letter 'X', and
- 2) The other measuring circa one thousand five hundred and nineteen metres squared (1,519m²), in Triq il-Port Ruman, Marsaxlokk, Malta bounded on the South and West with Triq il-Port Ruman, on the North with Marsaxlokk Football Ground or more correct boundaries, and as better shown bordered in red and marked as Site B on the plan indicated as Property Drawing number two thousand and twenty-one *underscore* zero three four seven (P.D. No. 2021_0347), 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



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

This transfer of rights and obligations is also being made and accepted as subject to the condition that if that portion of land that is used as a car park is required by the street hawkers to park their vehicles, they will be allowed to do so as better indicated in the email correspondence from the Permanent Secretary for the Ministry for Tourism and Consumer Protection attached to this deed and marked as document letter 'A' .

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:- Doctor Luciano Busuttil nomine
Doctor Marisa Grech nomine

Notary Roderick Gatt
Notary Public at the Lands Authority



Vera Kopja tal-Originali
Mehuda mill-atti tiegħi
Illum 25/06/2021
Nutar Dr. Roderick Gatt
Nutar Pubbliku Malti
Mal-Awtorita' tal-Artijiet

Today, the fourth (4th) day of November of the year two thousand and twenty-two (2022)

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

On the one part:

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

The file bears the letter 'L' and number fifty-two stroke two thousand and sixteen (L 52/2016).

On the other part:

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

Whereas by a deed published in my records dated the twenty-third (23rd) day of June of the year two thousand and twenty-one (2021), the Government of Malta assigned in favour of the Assignee, who accepted the rights and obligations over two sites in Triq il-Port Ruman, Marsaxlokk, Malta:

- 1) One measuring circa two thousand five hundred and five metres squared (2505m²) bounded on the East with Marsaxlokk Football Ground, on the South with Triq il-Port Ruman and on the North with Triq il-Kavallerizza or more correct boundaries, and as better shown bordered in red and marked as Site A on the plan indicated as Property Drawing

Deed Number:

44 /2022

Correction

Enrolled:

/2022

Number:

/2022



number two thousand and twenty-one *underscore* zero three four seven (P.D. No. 2021_0347), attached to the said deed and marked as document letter 'X', and

- 2) The other measuring circa one thousand five hundred and nineteen metres squared (1,519m²), in Triq il-Port Ruman, Marsaxlokk, Malta bounded on the South and West with Triq il-Port Ruman, on the North with Marsaxlokk Football Ground or more correct boundaries, and as better shown bordered in red and marked as Site B on the plan indicated as Property Drawing number two thousand and twenty-one *underscore* zero three four seven (P.D. No. 2021_0347), attached to the said deed and marked as document letter 'X'.

Whereas it has been established that the area of the site marked as Site A mentioned above in the paragraph number one (1) should be two thousand eight hundred and forty-three meters squared (2,843m²) and not two thousand five hundred and five metres squared (2505m²), whereas site marked as Site B mentioned above in the paragraph number two (2) should be two thousand three hundred and thirty meters squared (2,330m²) and not one thousand five hundred and nineteen metres squared (1,519m²) as stated on the deed published in my records dated the twenty-third (23rd) day of June of the year two thousand and twenty-one (2021).

Now, therefore, in virtue of this deed Andrew Decelis on behalf of SportsMalta and the Government of Malta are hereby correcting the said deed published in my records of the twenty-third (23rd) day of June of the year two thousand and twenty-one (2021) in the sense that the area of Site A should be two thousand eight hundred and forty-three meters squared (2,843m²) and the area of Site B should be two thousand three hundred and thirty meters squared (2,330m²) as shown on the plan Property Drawing number two thousand and twenty-one *underscore* zero three four seven *underscore* letter 'A' (P.D. No. 2021_0347_A) which is being attached to this deed and marked as document letter 'A' and not as erroneously stated and indicated in the above-mentioned deed published in my records of the twenty-third (23rd) day of June of the year two thousand and twenty-one (2021).

Moreover, the parties to this deed are hereby modifying the above-mentioned deed in the sense that the plan Property Drawing number two thousand and twenty-one *underscore* zero three four seven (P.D. No. 2021_0347) annexed to the above-mentioned deed published in my records of the twenty-third (23rd) day of June of the year two thousand and twenty-one (2021) is being substituted and replaced by Property Drawing number two thousand and twenty-one *underscore* zero three four seven *underscore* letter 'A' (P.D. No. 2021_0347_A), which plan is attached to this deed and marked as document letter 'A'.



Except for what is stated above, the parties to this deed are hereby confirming and ratifying the contents of the above-mentioned deed in my records of the twenty-third (23rd) day of June of the year two thousand and twenty-one (2021).


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

Signed:- Andrew Decelis nomine
Doctor Marisa Grech nomine

Notary Roderick Gatt
Notary Public with the Lands Authority Malta



Vera Kopja tal-Originali
Mehuda mill-atti tiegħi
Illum 10/11/2022
Nutar Dr. Roderick Gatt
Nutar Pubbliku Malti
Mal-Awtorita' tal-Artijiet

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| | <p>Illum, sebgħa u għoxrin ta' Awwissu tas-sena elfejn u wieħed u għoxrin (27/8/2021)</p> <p>Quddiem Nutar Dottor Joe Cilia, duttur tal-ligi, qegħdin jidhru personalment, wara li vverifikajt l-identità tagħhom permezz tad-dokumenti uffiċjali hawn taft indikati:-</p> <p>Mill-ewwel parti:-</p> <p>Luciano Busuttill, avukat, mizzewweg, bin Benjamin Busuttill u Anna Busuttill nee' Falzon, imwieled il-Pieta' fil-31/7/1974 u residenti Marsaxlokk (Karta tal-identità numru 373574M) 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>U għalhekk kull referenza f'dana l-att għal SportMalta għandu jinftehem bħala għali-Kunsill Malti għall-iSport u vice versa;</p> <p>- aktar 'l isfel imsejjaħ "SportMalta".</p> <p>Mit-tieni parti:-</p> <p>Frankie sive Francis Cachia, ddivorzjat, bin Carmelo Cachia u Rose Cachia nee' Borg, imwieled il-Pieta' fis-07/08/1970 u residenti San Gwann (Karta ta' l-identità numru 415770M), Roy Grech, mizzewweg, bin Joseph Saviour Grech u Louise Grech nee' Degiorgio, imwieled il-Pieta' fit-28/03/1972 u residenti Marsaxlokk (Karta ta' l-identità numru 168972M) u Joseph Mifsud, mizzewweg, bin George Mifsud u Mary Doris Mifsud nee' Zammit, imwieled il-Pieta' fid-09/11/1974 u residenti Hal Qormi (Karta ta' l-identità numru 538774M) li qegħdin jidhru fil-kariga tagħhom ta' President, Segretarju u Vici President rispettivament li qegħdin jidhru fuq dan l-att għan-nom u in rappreżentanza ta' Marsaxlokk Football Club [b'numru tar-Registrazzjoni ma' SportMalta ittri SM/C/026 kif debitament awtorizzati permezz ta' riżoluzzjoni tal-kumitat hawn annessa u mmarkata "Dokument R";</p> <p>- aktar 'l isfel flimkien u solidalment 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 jikkoncedi b'titolu t'enfitewsi temporanja għal perjodu ta' hamsa u erbghin (45) sena b'effett millum, lil fuq imsemmi klabb, li bl-istess titolu qiegħed jaċċetta u jakkwista (a) porzjoni t'art tal-kejl superficjali ta' circa elfejn erba mija u hamsa u disghin metru kwadru (2,495mk) fi Triq il-Kavallerizza, Marsaxlokk, konfinanti l-imsemmija porzjoni t'art mit-Tramuntana ma' Triq il-Kavallerizza, mil-Lvant mal-Football Ground tal-istess Marsaxlokk Football Club</p> | <p>Att Numru:</p> <p>Enfitewsi Temporanja</p> <p>Ins: 26407/21 (13/9/2021)</p> <p>Vol.I : 18744/21 (3/9/2021)</p> <p>LRA : 5709/21 (26/10/2021)</p> <p>LRA : 57010/21 (26/10/2021)</p> <p>LRC : 2351/21 (26/10/2021)</p> <p>LRC : 2352/21 (26/10/2021)</p>  |
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u min-Nofsinhar ma' Triq il-Port Ruman, jew irjeh verjuri u (b) porzjoni t'art tal-kejl superficjali ta' circa elf hames mija u sebgha u hamsin metru kwadru (1,557mk) fi Triq il-Port Ruman, konfinanti din il-porzjoni t'art mil-Lbic u mix-Xlokk ma' Triq il-Port Ruman, mit-Tramuntanta mal-Football Ground tal-istess Marsaxlokk Football Club, jew irjeh verjuri. Iz-zewg (2) porzjonijiet jinsabu ahjar indikati bl-ahmar fuq il-pjanta tal-Property Drawing numru tnejn zero tnejn wiehed sottosing zero tlieta erbgha sebgha (PD 2021_0347) li tinsab annessa m'att tan-Nutar Dottor Roderick Gatt tat-tlieta u ghoxrin ta' Gunju tas-sena elfejn u wiehed u ghoxrin (23/06/2021).

L-imsemmija artijiet jinsabu ahjar indikati bl-ahmar fuq is-siteplans li jinsabu hawn annessi u mmarkati bhala Dokument 'S' u 'S1' rispettivament u fuq il-pjanta li tinsab hawn annessa u mmarkata Dokument 'S2'.

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

(1) Versu c-cens anwu u temporanju kumplessiv ta' tnejn u erbghin elf ewro (€42,000) ghal hamsa u erbghin sena (45) dekorribbli minn dana l-att, liema ammont ta' cens qed jigi mnaqqas b'percentwal ta' hamsa u disgħin fil-mija (95%) mill-SportMalta bhala sussidju mogħti minn SportMalta, b'dana għalhekk li l-ammont ta' cens dovut mill-klabb kull sena u li għandu jithallas kull sena bil-quddiem huwa fl-ammont t'elfejn u mitt ewro (€2100). F'għeluq kull perjodu ta' hames (5) snin mill-illum, dan l-ammont ta' cens għandu jigi rivedut b'zieda ta' ghaxra fil-mija (10%) tac-cens ezistenti meta ssir ir-revizjoni, biex b'hekk, ic-cens li jithallas għal kull hames (5) snin wara kull revizjoni, ikun ic-cens hekk rivedut.

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

(3) Il-flas tač-cens 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 jigu osservati mill-klabb. F'każ ta' ksor 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 necessarji tul il-perjodu kollu ta' din il-koncessjoni.

Kwalunkwe xogħol strutturali għandu jsir biss wara li l-klabb jikseb

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

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

(8) Il-proprjeta' tkun għall-użu wkoll tal-Youth Nursery tal-istess klabb u fil-finijiet tal-iskola, bi ftehim, il-proprjeta' 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 tifhalla tidfhol biex tagħmel, f'każ ta' bżonn, spezzjoni tal-facilitajiet sportivi ossia l-proprjeta' 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 minħabba kulur, razza, reliġjon, politika, sess jew ġibdiet sesswali.

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

(13) Il-klabb ma jistax iċedi, jissulloka jew bi kwalunkwe titolu ieħor, jittrasferixxi il-proprjeta' in kwistjoni lil terzi persuni, mingħajr l-approvazzjoni tal-Kamra tar-Rappreżentanti. Il-klabb lanqas ma jista', mingħajr tali approvazzjoni tal-Kamra tar-Rappreżentanti jidfhol fi sħubija ma' terzi dwar it-tmexxija tal-proprjeta' imsemmija hief, u limitament, għal xi facilitajiet tal-bottegin, u dan dejjem bl-approvazzjoni ta' SportMalta, u basta ma tinbidix in-natura prinċipali 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 enfitewtiku. SportMalta għandu l-jedd li jara li din il-miżata hi waħda xierqa u raġonevoli.

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

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

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

Bħala garanzija tal-ħlas tal-imsemmi ċens anwali u temporanju u tal-eżekuzzjoni tal-obbligi l-oħra li johorġu minn dan l-att, il-klabb qiegħed jipoteca favur ta' SportMalta, aċċettanti, l-beni kollha tiegħu in generalis preżenti u futuri oltre lpoteka 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' tnejn u erbghin elf ewro (€42,000) bejn il-komparenti partijiet.

Għall-fini ta' l-Att numru wieħed u tletin tas-sena elf disa' mija u wieħed u tmenin (ATT XXXI/1981) qiegħed jiġi dikjarat illi l-proprjetà fuq deskritta giet mgħoddija lil SportMalta permezz tal-att tat-tlieta u ghoxrin ta' Gunju tas-sena elfejn u wieħed u ghoxrin (23/06/2021) ippubblikat min-Nutar Dottor Roderick Gatt skond l-Artikolu numru hamsa (5) tal- Government Lands Act Att numru sbatax (XVII) tas-sena elfejn u sbatax (2017) u l-ebda ħlas ta' taxxa tal-bolla mhi dovuta fuq dan l-Att minħabba illi dan it-trasferiment tallum ġie debitament eżentat 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 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 illi l-klabb jikkwalifika biex jakkwista il-proprjetà li qiegħda tiġi ttrasferita aktar 'l fuq, mingħajr il-bżonn ta' permess ta' l-akkwist ta' proprjetà immobbli minn persuni mhux residenti peress illi l-istess klabb, kif ukoll l-akkwirenti nomine qed jiddikjaraw li huma residenti ċittadini ta' l-Unjoni Ewropea u li l-klabb kien stabbilit f'Malta u l-akkwirenti nomine għexu f'Malta għal perijodu kontinwu matul ħajjithom, ta' ħames (5) snin. Din id-dikjarazzjoni qiegħda ssir wara li jiena Nutar sottoffirmat spjegajtilhom l-importanza tagħha skont il-liġi.

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

Jiena Nutar, hawn taht iffirmit, niddikkjara li l-propjeta immobbli trasferita fuq dana l-att tinsab irregistrata bin-numru tlieta sitta zero zero zero disgha erbgha (36000094) ai termini ta' l-Att ta' Registrazzjoni ta' l-Artijiet.

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.

Qiegħed jigi dikjarat illi dan it-trasferiment gie approvat skond l-att tat-tlieta u ghoxrin ta' Gunju tas-sena elfejn u wiehed u ghoxrin (23/06/2021) ippubblikat min-Nutar Dottor Roderick Gatt li permezz tieghu Sport Malta ghandu id-dritt li jittrasferixxi l-imsemmija propjeta lil persuni sportivi irregsitrati ma' Sports Malta taht l-att tal-ISports (KAP 455) tal-Ligijiet ta' Malta u cioe' b'titolu ta' enfitewsi temporanju li ma jaccedix il-perjodu ta' hamsa u sittin (65) sena.. Tali trasferiment qiegħed isir skond l-Att Dwar Artijiet tal-Gvern (Kap 573) tal-Ligijiet ta' Malta Artiklu numru hamsa (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).

Magħmul, moqri u ppublikat wara ċerjorazzjoni skond il-ligi f'Malta, Il-Kottonera, fil-Kumplex Sportiv tal-Kottonera, Vjal Kottoner, bla numru ufficjali.

Firmati: Dr. Luciano Busuttil LL.D.
(għan-nom ta' SportMalta)

Frankie sive Francis Cachia
Roy Grech
Joseph Mifsud
(Ikoll għan-nom ta' Marsaxlokk Football Club)

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

"A true copy of the original

cf/17/21
Dr. Joe Cilia LL.D.
Notary Public and
Commissioner for Oaths
107, Triq il-Knisja, Paola - Malta

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| | <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>, għan-nom u in rappreżentanza ta' SportMalta 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>ghan-nom u in rappreżentanza ta' Marsaxlokk Football Club [b'numru tar-Registrazzjoni ma' SportMalta ittri 'SM' sbarra ittra 'C' sbarra zero tnejn sitta (SM/C/026), kif debitament awtorizzati permezz ta' riżoluzzjoni tal-kumitat hawn annessa u mmarkata "Dokument R";</p> <p>- aktar 'l isfel flimkien u solidalment 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' ħamsa u erbgħin (45) sena b'effett mil-lum, lil fuq imsemmi klabb, li bl-istess titolu qiegħed jaċċetta u jakkwista is-sit ossia porzjoni diviza t'art li tinsab fi Triq il-Kavallerizza, Marsaxlokk, tal-kejl ta' circa sebgha</p> | <p>Att Numru:</p> <p>Enfitewsi Temporanja</p> <p>Ins:</p> <p>Vol.I.:</p> |
|--|--|--|

mija u tlieta u sebghin metri kwadri (773mk), konfinanti mit-Lvant u mit-Tramuntana ma' Triq il-Kavallerizza, u mill-Punent ma' proprjeta' ta' Marsaxlokk FC u/jew il-Gvern ta' Malta, jew irjeh verjuri.

L-imsemmija porzjoni diviza t'art tiffirma parti mill-area immarkata bl-ittra 'B' fuq il-*Planning Drawing* tal-*Estate Management and Business Development Section* tal-Awtorita' tad-Djar li ggib ir-riferenza ittri PD elfejn u wiehed u ghoxrin sottomark zero tlieta erbgħa sebgha sottomark A (P.D. 2021_0347_A), li kopja tagħha tinsab hawn annessa u mmarkata Dokument 'P'.

L-imsemmija porzjoni t'art tinsab indikata fuq is-siteplan formanti parti mill-Form E tar-Registru tal-Artijiet, li kopja tagħha qieghda tigi hawn annessa u mmarkata bħala Dokument 'LR1'.

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 t'elfejn u hames **mitt ewro (€2500)** 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%) cioè' ekwivalenti għal elfejn tlett mija u hamsa u sebghin ewro (€2375) minn SportMalta, 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 l-ammont ta' **mija u hamsa u ghoxrin ewro (€125)**, f'għeluq kull perjodu ta' hames (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-reviżjoni, biex b'hekk, iċ-ċens li jitħallas għal kull hames (5) snin wara kull revizjoni, ikun iċ-ċens hekk rivedut. Dan l-ammont ta' hmas ta' ċens huwa skond il-valutazzjoni tal-Perit David Grima, li qed tigi hawn annessa u mmarkata Dokument 'S' u kif stipulat fir-*Request for calculation of valuation* subsidy ta' SportMalta li kopja tagħha qed tigi hawn annessa u mmarkata Dokument 'S1'.

(2) Iż-żmien tal-konċessjoni enfitewtika jista' jiġi mgedded favur il-klabb fl-gheluq tieghu għal żmien ieħor, kemm il-darba t-tigdid ta' żmien jiġi approvat permezz ta' rizzoluzzjoni 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 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-proprjeta' fi stat tajjeb u jagħmel dawk ix-xogħlijiet u tiswijiet ordinarji u straordinarji kollha neċessarji tul il-perjodu kollu ta' din il-koncessjoni.

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

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

(8) Il-proprjeta' tkun għall-użu wkoll tal-Youth Nursery tal-istess klabb u fil-ħinijiet tal-iskola, bi ftehim, il-proprjeta' 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-proprjeta' 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, jgħid li 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-proprjeta' għandha tintuża esklussivament għall-attività sportiva, li tista' tinkludi ufficcini amministrattivi għall-attività sportiva, *gymnasiums*, *sport clinics*, u facilità ta' bottegin għall-membri, iżda mhux b'tali mod li jibdel in-natura prinċipali tal-kumpless sportiv. Il-klabb irid jikseb permess minn SportMalta sabiex ikun jista' jopera l-bottegin.

(13) Il-klabb ma jistax iċedi, jissulloka jew bi kwalunkwe titolu ieħor, jittrasferixxi il-proprjeta' in kwistjoni lil terzi persuni, mingħajr l-approvazzjoni tal-Kamra tar-Rappreżentanti. Il-klabb lanqas ma jista', mingħajr tali approvazzjoni tal-Kamra tar-Rappreżentanti jidħol fi sħubija ma' terzi dwar it-tmexxija tal-proprjeta' imsemmija flief, u limitament, għal xi facilitajiet tal-bottegin, u dan dejjem bl-approvazzjoni ta' SportMalta, u basta ma 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 miżati xierqa u raġonevoli għall-użu temporanju tal-facilitajiet li jinstabu fis-sit enfitewtiku. SportMalta għandu l-jedd li jara li din il-miżata hi waħda xierqa u raġonevoli.

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

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

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

Bħala garanzija tal-ħlas tal-imsemmi ċens annwali u temporanju u tal-eżekuzzjoni tal-obbligi l-oħra li 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 t'elfejn u hames mitt ewro (€2500) bejn il-komparenti partijiet.

Għall-fini ta' l-Att numru wieħed u tletin tas-sena elf disa' mija u wieħed u tmenin (ATT XXXI/1981) qiegħed jiġi dikjarat illi l-proprjetà fuq deskritta ġiet mgħoddija lil SportMalta permezz tal-att ta' Trasferiment ta' Drittijiet u Obbligi fl-atti tan-Nutar Dottor Roderick Gatt tat-tlieta u ghoxrin ta' Gunju, tas-sena elfejn u wieħed u ghoxrin (23/6/2021) kif korrett b'att iehor tal-istess imsemmi Nutar datat l-erbgha ta' Novembru, tas-sena elfejn u tnejn u ghoxrin (4/11/2022), skond l-Artikolu numru hamsa (5) tal-Government Lands Act Att numru sbatax (XVII) tas-sena elfejn u sbatax (2017) u l-ebda ħlas ta' taxxa tal-bolla mhi dovuta fuq dan l-Att minħabba illi dan it-trasferiment tal-lum ġie debitament eżentat u dan skont l-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-qliegħ u dan skont l-artikolu numru erbgha u tletin (34) tal-Att dwar l-Isport, Kapitulu numru erba' mija hamsa u hamsin (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 qegħda ssir wara li jiena Nutar sottoffirmat spjegajtilhom l-importanza tagħha skont il-ligi.

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

Għal fini tal-Att dwar ir-Registrazzjoni tal-Artijiet, jiena Nutar, hawn taht iffirmit, niddikkjara li l-propjeta' immobbli ttrasferita fuq dana l-att tinsab f'area ta' registrazzjoni u tiffirma parti mic-Certifikat fit-Titolu numru tlieta sitta zero zero zero zero disgha etrbgha (36000094), kif jirrizulta mill-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-komporenti partijiet qegħdin jaqblu li dan l-att jikkostitwixxi l-ftehim kollu u esklussiv bejn il-komporenti partijiet u huwa dan l-att biss li mil-lum 'il quddiem ser jirregola r-relazzjoni legali ta' bejn il-komporenti partijiet in konnessjoni mal-prorjeta' li qed tigi ttrasferita.

Qiegħed jigi dikjarat illi dan it-trasferiment ġie approvat skond l-att ta' Trasferiment ta' Drittijiet u Obbligi fl-atti tan-Nutar Dottor Roderick Gatt tat-tlieta u ghoxrin ta' Gunju, tas-sena elfejn u wiehed u ghoxrin (23/6/2021) kif korregut b'att iehor tal-istess imsemmi Nutar datat l-erbgha ta' Novembru, tas-sena elfejn u tnejn u ghoxrin (4/11/2022), li permezz tiegħu Sport Malta għandu d-dritt li jittrasferixxi l-imsemmija propjeta' lil persuni sportivi irregistrati ma' Sports Malta taht l-att tal-ISports (KAP 455) tal-Ligijiet ta' Malta u cioe' b'titolu ta' enfitewsi temporanju li ma jaččedix il-perjodu ta' ħamsa u sittin (65) sena. Tali trasferiment qiegħed isir skond l-Att Dwar Artijiet tal-Gvern (Kap 573) tal-Ligijiet ta' Malta Artiklu numru ħamsa (5) u qiegħed isir wara l-approvazzjoni ta' dan it-trasferiment permezz ta' rizzoluzzjoni speċjali tal-Kamra tad-Deputati skond l-Artikolu wiehed u tletin (Art 31) tal-istess Kapitolu numru hames mija u tlieta u sebghin (KAP. 573).

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



MARSAXLOKK F.C.

Data: 14 ta' Novembru 2022

SportMalta
Cottonera Sports Complex
Vjal il-Kottoner
Bormla BML 9020

Illum 11 ta' Novembru 2022, gie rizolt li ssir talba għat-trasferiment ta' l-art fi Triq il-Kavallerizza, Marsaxlokk. Għadarba l-kumitat huwa infurmat li l-art għaddiet lil SportMalta minghand Lands Department b'kuntratt li gie iffirmat nhar il-Gimgha 4 ta' Novembru 2022, u se tkun qed tiġi mgħoddija lil Marsaxlokk Football Club, l-istess kumitat qed jirrisolvi li s-sussegwenti għandhom ikunu il-firmatarji fuq il-kuntratt tat-trasferiment:

| | Isem | Pozizzjoni fil-kumitat | Numru tal-Karta tal-Identita' |
|---|-----------------------|------------------------|-------------------------------|
| 1 | Dr. Gianella Farrugia | Vici President | 363093 M |
| 2 | Royin Grech | Segretarju | 168972 M |
| 3 | Joseph Mifsud | Vici Segretarju | 538774 M |

Tislijiet,

Frank Cachia
President

Dr. Gianella Farrugia
Vici President

Royin Grech
Segretarju

Nikos Karamitsios
Kaxxier

Joseph Mifsud
Vici Segretarju

Daniel Tabone
Vici Kaxxier

Saviour Bonnici
Membru

Dr. Marc Sant
Membru

MARSAXLOKK F.C.

Marsaxlokk FC Sports Complex, Triq il-Kavallerizza Marsaxlokk MXK 1516
email: marsaxlokkfc@mfa.com.mt



MARSAXLOKK F.C.

Isem tal-assoċjazzoni/klabb: Marsaxlokk Football Club

Detalji tal-firmatarji:

| | | |
|---|----------------------------------|-----------------------|
| 1 | Isem: | Dr. Gianella Farrugia |
| | Pozizzjoni fil-kumitat: | Vici President |
| | Numru tal-Karta tal-Identita`: | 363093 M |
| | Indirizz tar-residenza: | 4, Triq Schinas |
| | Post u data tat-twelid: | Pieta` |
| | Impjieg: | Self Employed |
| | Isem u Kunjom il-missier: | Charles Farrugia |
| | Isem u Kunjom ta' xebba tal-omm: | Jane nee' Borg |

| | | |
|---|----------------------------------|-----------------------------------|
| 2 | Isem: | Royin Grech |
| | Pozizzjoni fil-kumitat: | Segretarju |
| | Numru tal-Karta tal-Identita`: | 168972 M |
| | Indirizz tar-residenza: | Nr.44, Triq il-Kajjik, Marsaxlokk |
| | Post u data tat-twelid: | Pieta' 28 ta' Marzu 1972 |
| | Impjieg: | Self Employed |
| | Isem u Kunjom il-missier: | Joseph Saviour Grech |
| | Isem u Kunjom ta' xebba tal-omm: | Louise nee Degiorgio |

MARSAXLOKK F.C.

Marsaxlokk FC Sports Complex , Triq il-Kavallerizza Marsaxlokk MXK 1516
email: marsaxlokkfc@mfa.com.mt



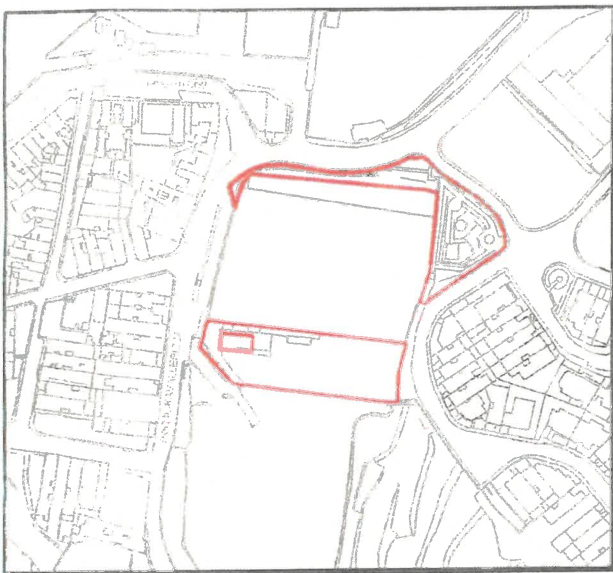
MARSAXLOKK F.C.

| | | |
|---|----------------------------------|--|
| 3 | Isem: | Joseph Mifsud |
| | Pozizzjoni fil-kumitat: | Vici Segretarju |
| | Numru tal-Karta tal-Identita`: | 538774 M |
| | Indirizz tar-residenza: | La Primavera, 11, Triq il-Blata, Qormi QRM 1731 |
| | Post u data tat-twelid: | Pieta' 9 ta' Novembru 1974 |
| | Impjeg: | Quantity Surveyor / Interior Designer |
| | Isem u Kunjom il-missier: | George Mifsud |
| | Isem u Kunjom ta' xebba tal-omm: | Mary Dolores nee Zammit |

MARSAXLOKK F.C.

Marsaxlokk FC Sports Complex , Triq il-Kavallerizza Marsaxlokk MXK 1516
email: marsaxlokkfc@mfa.com.mt

Dix 'A'



Scale 1:2500
Map Ref.: 59779
66110

A Property No : E270374
Area : 2,843m²

B Property No : E270375
Area : 2,330m²

Site Plan
S.S. 8686

LANDS Authority
Estate Management & Business Development

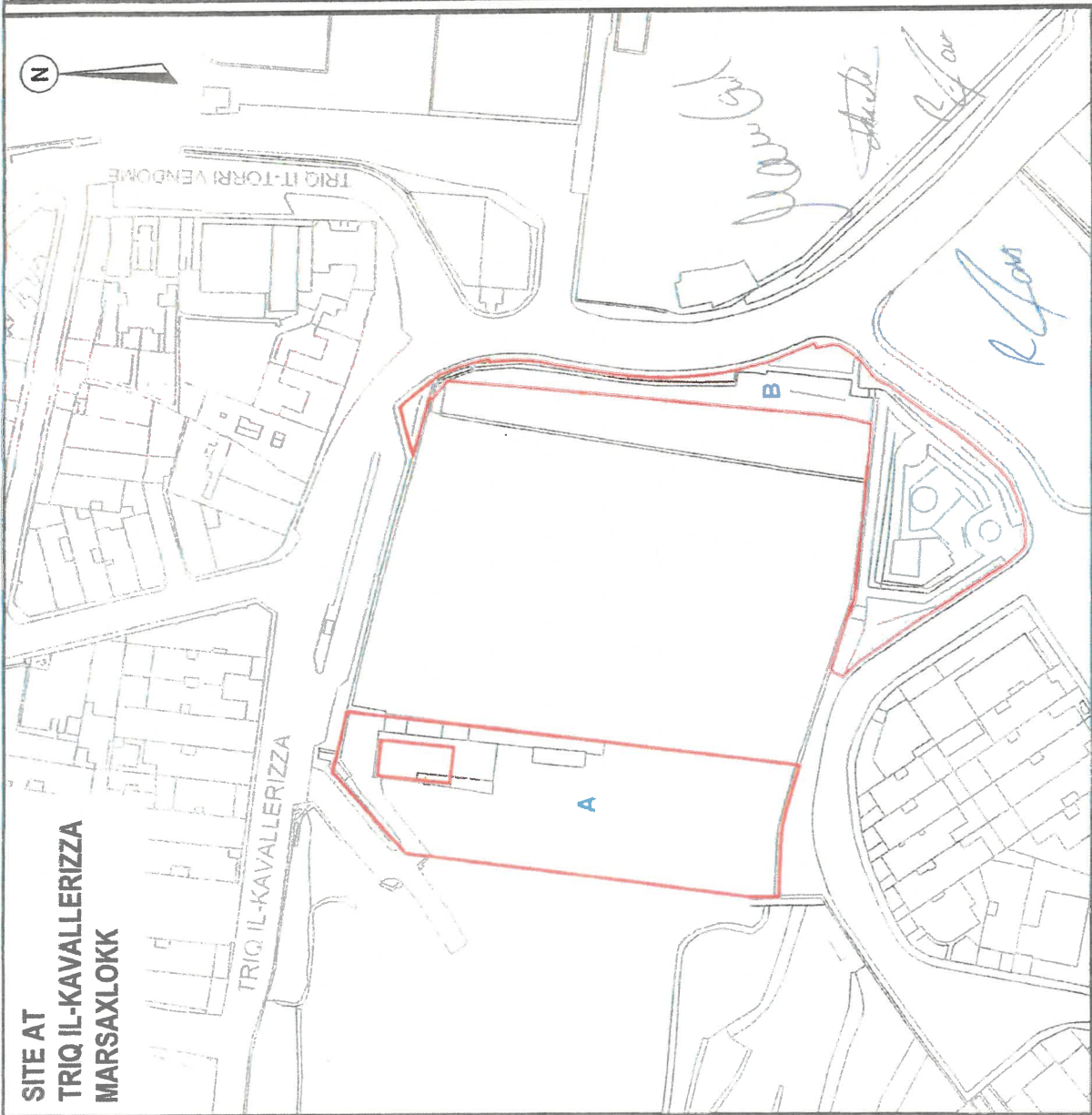
Locality: **MARSAXLOKK**

Auberge de Baviere
St. Sebastian Str, Valletta
Phone (00356) 2295 3238/34042
Website landsauthority.org.mt

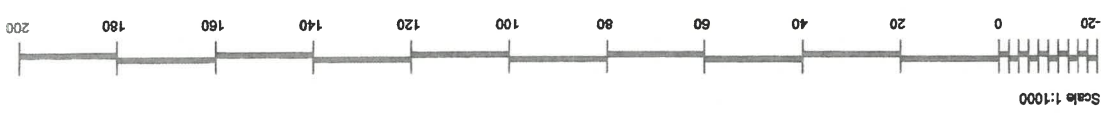
P.D. No.: 2021_0347_A
Scale : 1 : 1,000

File No.: L/0052/2016
Drawn by : bugem151

A&CE
sgd (S. Scotto)
Date : 30th April, 2022



**SITE AT
TRIQ IL-KAVALLERIZZA
MARSAXLOKK**



Scale 1:1000
Extent interpreted from Lands Authority Records.



LAND REGISTRATION AGENCY

DATE: 24th June, 2024

REPLY FORM E (ATTACHED) NUMBER: 11260

REGARDING PROPERTY: Marsaxlokk Football Club – 773 sq. m.

REQUESTED BY: Notary Joe Cilia

LIST OF ATTACHED DOCUMENTS: certificate 36000094

REPLY COVERS PERIOD TO: 19th June 2024

1. Property as marked forms part of title 36000094. Attached certificate refers.
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

JURIT BORG
Deputy 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

enquiries@landregistry.gov.mt

landregistry.gov.mt



116, Casa Bollino

Triq il-Punent

il-Belt Valletta

VLT 1535

011260

87672

Marsaxlokk Football Club - 773m2

FORM E:

REQUEST FOR AN OFFICIAL SEARCH AND/OR INFORMATION:

Number:

Payment:

Receiver:

REGISTRATOIRE
VALLETTA

DESCRIPTION OF PROPERTY: Marsaxlokk Football Club - 773m2

RECEIVED

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?

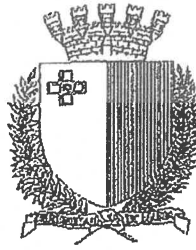
Whether there are any pending applications and in favour of whom?

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

Notary Dr. Joe Cilia LL.D

RISPOSTA ANNESSA
VIDE ATTACHED REPLY

24/6/14



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

Proprjeta' Numru: 36000094

Attiva

Garantit

Numru ta' ZSBP:

| | |
|--------------------|------------|
| Tip ta' Proprjeta' | Art |
| Indirizz | MARSAXLOKK |
| Kunsill Lokali | MARSAXLOKK |

Kummenti

Parcel Nru.1568 kif sottomess ma' applikazzjoni mid-Dipartiment ta' l-Artijiet.

Tiffirma parti minn applikazzjoni akbar.

Originarjament registrata bil-kejl ta' 88735.19mk izda wara LRA1812/2010 tnaqqset parti li qed tigi registrata bit-titolu 36000224.

Emendat illum 15/06/2010

Tnaqqset parti li giet inkorporata fit-titoli 36000232 u 36000233. Emendat illum 15/9/2010.

LRA5618/21 - Korrezzjoni ta' pjanta - Emendat illum 28/10/21

Dan ic-certifikat jinkludi dettalji dwar 3 applikazzjonijiet

Mahrug skond l-Att
Dwar ir-Registrazzjoni ta' Artijiet, Kap 296.
sid fid-data tal-hrug.
Soġġett għall-interessi li jipprevalu jekk
nihux espressionment esklużi. Saret Area
ta' registrazzjoni fil- 21-07-2003

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

Registratur tal-Artijiet



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

Applikazzjoni Numru: 200305861M
Applikant: 1
L-Ewwel Registrazzjoni maħduma fil-22/07/2003

Proprjeta' Numru: 36000094
Ref: LRA2223/03
Approvata fil- 16/10/2003

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

Bazi

Permezz ta' dikjarazzjoni presentata fil - 21/07/2003 b'titolu Liberu u Frank

Kummenti ohra:

Kummenti ohra fuq applikazzjoni numru 200305861M

LRA 4265/14- Korrezzjoni

LRA2825/18 - Korrezzjoni u sostituzzjoni ta' pjanta.

LRA5618/21 - Korrezzjoni u Sostituzzjoni tal-pjanta

Mahrug skond l-Att
Dwar ir-Registrazzjoni ta' Artijiet, Kap 296.
sid fid-data tal-hrug.
Soggett għall-interessi li jipprevalu jekk
mhux espressament esklużi. Saret Area
ta' registrazzjoni fil- 21-07-2003

Registratur tal-Artijiet



25/06/2024

Re: Valuation Certificate 2585u – Marsaxlokk FC Club, Triq il-Kavallerizza, Marsaxlokk

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 | 2585u |
| Property Address | Marsaxlokk FC Football Club, Triq il-Kavallerizza, Marsaxlokk |
| Customer | Sport Malta |
| Date of Inspection | 25/06/2024 |
| 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: Sports Facilities |
| General Description | The property in reference is a barren asphalted piece of land that has a recreational land value. It is managed by Marsaxlokk FC Club and is abutting the Marsaxlokk FC Football pitch in Triq il-Kavallerizza corner with Triq tat-Trunciera, Marsaxlokk. |
| Level (if applicable) | Not Applicable |
| Availability of Views | No Views |
| Availability of Lift | No |

| | |
|---------------------------------------|---|
| Construction Type | The construction of the low wall surrounding the parameter of the site consists of masonry stone blocks. |
| Current State of Finish | Undeveloped Land |
| New Building | No |
| Schedule of Accommodation | Refer to appendix B for schedule of accommodation. |
| External Accommodation | Refer to appendix B for schedule of external accommodation. |
| Areas | |
| Site Footprint | 773 m ² |
| Other Comments | |
| Energy Related Features (Existing) | Not Applicable. |
| Year of Construction | N/A |
| Location Type | Residential Area |
| 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 investment method.</p> <p>Valuation Calculations are hereby presented in Appendix B below.</p> |
| Special Conditions | <ul style="list-style-type: none"> • This valuation does not consider furniture, fittings, movable equipment and customer's personal goodwill which is not considered part of the immovable security. • Valuation for proposed development is based on the finishing specifications indicated by customers during site inspection. • The sole purpose for this valuation is for use by Sport Malta. The valuer does not accept liability if this certificate is relied upon by 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 (recreational land) has in my opinion as an annual ground rent of € 2,500 (Euro two thousand and five 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

25/06/2024

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 |
| | Marsaxlokk | Recreational Land | Recreational Land | 7482.00 | 7482.00 | € 850,000.00 | € 807,500.00 | 107.93 |
| | Birzebbugia | Recreational Land | Garrigue | 2232.00 | 2232.00 | € 225,000.00 | € 213,750.00 | 95.77 |
| | Birzebbugia | Recreational Land | Recreational Land | 2050.00 | 2050.00 | € 255,000.00 | € 242,250.00 | 118.17 |
| Average rate per square meters | | | | | | | | 107.29 |
| Average with country views | | | | | | | | |
| Average without country views | | | | | | | | 118.17 |
| Maxima | | | | | | | | |
| Minima | | | | | | | | 95.77 |

Table B1 – Comparable Method for the Recreational Land

| Unit Name/Number | Floor | Type | Area Considered | Gross Area | Rate per sqm | Market Value | Total Market Value |
|-------------------|-------|------|-----------------|----------------|------------------|--------------|--------------------|
| | | | | m ² | €/m ² | € | € |
| Recreational Land | | | Site Footprint | 773.00 | 107.29 | 82,933.25 | 82,933.25 |
| Rounded | | | | | | | 83,000.00 |

Table B2 – Market Value of the Recreational Land

| Property | Value | Yield | Net rental income | Management Cost percentage | Gross Rental income |
|-------------------|--------|-------|-------------------|----------------------------|---------------------|
| | € | % | € | % | € |
| Agricultural Land | 83,000 | 3.00% | 2460 | 0.00 | 2490.00 |
| Total | | | | | 2490.00 |

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 = € 2,500

Appendix C: Data Summary

| | |
|------------------------|--|
| Property Address | Marsaxlokk FC Club, Triq il-Kavallerizza, Marsaxlokk |
| Property Title | Freehold |
| Years Remaining | - NA - |
| Ground Rent Payable | € Nil |
| Property Usage | Commercial: |
| Current State | Undeveloped Land |
| New Building | No |
| Site Footprint | 773 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 | Comparable based on area |
| Annual Ground rent | € 2,500 |
| Valuer | Perit David Grima |
| Warrant No. | 570 |
| Date of Issue | 25/06/2024 |

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/06264/98 | Construction of open area for flea market, terracing of land, paving, landscaping, and open air parking area | Approved |
| PA/08246/21 | Proposed boundary wall to demarcate sports related use | Approved |
| PA/08310/21 | Construction of a sports hostel for team players (Class 3A) and seating stands for the existing M'Xlokk pitch. Excavation and construction of an old people's home (Class 2A) with an integrated and enlarged public garden. Construction of additional facilities for the locality including a sports child care center (Class 2C), Marsaxlokk social club, and sport related (Class 4B) shops, Class 4C shops, and a physiotherapy clinic | Awaiting Review of Recommendation |

Location & Planning Policy Considerations

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

- Opportunity Areas Identification - MS07
- Opportunity Areas Tourism Potential - MM08
- New Pedestrian Route Port Ruman – Marsaxlokk – MM15

As shown in the Marsaxlokk Insert Map, the area in question is indicated as "Opportunity Areas Identification", "Opportunity Areas Tourism Potential" and "New Pedestrian Route Port Ruman – Marsaxlokk". In addition with reference to the "Marsaxlokk Bay Local Plan" policies MS07, MS08 and MM15 state;

MS07 - Opportunity Area

Two "Opportunity areas" are defined for Marsaxlokk and are shown on the Marsaxlokk inset map.

(1) The Inner Harbour - Triq il-Wilga area

(2) Il-Kavallerizza - Seafront area Detailed planning guidance in the form of a development brief will be prepared for both these areas.

The Inner Harbour Opportunity Area covers some 8.75 ha and, as the name suggests, is based around the Inner Harbour at Marsaxlokk. Objectives for the area are:

- i. upgrading of the public areas with provision for limited cafe/restaurant facilities,
- ii. an improved site for the market,
- iii. safeguarding of the salt marsh at Il Maghluq, The Il-Kavallerizza - Seafront opportunity area is centred on the valley between Port Ruman/Marsaxlokk and the waterfront area of boat maintenance facilities. It is about 6.75 ha in extent but it is envisaged that only a modest proportion of the area would be subject to development proposals. It is essential to maintain its open character. The objectives for this area are:
 - iv. to provide better community, leisure, sports and playground facilities in a landscaped setting,

- v. to assist in integrating Port Ruman and Marsaxlokk,
- vi. to upgrade the waterfront area,
- vii. to provide an area reserved exclusively for the storage of boats and for minor maintenance,
- viii. to encourage appropriate commercial - including marine based - activities,
- ix. to establish footpath/walkway links with the rural fringe.

The opportunity area is divided by the Marsaxlokk - Il Qajjenza road, but this is lightly trafficked and is a tourist route. It is recommended that the road forms part of a circular island-wide "heritage trail". As such, the road should be viewed as a positive feature. Demand exists for appropriate areas for boat storage and minor maintenance. A stretch of coast within the opportunity area is considered appropriate. Additional boat storage facilities can be provided by reclaiming the area of sea between the restaurant and the slipway. It is envisaged that most marine-oriented activity will be on the seaward side of the road, although this does not rule out other undertakings being established elsewhere, provided that the main objectives are not compromised. Industrial activities will not be permitted within the opportunity area except for re-use of the Malta Hydrofoils plant for light, marine-based industry similar to its current use (Use Class 11 - Business and Light Industry).

Re-use for light industry will only be permitted if it can be carried out without detriment to the amenity of the area by reason of noise, vibration, smell, fumes, smoke, soot, ash, dust, grit or visual impact.

The Austria-Maltese Research Centre does not have a major impact on the area but it is sensitively sited. If the Centre were to cease to operate, then consideration would be given to a similar "low-impact" alternative use.

Both opportunity areas are important sites of potential development interest and the preparation of development briefs will be necessary to amplify the ideas for both. These should also take account of any existing infrastructural problems in the area and potential ones which can result due to development. Such an example is surface water run-off and sewerage. These briefs can be undertaken either in advance of or when development interest is evident.

MM08 - Opportunity Areas Tourism Potential

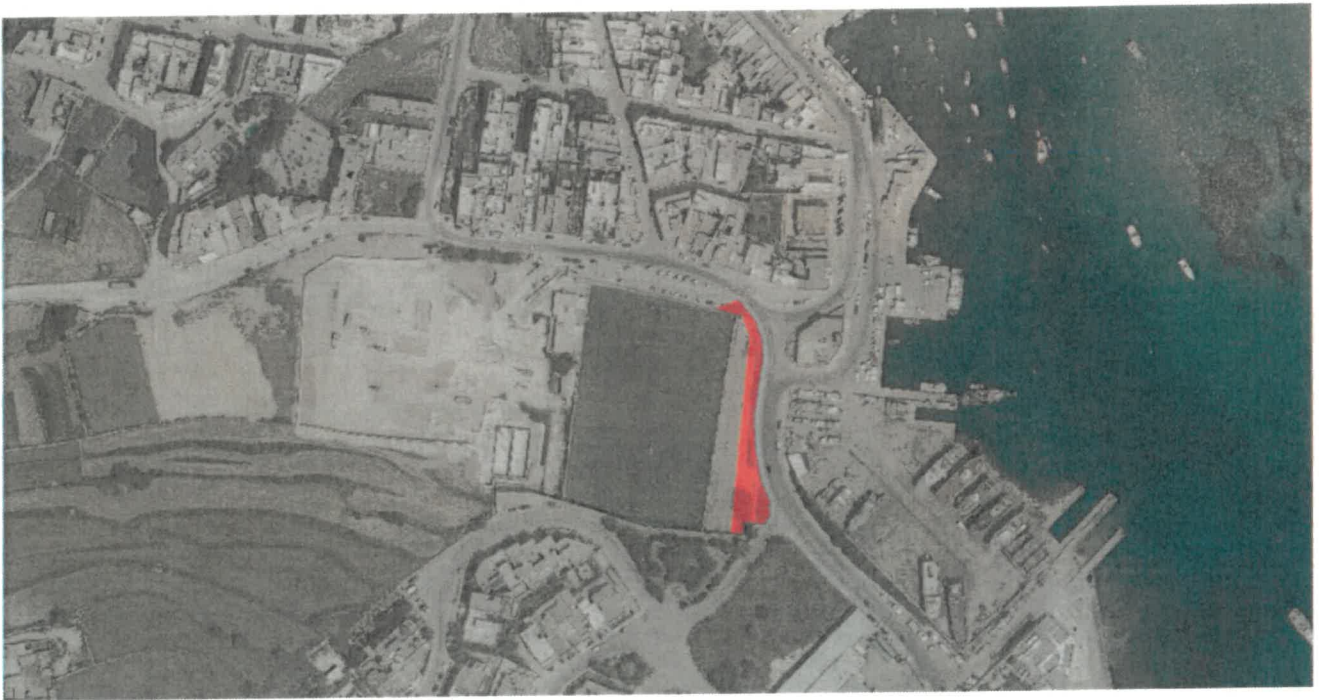
In view of the designation of other sites for tourist facilities, and the need to retain the essential character of Marsaxlokk, significant tourism schemes outside the defined opportunity areas will not be permitted. The opportunity areas themselves will only be considered for limited tourism related ancillary facilities (such as restaurants).

It has been argued that tourism development related to the character of the area is appropriate and acceptable. This does not mean, however, that unrestrained development of tourism facilities in Marsaxlokk should be allowed. The aim is to upgrade the quality and variety of tourist destinations and facilities, and this needs to be done carefully and in a manner which relates to other planning objectives. Hence the extent to which Marsaxlokk should be opened up to tourism needs to be controlled (although kept under review). The proposals suggested in the plan are considered to be appropriate to the increase in day tourism envisaged.

MM15 - New Pedestrian Route Port Ruman – Marsaxlokk

A new pedestrian link connecting Port Ruman and Marsaxlokk will be provided. This link must be capable of being used by wheelchair users.

It is difficult for people on foot to get from Port Ruman to Marsaxlokk. A pedestrian link will therefore be provided between the two areas. The design could form a principal feature in improvements to the area and will be considered as part of the design brief for the opportunity area here.



Orthophoto 2018

Appendix F: Marsaxlokk Bay Local Plan Insert Map



Date: 27-6-2024

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 Ing. il-Kavallierizza, Marsasklek (attached with this document as annex 47): (25850)

- 1) Original Rental Value of property in question as indicated in Valuation:
€ 2,500

- 2) The value of the 95% subsidy offered by government for leases/ground rents on Sport Facilities:
€ 2,375

- 3) The 5% value of the Original Rental Value that is to be paid by the club to the accounts department every year:
€ 125



Rebecca Saré
Finance Manager

Name of Accounts Officer
tasked with carrying out
the valuation calculation


Signature

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

Today, the twenty-third (23rd) day of June of the year two thousand and twenty-one (2021).

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

On the one part:

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

The file bears the letter 'L' and numbers five hundred stroke ninety-seven (L 500/97).

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 two sites in Triq il-Port Ruman, Marsaxlokk, Malta as better described later on in this deed, and as better shown bordered in red as Sites A and B on the plan indicated as Property Drawing number two thousand and twenty-one *underscore* zero three four seven

| | |
|---|---------|
| Deed Number: | |
| | 22/2021 |
| Transfer of Rights and Obligations | |
| Enrolled: | |
| | /2021 |
| Number: | |
| | /2021 |



(P.D. No. 2021_0347) 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 Triq il-Port Ruman, Marsaxlokk, 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 two sites in Triq il-Port Ruman, Marsaxlokk, Malta:

- 1) One measuring circa two thousand five hundred and five metres squared (2505m²) bounded on the East with Marsaxlokk Football Ground, on the South with Triq il-Port Ruman and on the North with Triq il-Kavallerizza or more correct boundaries, and as better shown bordered in red and marked as Site A on the plan indicated as Property Drawing number two thousand and twenty-one *underscore* zero three four seven (P.D. No. 2021_0347), which is plan is being attached to this deed and marked as document letter 'X', and
- 2) The other measuring circa one thousand five hundred and nineteen metres squared (1,519m²), in Triq il-Port Ruman, Marsaxlokk, Malta bounded on the South and West with Triq il-Port Ruman, on the North with Marsaxlokk Football Ground or more correct boundaries, and as better shown bordered in red and marked as Site B on the plan indicated as Property Drawing number two thousand and twenty-one *underscore* zero three four seven (P.D. No. 2021_0347), 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



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

This transfer of rights and obligations is also being made and accepted as subject to the condition that if that portion of land that is used as a car park is required by the street hawkers to park their vehicles, they will be allowed to do so as better indicated in the email correspondence from the Permanent Secretary for the Ministry for Tourism and Consumer Protection attached to this deed and marked as document letter 'A'.

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:- Doctor Luciano Busuttil nomine
Doctor Marisa Grech nomine

Notary Roderick Gatt
Notary Public at the Lands Authority



Vera Kopja tal-Originali
Mehuda mill-atti tiegħi
Illum 25/06/2021
Nutar Dr. Roderick Gatt
Nutar Pubbliku Malti
Mal-Awtorita' tal-Artijiet

Today, the fourth (4th) day of November of the year two thousand and twenty-two (2022)

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

On the one part:

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

The file bears the letter 'L' and number fifty-two stroke two thousand and sixteen (L 52/2016).

On the other part:

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

Whereas by a deed published in my records dated the twenty-third (23rd) day of June of the year two thousand and twenty-one (2021), the Government of Malta assigned in favour of the Assignee, who accepted the rights and obligations over two sites in Triq il-Port Ruman, Marsaxlokk, Malta:

- 1) One measuring circa two thousand five hundred and five metres squared (2505m²) bounded on the East with Marsaxlokk Football Ground, on the South with Triq il-Port Ruman and on the North with Triq il-Kavallerizza or more correct boundaries, and as better shown bordered in red and marked as Site A on the plan indicated as Property Drawing

Deed Number:

44 /2022

Correction

Enrolled:

/2022

Number:

/2022

number two thousand and twenty-one *underscore* zero three four seven (P.D. No. 2021_0347), attached to the said deed and marked as document letter 'X', and

- 2) The other measuring circa one thousand five hundred and nineteen metres squared (1,519m²), in Triq il-Port Ruman, Marsaxlokk, Malta bounded on the South and West with Triq il-Port Ruman, on the North with Marsaxlokk Football Ground or more correct boundaries, and as better shown bordered in red and marked as Site B on the plan indicated as Property Drawing number two thousand and twenty-one *underscore* zero three four seven (P.D. No. 2021_0347), attached to the said deed and marked as document letter 'X'.

Whereas it has been established that the area of the site marked as Site A mentioned above in the paragraph number one (1) should be two thousand eight hundred and forty-three meters squared (2,843m²) and not two thousand five hundred and five metres squared (2505m²), whereas site marked as Site B mentioned above in the paragraph number two (2) should be two thousand three hundred and thirty meters squared (2,330m²) and not one thousand five hundred and nineteen metres squared (1,519m²) as stated on the deed published in my records dated the twenty-third (23rd) day of June of the year two thousand and twenty-one (2021).

Now, therefore, in virtue of this deed Andrew Decelis on behalf of SportsMalta and the Government of Malta are hereby correcting the said deed published in my records of the twenty-third (23rd) day of June of the year two thousand and twenty-one (2021) in the sense that the area of Site A should be two thousand eight hundred and forty-three meters squared (2,843m²) and the area of Site B should be two thousand three hundred and thirty meters squared (2,330m²) as shown on the plan Property Drawing number two thousand and twenty-one *underscore* zero three four seven *underscore* letter 'A' (P.D. No. 2021_0347_A) which is being attached to this deed and marked as document letter 'A' and not as erroneously stated and indicated in the above-mentioned deed published in my records of the twenty-third (23rd) day of June of the year two thousand and twenty-one (2021).

Moreover, the parties to this deed are hereby modifying the above-mentioned deed in the sense that the plan Property Drawing number two thousand and twenty-one *underscore* zero three four seven (P.D. No. 2021_0347) annexed to the above-mentioned deed published in my records of the twenty-third (23rd) day of June of the year two thousand and twenty-one (2021) is being substituted and replaced by Property Drawing number two thousand and twenty-one *underscore* zero three four seven *underscore* letter 'A' (P.D. No. 2021_0347_A), which plan is attached to this deed and marked as document letter 'A'.



Except for what is stated above, the parties to this deed are hereby confirming and ratifying the contents of the above-mentioned deed in my records of the twenty-third (23rd) day of June of the year two thousand and twenty-one (2021).

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

Signed:- Andrew Decelis nomine
Doctor Marisa Grech nomine

Notary Roderick Gatt
Notary Public with the Lands Authority Malta

Vera Kopja tal-Originali
Mehuda mill-atti tiegħi
Illum 10/11/2022
Nutar Dr. Roderick Gatt
Nutar Pubbliku Malti
Mal-Awtorita' tal-Artijiet

Illum, sebgha u ghoxrin ta' Awwissu tas-sena elfejn u wiehed u ghoxrin (27/8/2021)

Att Numru:

Quddiemi Nutar Dottor Joe Cilia, duttur tal-ligi, qeghdin jidhru personalment, wara li vverifikajt l-identita' taghhom permezz tad-dokumenti ufficjali hawn taht indikati:-

Enfitewsi Temporanja

Mill-ewwel parti:-

Ins: 26407/21
(13/9/2021)

Luciano Busuttil, avukat, mizzewweg, bin Benjamin Busuttil u Anna Busuttil nee' Falzon, imwieded il-Pieta' fil-31/7/1974 u residenti Marsaxlokk (Karta tal-identita' numru 373574M) 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 ghall-iSport), ta' Cottonera Sports Complex, Cottonera Avenue, Bormla BML 9020; kif debitament awtorizzat:-

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(3/9/2021)

U ghalhekk kull referenza f'dana l-att ghal SportMalta ghandu jinftehem bhala ghall-Kunsill Malti ghall-iSport u vice versa;

LRA : 5709/21
(26/10/2021)

- aktar 'l isfel imsejjaħ "**SportMalta**".

LRA : 57010/21
(26/10/2021)

Mit-tieni parti:-

Frankie sive Francis Cachia, ddivorzjat, bin Carmelo Cachia u Rose Cachia nee' Borg, imwieded il-Pieta' fis-07/08/1970 u residenti San Gwann (Karta ta' l-identita' numru 415770M), Roy Grech, mizzewweg, bin Joseph Saviour Grech u Louise Grech nee' Degiorgio, imwieded il-Pieta' fit-28/03/1972 u residenti Marsaxlokk (Karta ta' l-identita' numru 168972M) u Joseph Mifsud, mizzewweg, bin George Mifsud u Mary Doris Mifsud nee' Zammit, imwieded il-Pieta' fid-09/11/1974 u residenti Hal Qormi (Karta ta' l-identita' numru 538774M) li qeghdin jidhru fil-kariga taghhom ta' President, Segretarju u Vici President rispettivament li qeghdin jidhru fuq dan l-att ghan-nom u in rappreżentanza ta' **Marsaxlokk Football Club** [b'numru tar-Registrazzjoni ma' SportMalta ittri SM/C/026 kif debitament awtorizzati permezz ta' rizzoluzzjoni tal-kumitat hawn annessa u mmarkata "Dokument R";

LRC : 2351/21
(26/10/2021)

LRC : 2352/21
(26/10/2021)

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

Minni Nutar identifikati permezz tad-dokumenti ufficjali fuq indikati.

Ghaldaqstant bis-saħha ta' dan l-att SportMalta qiegħed jikkoncedi b'titolu t'enfitewsi temporanja ghal perjodu ta' hamsa u erbghin (45) sena b'effett millum, ill fuq imsemmi klabb, li bl-istess titolu qiegħed jacçetta u jakkwista (a) porzjoni t'art tal-kejl superficjali ta' circa elfejn erba mija u hamsa u disghin metru kwadru (2,495mk) fi Triq il-Kavallerizza, Marsaxlokk, konfinanti l-imsemmi porzjoni t'art mit-Tramuntana ma' Triq il-Kavallerizza, mil-Lvant mal-Football Ground tal-istess Marsaxlokk Football Club

u min-Nofsinhar ma' Triq il-Port Ruman, jew irjeh verjuri u (b) porzjoni t'art tal-kejl superficjali ta' circa elf hames mija u sebgha u hamsin metru kwadru (1,557mk) fi Triq il-Port Ruman, konfinanti din il-porzjoni t'art mil-Lbic u mix-Xlokk ma' Triq il-Port Ruman, mit-Tramuntanta mal-Football Ground tal-istess Marsaxlokk Football Club, jew irjeh verjuri. Iz-zewg (2) porzjonijiet jinsabu ahjar indikati bl-ahmar fuq il-pjanta tal-Property Drawing numru tnejn zero tnejn wiehed sottosing zero tlieta erbgha sebgha (PD 2021_0347) li tinsab annessa m'att tan-Nutar Dottor Roderick Gatt tat-tlieta u ghoxrin ta' Gunju tas-sena elfejn u wiehed u ghoxrin (23/06/2021).

L-Imsemmija artijiet jinsabu ahjar indikati bl-ahmar fuq is-siteplans li jinsabu hawn annessi u mmarkati bhala Dokument 'S' u 'S1' rispettivament u fuq il-pjanta li tinsab hawn annessa u mmarkata Dokument 'S2'.

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

(1) Versu c-cens annwu u temporanju kumplessiv ta' tnejn u erbghin elf ewro (€42,000) ghal hamsa u erbghin sena (45) dekorribbli minn dana l-att, liema ammont ta' çens qed jiġi mnaqqas b'percentwal ta' hamsa u disgħin fil-mija (95%) mill-SportMalta bhala sussidju mogħti minn SportMalta, b'dana għalhekk li l-ammont ta' çens dovut mill-klabb kull sena u li għandu jithallas kull sena bil-quddiem huwa fl-ammont t'elfejn u mitt ewro (€2100). F'għeluq kull perjodu ta' hames (5) snin mill-llum, dan l-ammont ta' çens għandu jiġi rivedut b'żieda ta' għaxra fil-mija (10%) taç-çens eżistenti meta ssir ir-reviżjoni, biex b'hekk, iç-çens li jithallas għal kull hames (5) snin wara kull reviżjoni, ikun iç-çens hekk rivedut.

(2) Iz-żmien tal-koncessjoni 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-flas taç-çens 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 jerġa' 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 neçessarji 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 proprjeta'.

(8) Il-proprjeta' tkun għall-użu wkoll tal-Youth Nursery tal-istess klabb u fil-ħinijiet tal-iskola, bi ftehim, il-proprjeta' tinfetax 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-proprjeta' 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-proprjeta' għandha tintuża esklussivament għall-attività sportiva, li tista' tinkludi uffiċċini 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 hief, 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 miżati xierqa u raġonevoli għall-użu temporanju tal-facilitajiet li jinstabu fis-sit enfitewtiku. SportMalta għandu l-jedd li jara li din il-miżata hi waħda xierqa u raġonevoli.

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

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

(17) Jekk il-klabb ixolji jew iżarna, it-titolu fuq l-imsemmija proprjetà jintemm *ipso facto* u l-proprjetà tghaddi 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' tnejn u erbgħin elf ewro (€42,000) bejn il-komparenti partijiet.

Għall-fini ta' l-Att numru wieħed u tletin tas-sena elf disa' mija u wieħed u tmenin (ATT XXXI/1981) qiegħed jiġi dikjarat illi l-proprjetà fuq deskritta ġiet mgħoddija lil SportMalta permezz tal-att tat-tlieta u għoxrin ta' Gunju tas-sena elfejn u wieħed u għoxrin (23/06/2021) ippubblikat min-Nutar Dottor Roderick Gatt skond l-Artikolu numru hamsa (5) tal- Government Lands Act Att numru sbatax (XVII) tas-sena elfejn u sbatax (2017) u l-ebda ħlas ta' taxa tal-bolla mhi dovuta fuq dan l-Att minħabba illi dan it-trasferiment tallum ġie debitament eżentat u dan skont l-artikolu numru erbgħa u tletin (34) tal-Att dwar l-Isport, Kapitolu numru erba' mija hamsa u hamsin (Kap 455) tal-Liġijiet ta' Malta.

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

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

Jiena Nutar, hawn taht iffirmit, niddikkjara li l-propjeta immobbli ttrasferita fuq dana l-att tinsab irregistrata bin-numru tlieta sitta zero zero zero zero disgha erbgha (36000094) ai termini ta' l-Att ta' Registrazzjoni ta' l-Artijiet.

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

Qiegħed jiġi dikjarat illi dan it-trasferiment gie approvat skond l-att tat-tlieta u ghoxrin ta' Gunju tas-sena elfejn u wiehed u ghoxrin (23/06/2021) ippubblikat min-Nutar Dottor Roderick Gatt li permezz tieghu Sport Malta ghandu id-dritt li jittrasferixxi l-imsemmija propjeta lil persuni sportivi irregsitrati ma' Sports Malta taht l-att tal-Sports (KAP 455) tal-Ligijiet ta' Malta u cioe' b'titolu ta' enfitewsi temporanju li ma jacedix il-perjodu ta' hamsa u sittin (65) sena.. Tali trasferiment qiegħed isir skond l-Att Dwar Artijiet tal-Gvern (Kap 573) tal-Ligijiet ta' Malta Artiklu numru hamsa (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).

Magħmul, moqri u ppublikat wara ċerjorazzjoni skond il-ligi f'Malta, Il-Kottonera, fil-Kumplex Sportiv tal-Kottonera, Vjal Kottoner, bla numru ufficjali.

Firmati: Dr. Luciano Busuttil LL.D.
(għan-nom ta' SportMalta)

Frankie sive Francis Cachia
Roy Grech
Joseph Mifsud
(lkoll għan-nom ta' Marsaxlokk Football Club)

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

"A true copy of the original

Dr. Joe Cilia LL.D.
Notary Public and
Commissioner for Oaths
107, Triq il-Knisja, Paola - Malta

