



**Il-Ministru għall-Edukazzjoni, l-Ispport, iż-Żgħażaġħ, 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 proprjetà lill-iMsida St. Joseph Football Club b' titolu ta' enfitewsi temporanju, liema proprjetà hija deskritta aħjar fl-abbozz tal-ftehim hawn anness 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-proprjetà fuq imsemmija fl-iMsida, kif deskritta aħjar fl-abbozz tal-ftehim anness bħala DOK A, tiġi mogħtija b' titolu ta' enfitewsi temporanju lill-iMsida St. Joseph Football Club għaž-żmien, għall-iskop u skont il-pattijiet u kundizzjonijiet imsemmija fl-istess abbozz.

**Onor. Clifton Grima**

**Ministru għall-Edukazzjoni, Sport, Żgħażaġħ, 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 ufficjali hawn taħt indikati:-</p> <p style="text-align: center;">Mill-ewwel parti:-</p> <p>li qed jidher fuq dan l-Att fil-kwalità tiegħu ta' Chairperson, għan-nom u in rappreżentanza ta' <b>SportMalta</b> (bħala s-successur fit-titolu tal-Kunsill Malti għali-iSport), ta' Cottonera Sports Complex, Cottonera Avenue, Bormla BML 9020; kif debitament awtorizzat:-</p> <p>- aktar 'l isfel imsejjaħ "<b>SportMalta</b>".</p> <p style="text-align: center;">Mit-tieni parti:-</p> <p>ghan-nom u in rappresentanza ta' <b>Msida Saint Joseph Football Club</b> ta' Entrance numru tnejn u erbghin (42), flat numru hamsa (5), Triq il-Kuncizzjoni, Msida [b'numru tar-Registrazzjoni ma' SportMalta ittri 'SM' sbarra ittra 'C' sbarra zero hamsa sitta (SM/C/056), kif debitament awtorizzati permezz ta' rizzoluzzjoni tal-kumitat hawn annessa u mmarkata "Dokument R";</p> <p>- aktar 'l isfel flimkien u solidalment bejniethom imsejhin "<b>il-klabb</b>".</p> <p>Minni Nutar identifikati permezz tad-dokumenti ufficjali 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 mill-lum, lil fuq imsemmi klabb, li bl-istess titolu qiegħed jaċċetta u jakkwista is-sit tal-kejl ta' circa tlett elef hames mija u tmienja u tmenin punt tlieta sebgha metri kwadri (3588.37m.k.) fi Triq il-Misrah il-Barrieri, Msida, konfinanti minn-Nofsinhar ma' Triq Misrah il-Barrieri u mill-irjihat l-ohrajn kollha ma'</p>	<p><b>Att Numru:</b></p> <p><b>Enfitewsi Temporanja</b></p> <p><b>Ins:</b></p> <p><b>Vol.I.:</b></p>
--	----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	------------------------------------------------------------------------------------------------------

beni ta' terzi persuni jew irjihat aktar precizi, kif murija ahjar delineata bil-kulur ahmar fil-pjanta *Property Drawing* numru elfejn u dsatax sottosink zero tnejn hamsa sitta (P.D. 2019\_0256) tal-*Estate Management & Business Development Department*, li kopja tagħha qed tigi hawn annessa u mmarkata Dokument 'X'.

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

(1) Versu ċ-ċens annwu u temporanju ta' **tnax il-elf u erbgħa mitt ewro (€12,400)** għal hamsa u erbgħin sena (45) dekorribbli minn dana l-att, liema ammont ta' ċens qed jiġi mnaqqas b'percentwal ta' hamsa u disgħin fil-mija (95%), ekwivalenti għal **hdax il-elf sebgħa mija u tmenin ewro (€11,780)** mill-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' **sitt mija u ghoxrin ewro (€620)**, f'għeluq kull perjodu ta' hames (5) snin mill-llum, dan l-ammont ta' ċens għandu jiġi rivedut b'zieda ta' għaxra fil-mija (10%) taċ-ċens eżistenti meta ssir ir-revizjoni, 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-koncessjoni enfitewtika jista' jiġi mgedded favur il-klabb fl-għeluq tiegħu għal żmien ieħor, kemm il-darba t-tigdid 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 sebgħin (KAP 573) tal-Liġijiet ta' Malta.

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

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

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

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

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

(8) Il-proprjetà tkun għall-użu wkoll tal-Youth Nursery tal-istess klabb u fil-hinijiet tal-iskola, bi ftehim, il-proprjetà tinfetaħ għall-użu tat-tfal ta' l-iskola. Jekk ma jkunx hemm qbil, il-kwistjoni tmur quddiem SportMalta u d-decizjoni 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 titfalla tidhol biex tagħmel, f'każ ta' bżonn, spezzjoni tal-facilitajiet sportivi ossia l-proprjetà trasferita.

(10) SportMalta, għandu jkollu d-dritt li jagħmel użu b'xejn mill-facilitajiet sportivi tal-klabb għall-perijodu ta' mitejn (200) siegħa b'kollox fis-sena. It-tqassim ta' dawn is-siegħat, jiġifieri lill-min jingħataw, kif ukoll meta jiġu wżati, hija decizjoni 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, religjon, politika, sess jew ġibdiet sesswali.

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

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

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

(15) Il-klabb għandu jkun irregiſtrat ma' SportMalta u jfornih b'dak kollu stabbilit fl-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-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 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 ta' **tnax il-elf u erbgha mitt ewro (€12,400)**, bejn il-komparenti partijiet.

Għall-fini ta' l-Att numru wieħed u tletin tas-sena elf disa' mija u wieħed u tmenin (ATT XXXI/1981) u għall-finijiet tal-Att dwar it-Taxxa fuq id-Dokumenti u Trasferimenti tal-elf disa' mija tlieta u disgħin (1993), qiegħed jiġi dikjarat illi l-proprjetà fuq deskritta giet mgħoddija lil SportMalta permezz ta' kuntratt ta' Trasferiment ta' Drittijiet u Obbligi ppubblikat minn-Nutar Roderick Gatt fit-tletin ta' Mejju, tas-sena elfejn u erbgha u ghoxrin (30/5/2024) u l-ebda hlas ta' taxa tal-boll mhux dovut mill-klabb fuq dan l-att stante illi dan it-trasferiment huwa debitament eżentat permezz tal-Avviz Legali numru mija u ghaxra tas-sena elfejn u erbgha u ghoxrin (A.L. 110/2024).

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

Għall-fini tal-Kapitlu numru mitejn u sitta u 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 ċittadini ta' l-Unjoni Ewropea u li l-klabb kien stabbilit f'Malta u l-akkwirenti nomine għexu f'Malta għal perjodu kontinwu matul ħajjithom, ta' ħames (5) snin. Din id-dikjarazzjoni qiegħda ssir wara li jiena Nutar sottoffirmat spjegajtilhom l-importanza tagħha skont il-liġi.

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

Ai termini ta' l-Att ta' Registrazzjoni ta' l-Artijiet, jiena Nutar, hawn taht iffirmit, niddikkjara li l-propjeta' immobbli ttrasferita fuq dana l-att ma taqax f'area ta' Registrazzjoni Obbligatorja u ma tinsabx irregistrata u dan kif jirrizulta mill-Form E li qed tiġi hawn

annessa u mmarkata Dokument 'LR'.

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

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

Qiegħed jigi dikjarat illi dan it-trasferiment ġie approvat skond att ta' trasferiment ta' Drittijiet u Obbligi bejn il-Gvern ta' Malta u SportMalta tat-tletin ta' Mejju, tas-sena elfejn u erbgha u għoxrin (30/05/2024) ippubblikat min-Nutar Dottor Roderick Gatt li permezz tiegħu Sport Malta għandu d-dritt li jittrasferixxi l-imsemmija propjeta' lil persuni sportivi irregistrati ma' Sports Malta taħt l-att tal-ISports (KAP 455) tal-Ligijiet ta' Malta u cioe' b'titolu ta' enfitewsi temporanju li ma jaċċedix il-perjodu ta' ħamsa u sittin (65) sena. Tali trasferiment qiegħed isir skond l-Att Dwar Artijiet tal-Gvern (Kap 573) tal-Ligijiet ta' Malta Artiklu numru ħamsa (5) u qiegħed isir wara l-approvazzjoni ta' dan it-trasferiment permezz ta' rizzoluzzjoni speċjali tal-Kamra tad-Deputati skond Artikolu wiehed u tletin (Art 31) tal-istess Kapitolu numru hames mija u tlieta u sebghin (KAP. 573)

Stante illi n-numru ta' dokumenti annessi ma dana l-att huwa ta' hamsa (5) jew aktar, qed jigi hawn anness elenku tad-dokumenti annessi ma' dana l-att li qed jigi immarkat Dokument 'E' għal kull fini u effett tal-ligi.

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

**ELENKU TAD-DOKUMENTI – DOK E**

Dok R: Risoluzzjoni

Dok X: Pjanta (Kopja)

Dok LR: Kopja tal-Form E tar-Registru tal-Artijiet

Dok S: Stima tal-Perit

Dok S1: Request for Calculation of Subsidy ta' SportMalta

Dok E: Elenku tad-dokumenti annessi mal-att (prezenti)



FOUNDED 1906

**Msida St. Joseph Football Club**  
C/O Ent 42, flt 5 conception str  
Msida. Malta  
**msidafc@mfa.com.mt**  
Registered with Sports Malta  
Affiliated with the Malta Football Association

24<sup>th</sup> December 2022

Dear Dr. Gianluca Azzopardi Spiteri,

These are the details,

1. Club SC Number : **SM/C056**

2. Signatories to appear on final deed with all particulars:

Full name and surname: **Robert Farrugia**

Position in committee: **President**

I.D. Card Number: **223370 M**

Home address: **Ent42 Flt5 conception str Msida**

Date of Birth: **25 – 3 -1970**

Employment Details: **Cuschieri Group San Gwann**

Fathers Name and Surname: **Carmel Farrugia**

Mothers Name and Maiden Surname: **Dionisja Chircop**

Mob: **99821058**

Thank you  
Robert Farrugia



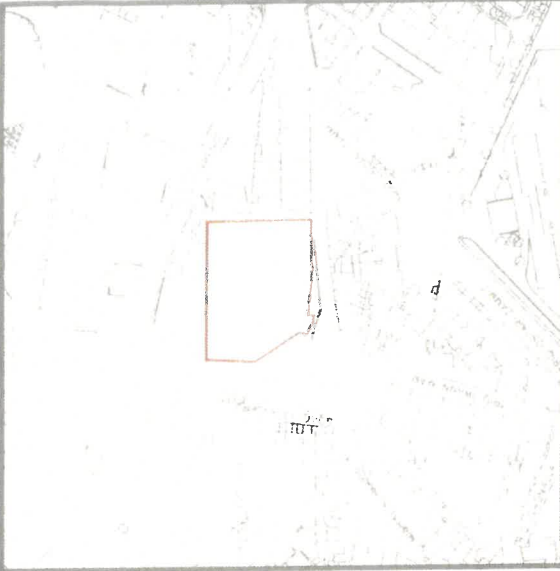
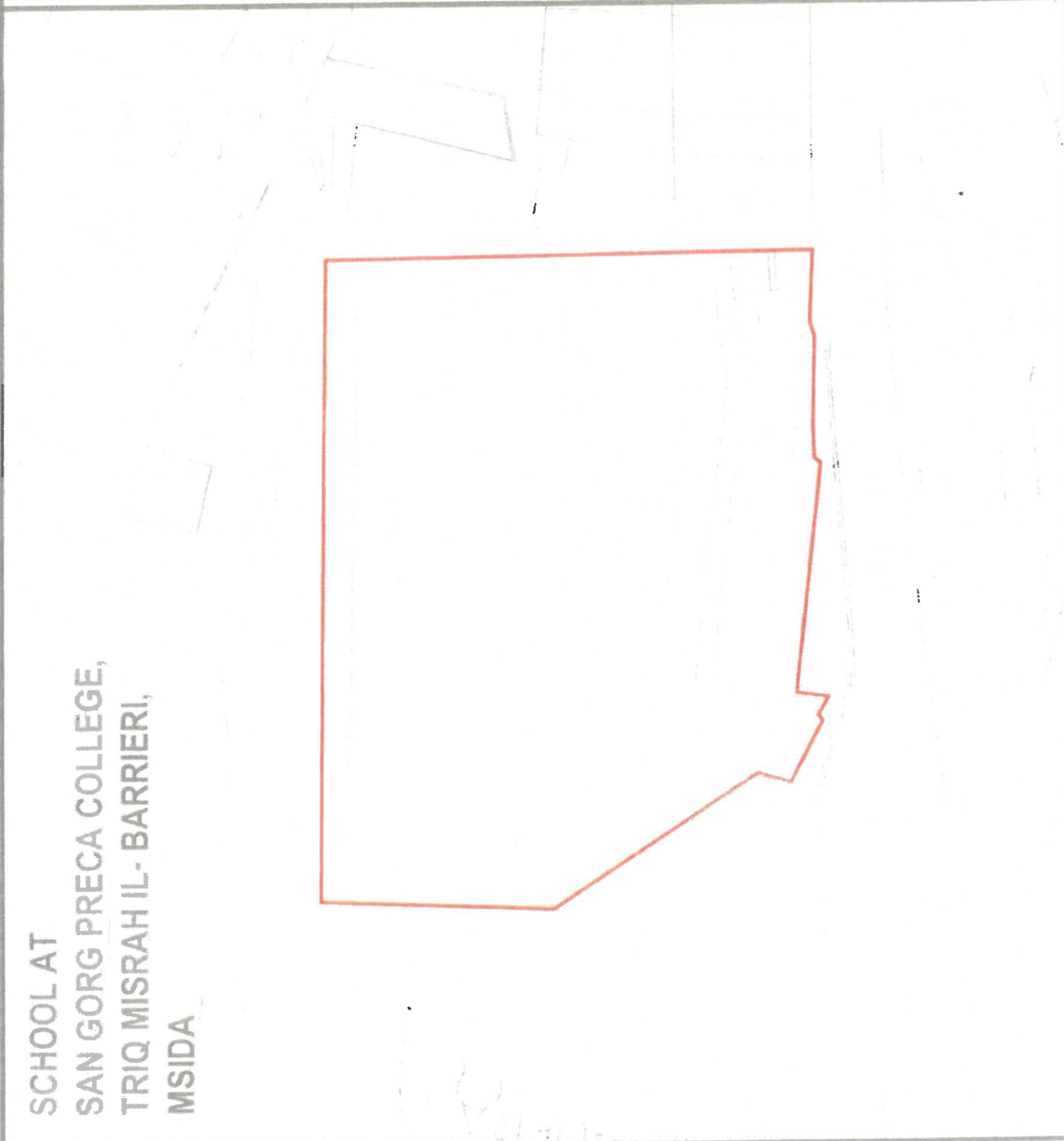
Doc X

- Doc 'x' -

SCHOOL AT  
SAN GORG PRECA COLLEGE,  
TRIQU MISRAH IL- BARRIERI,  
MSIDA



SCALE 1 : 500



Site Plan  
S.S. 5372

Scale 1:2500  
Map Ref.: 33886  
72538

Property No : G09049  
Area : 3588.37m<sup>2</sup>



*J. Abela*  
*R. Galea*



Auberge de Baviere  
St. Sebastian Str., Valletta  
Phone (00358) 2285 3236/3940/42  
Website landsauthority.org.mt  
Estate Management & Business Development

Locality:

MSIDA

P.D. No: 2019\_0256

Scale: 1 : 500

File No: L 263/2003

Drawn by: elluk015

(sgd. S. Scotto)

SCALE 1 : 500

CHECKED ON SITE - MAY 2015

Date: 10th May 2019

A&CE

Date

Date

Date

Date

Date

Date

Date

Date

Date

Date

Date

Date

Date

Date

Date

Date

Date

Date

Date

Date

Date

Date

Date

Date

Date

Date

Date

Date

Date

Date

Date

Date

Date

Date

Date

Date

Date

Date

Date

Date

Date

Date

Date

Date

Date

Date

Date

Date

Date

Date

Date

Date

Date

Date

Date

Date

Date

Date

Date

Date

Date

Date

Date

Date

Date

Date

Date

Date

Date

Date

Date

Date

Date

Date

Date

Date

Date

Date

Date

Date

Date

Date

Date

Date

Date

Date

Date

Date

Date

Date

Date

Date

Date

Date

Date

Date

Date

Date

Date

Date

Date

Date

Date

Date

Date

Date

Date

Date

Date

Date

Date

Date

Date

Date

Date

Date

Date

Date

Date

Date

Date

Date

Date

Date

Date

Date

Date

Date

Date

Date

Date

Date

Date

Date

Date

Date

Date

Date

Date

Date

Date

Date

Date

Date

Date

Date

Date

Date

Date

Date

Date

Date

Date

Date

Date

Date

Date

Date

Date

Date

Date

Date

Date

Date

Date

Date

Date

Date

Date

Date

Date

Date

Date

Date

Date

Date

Date

Date

Date

Date

Date

Date

Date

Date

Date

Date

Date

Date

Date

Date

Date

Date

Date

Date

Date

Date

Date

Date

Date

Date

Date

Date

Date

Date

Date

Date

Date

Date

Date

Date

Date

Date

Date

Date

Date

Date

Date

Date

Date

Date

Date

Date

Date

Date

Date

Date

Date

Date

Date

Date

Date

Date

Date

Date

Date

Date

Date

Date

Date

Date

Date

Date

Date

Date

Date

Date

Date

Date

Date

Date

Date

Date

Date

Date

Date

Date

Date

Date

Date

Date

Date

Date

Date

Date

Date

Date

Date

Date

Date

Date

Date

Date

Date

Date

Date

Date

Date

Date

Date

Date

Date

Date

Date

Date

Date

Date

Date

Date

Date

Date

Date

Date

Date

Date

Date

Date

Date

Date

Date

Date

Date

Date

Date

Date

Date

Date



10/07/2024

Re: Valuation Certificate 2585w – School at San Gorg Preca College, Triq Misrah il-Barrieri, Msida

To whom it may concern,

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

<b>Valuation Reference</b>	2585w
<b>Property Address</b>	School at San Gorg Preca College, Triq Misrah il-Barrieri, Msida
<b>Customer</b>	Sport Malta
<b>Date of Inspection</b>	10/07/2024
<b>Purpose of Valuation</b>	Valuation of immovable property for collateral purposes.
<b>Basis of Valuation</b>	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>
<b>Property Title</b>	Freehold: Remaining term - NA - years Ground Rent Payable: € Nil Other Encumbrances: Not applicable
<b>Sources of Information</b>	The above information has been provided by the client.
<b>Description</b>	
<b>Property Classification</b>	Commercial: Sports Facilities
<b>General Description</b>	The property in reference comprises a small school, a sports ground and a piece of recreational land. The School makes part of the San Gorg Preca College while the Msida St. Joseph ground is a 7-a-side football ground. The site in question is found in Triq il-Misrah il-Barrieri in Msida and it's area is divided into:  - School is approximately 805 sqm - Football Ground is approximately 1890 sqm - Recreational Land is approximately 893 sqm

Level (if applicable)	Not Applicable
Availability of Views	No Views
Availability of Lift	No
Construction Type	The construction of the wall surrounding the parameter of the site consists of masonry stone blocks and fencing, as well as light fixtures, while the construction of the school 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 Areas	Refer to appendix B for schedule of external accommodation.
Site Footprint	3588 m <sup>2</sup>
Other Comments	
Energy Related Features (Existing)	Not Applicable.
Year of Construction	N/A
Location Type	Residential Area
<b>Planning Issues</b>	
Planning Permit	Refer to Appendix D
Variations Noted	N/A
Further Comments	Nil
Defects Observed	No structural tests for said building have been commissioned. Comments below are based on visual observations undertaken during the valuer's site visit.
<b>Valuation Methodology</b>	<p>The 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>
<b>Special Conditions</b>	<ul style="list-style-type: none"> <li>• This valuation does not consider furniture, fittings, movable equipment and customer's personal goodwill which is not considered part of the immovable security.</li> <li>• Valuation for proposed development is based on the finishing specifications indicated by customers during site inspection.</li> <li>• The sole purpose for this valuation is for use by Sport Malta. The valuer does not accept liability if this certificate is relied upon by anyone else, whether for banking, accounting or any other purposes.</li> <li>• Neither the whole nor any part of this Valuation Report, nor any reference thereto may be included in any published document, circular or statement,</li> </ul>

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 (school, sports ground and agricultural land) has in my opinion as an annual ground rent of € 12,400 (Euro twelve thousand four 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

10/07/2024

## Appendix A: Definitions

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

## Appendix B: Development Profile and Calculations

### Discounted Cash Flow

Annual Rent from existing facilities

5 a side	Rent of Football pitch	35
	Hours Available	10
	Occupancy	30.00%
	Daily Rent	105
	Annual Rent	38325

7 a side	Rent of Football pitch	70
	Hours Available	11
	Occupancy	5.00%
	Daily Rent	35
	Annual Rent	12775

Total Annual Rent 51,100.00

**Table B1 – Annual Rent income from the available sports facilities**

Start of Year	Current ERV (Estimated Rental Value)	A (Future Value) of 1 Euro @ 0.00%			Projected Income	Outgoings	Forecast Income	PV @ 8.00%	Present Value	YP perp @ %		
		t					t					
1	51,100.00	0	0	1.000	51,100.00	(5,110.00)	45,990.00	0	1.000	45,990.00	45,990.00	16.000
2	51,100.00	1	0	1.000	51,100.00	(5,110.00)	45,990.00	1	0.926	42,583.33	88,573.33	16.000
3	51,100.00	2	0	1.000	51,100.00	(5,110.00)	45,990.00	2	0.857	39,429.01	128,002.35	16.000
4	51,100.00	3	0	1.000	51,100.00	(5,110.00)	45,990.00	3	0.794	36,508.34	164,510.69	16.000
5	51,100.00	4	0	1.000	51,100.00	(5,110.00)	45,990.00	4	0.735	33,804.02	198,314.71	16.000
6	51,100.00	5	5	1.000	51,100.00	(5,110.00)	45,990.00	5	0.681	31,300.02	229,614.73	16.000
7	51,100.00	6	5	1.000	51,100.00	(5,110.00)	45,990.00	6	0.630	28,981.50	258,596.24	16.000
8	51,100.00	7	5	1.000	51,100.00	(5,110.00)	45,990.00	7	0.583	26,834.72	285,430.96	16.000
9	51,100.00	8	5	1.000	51,100.00	(5,110.00)	45,990.00	8	0.540	24,846.97	310,277.93	16.000
10	51,100.00	9	5	1.000	51,100.00	(5,110.00)	45,990.00	9	0.500	23,006.45	333,284.38	16.000
					511,000.00	(5,110.00)	459,900.00			333,284.38		
11	51,100.00	20	20	1.000	51,100.00	(5,110.00)	45,990.00	20	0.215	9,867.07	343,151.45	16.000

Sale of Property @ Year 10	
Projected Rent	51,100.00
Outgoings	(5,110.00)
Forecast Income	45,990.00
YP perp @ %	16.000
PV @ % def'd 20 years	0.215

157,873.15

Valuation	157,873.15
Agency Fees	0.00
Value of Complete Property	157,873.15

Rounded: 158,000.00

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

Market Value of Football Ground (€)	Area of Football Ground (m <sup>2</sup> )	Rate per sqm (€/ m <sup>2</sup> ) of Football Ground	Reduction Factor	Gross Area (m <sup>2</sup> ) of Recreational Land (€)	Market Value of Recreational Land (€)
158,000.00	893.00	176.93	0.5	893	79,000

**Table B3 – Calculation for Market Value of Recreational Land**

	Value	Yield	Net rental income	Management Cost percentage	Gross Rental income
	€	%	€	%	€
DCF 1	158000	6.25%	9875	5.00	10394.74
Recreational Land	79000	2.50%	1975	0.00	1975.00
				Total	12,369.74

**Table B4 – Calculation for annual rent**

### Valuation Conclusion

One should note that this valuation did not take into account the school building as it is out of the scope of this valuation to do so, as the valuation only asks to evaluate sports facilities. 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 = € 12,400**

## Appendix C: Data Summary

Property Address	School at San Gorg Preca College, Triq Misrah il-Barrieri, Msida
Property Title	Freehold
Years Remaining	- NA -
Ground Rent Payable	€ Nil
Property Usage	Commercial: Sports Facilities
Current State	Finished
New Building	No
Site Footprint	3588 m <sup>2</sup>
Availability of Garden	No
Availability of Pool	No
No. of Bedrooms	Not Applicable
Availability of Lift	No
Floor Level	Not Applicable
EPC Value	Not Available
Availability of Views	No Views
Valuation Methodology	DCF on cashflows (Net Income)
Annual Ground Rent	€ <b>12,400</b>
Valuer	Perit David Grima
Warrant No.	570
Date of Issue	10/07/2024

## 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/03143/01	Erection of first floor over existing school (outline development)	Approved

### Location & Planning Policy Considerations

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

- Residential Areas - NHHO01
- Building Height Amendments - NHSE04

As shown in the Msida & Pieta Policy Map, the area in question is indicated as "Residential Areas" while in the Msida & Pieta Building Heights & Urban Design Map, the area is marked as "Building Height Amendments". In addition with reference to the "North Harbours Local Plan" policies NHHO01 and NHSE04 state;

#### NHHO01 - Residential Areas

The Local Plan designates Residential Areas (RAs) within the Urban Development Boundaries of the following settlements as indicated in the relative Area Policy Maps:

Gzira, Ta'Xbiex, Msida, Pieta, Pembroke, Paceville, San Gwann, Sliema and St. Julian's.

The following is a list of acceptable land-uses (new uses, extensions to existing uses, and change of uses) within all frontages located within the RAs.

- i. A mix of Class 1 (Use Classes Order, 1994) terraced residential development as detailed in the DC 2005, Part 3, and in accordance with the specific zoning conditions indicated in the same guidance, unless otherwise stated by a policy in this Local Plan;
- ii. Class 2 (Use Classes Order, 1994) residential institutions, provided that:
  - they are of a small scale and do not create adverse impacts on the residential amenity of the area;
  - Class 2 (a) institutions are located in close proximity to a town or local centre; and,
  - Class 2 (b) nursing homes and clinics are easily accessible from the arterial and distributor road network.
- iii. Class 3 (Use Classes Order, 1994) hostels provided that these uses are in accordance with all other relevant Local Plan policies.
- iv. Class 4 (Use Classes Order, 1994) small shops provided that:
  - the small shops (of any nature) are not to exceed a total floor area of 50 sqm each, and convenience shops are not to exceed a total floor area of 75 sqm each;
  - they comply with all the provisions of paras. 1.4.16 to 1.4.18 of the Interim Retail Planning Guidelines (2003); and
  - they comply with any relevant section of the DC2005 (design, access, amenity, etc.).
- v. Supermarkets provided that they comply with all the provisions of Policy NHRE04.
- vi. Class 5 (Use Classes Order, 1994) offices provided that:
  - the floorspace does not exceed 75 sqm;
  - they do not unacceptably exacerbate parking problems in a residential street that already has an acute under provision of parking spaces for residents; and,
  - they comply with any relevant section of the DC 2005 (design, access, amenity, etc.).
- vii. Classes 7 and 9 (Use Classes Order, 1994) non-residential institutions, swimming bath or pool, skating rink, health club, sauna, sports hall, other indoor or outdoor land based sports or recreation uses not involving motorised vehicles or firearms, and interpretation centres, provided the facility:
  - is of a small scale and does not create adverse impacts on the residential amenity of the area;
  - is located on land already occupied by buildings and will replace these buildings provided they are

- not worthy of retention due to their historic/architectural merit and/or their contribution to the character of the area, unless land is specifically allocated for the facility by this Local Plan; and, the immediate surroundings of the site are already of a mixed use character.
- viii. **Class 8 (Use Classes Order, 1994) educational facilities, provided that access and the character of the area are taken into account and are deemed adequate by MEPA to allow the safe and neighbour compatible use of such facilities.**
- ix. **Class 11 (Use Classes Order, 1994) business and light industry provided that:**
- The gross floor area of the premises does not exceed 50 sqm (including storage of materials and/or finished products);
  - The activity conducted within the premises does not use heavy duty and/or noisy electrical/mechanical (including pneumatic) equipment, and equipment which requires a 3 phase electricity supply;
  - The activity conducted within the premises does not entail extensive and/or prolonged use of percussion hand tools (eg. hammers, mallets etc);
  - The activity employs less than 5 people; and
  - The activity conducted within the premises does not inherently entail the generation of combustion, chemical or particulate by products.

Examples of acceptable uses considered by MEPA include tailor, cobbler, lace making and computer and electronic repair. Moreover, examples of unacceptable uses include carpentry, panel beating, mechanic, mechanical plant servicing, spray painting and bakery.

Proposals to convert from existing Class 12 (Use Classes Order, 1994) general industry to Class 11 (Use Classes Order, 1994) business and light industry within designated Residential Areas shall only be considered acceptable by MEPA if all the conditions listed above are adhered to, and provided that it can be proven that the Class 12 Use (general industry) operation is a permitted one and the Class 11 Use (business and light industry) operation is actually more neighbourhood compatible than the Class 12 Use operation it intends to replace.

- x. **Taxi Business or for the hire of motor vehicles as per para. 6.15 of DC2005.**

**Land-uses falling outside those mentioned above will not be considered favourably within the designated RAs, unless there are overriding reasons to locate such uses within these areas.**

#### 4.4.1

Residential Areas are the predominant land use in the urban areas especially on levels above ground floor. The range of non-residential activities, especially at ground floor level, tends to be a mix of uses and includes shops and offices, mostly of a local scale and serving local need, spread throughout the predominantly residential area. Garage businesses, schools, showrooms, bars and other uses can also be found in some residential areas, but the range and scale of the mix of uses is greatly influenced by the locality itself.

#### 4.4.2

This policy seeks to guide the future growth of Residential Areas primarily by encouraging the location of more dwelling units within them. It is not the intention of MEPA to create "dormitory towns" through a rigid zoning policy, but it is important that these areas remain primarily an attractive place to live in and remain predominantly residential in use. This policy applies to all sites within the Residential Areas, unless a specific site is controlled by other policies in this Local Plan, in which case the site-specific policy should take precedence.

#### 4.4.3

This policy also identifies those non-residential uses that can be located within the Residential Areas because they support and enhance community amenity (such as very small shops, old people's homes or kindergartens) and/or do not create adverse environmental impacts (such as small offices and small health facilities or visitor attractions). The policy specifically excludes land-uses that are deemed to be incompatible with Residential Areas due to their nature and scale of activity, such as bad neighbour industrial uses. In this regard, acceptable light industrial uses in residential areas shall only include very low impact industrial activities such as electronic repair, servicing and maintenance as well as handcrafts that do not inherently require the use of electrical machinery, especially those related to textiles. Activities which require the extensive use of manual percussive tools (eg. hammers, mallets etc) are not deemed compatible with residential areas.

#### NHSE04 - Building Height Amendments

In line with Policy NHSE03 and the Plan's overall strategy, building height limitations have been reviewed for each local council area and are detailed through the relevant area policies and Building Heights and Urban Design Maps. The Local Plan designates only limited relaxation of Building Height Limitations established by the Temporary Provision Schemes (1988).

Development shall comply with the maximum building height limitation indicated in the relevant Building Heights and Urban Design Maps, shall comply with the relevant area policies that regulate building heights, shall be in accordance with the criteria for building heights established in the DC2005, and shall comply with all the relevant sanitary regulations.

For sites located within designated Urban Conservation Areas, where Receded Floors are permitted in accordance with the relevant Building Heights and Urban Design Maps, each Receded Floor is to be setback by 2m from the building alignment of the underlying floor notwithstanding that this may not be in accordance with the provisions of the DC2005. Penthouses above the Receded Floors will not be allowed. In addition, and except for townhouses on two floors located within the Sliema Urban Conservation Area, a setback floor on residential buildings of not more than 2 floors that are located within Urban Conservation Areas may be permitted provided the setback floor is receded by at least 2 metres from the front façade, notwithstanding that this would not comply with criterion (iii) of Paragraph 10.5 of the DC2005. However all the other criteria of Paragraph 10.5 of the DC2005 are to be adhered to. For townhouses on two floors located within the Sliema Urban Conservation Area, the provisions of Policy NHSJ06 shall apply.

Where maximum building heights are not specified in this local plan, the redevelopment of land or buildings will be considered in relation to the prevailing building height limitation for the area in which the development is situated. In addition these proposals shall enhance the townscape and the setting of the development within its context.

Where the need arises for an existing school to extend so as to incorporate required ancillary facilities, and this expansion cannot be achieved by means of horizontal extensions due to site constraints, then MEPA in consultation with the Department of Education will consider the development of an additional floor for the school above the maximum building height limitation indicated in the relevant Building Height Limitations and Urban Design Maps. This additional floor will be considered irrespective of the predominant height of existing buildings in the vicinity of the site in question. However, extension above the height limitation will not be permitted by MEPA in the following circumstances:

- i. for additional classrooms which would result in an increase in the student population of the school;
- ii. for schools located within Residential Priority Areas; and
- iii. where the additional floor would, in MEPA's opinion, create an unacceptable visual impact on important scheduled or landmark buildings as viewed in their setting and/or against the skyline.

MEPA will also consider relaxing building height limitations in relation to the provision of Public Civic Facilities in accordance with the provisions of Policy NHSO02, in relation to hotel extensions in accordance with the provisions of Policies NHTO01 and 2, and in relation with the provision of Public Car Parks in accordance with the provisions of Policy NHSG03. However, should the school, public civic facility, public car park or hotel land uses indicated above cease to operate and a change of use be approved by MEPA involving the demolition and reconstruction of the existing buildings on site, the development right for the additional floor shall be nullified and the building height of the new development is to conform to the maximum building height limitation as indicated for the site in the relevant Building Height and Urban Design Map. Furthermore, if the use of the structure for school, public civic facility, public car park or hotel land uses indicated above remains in operation for a period of ten years or longer, then the additional floor can be retained even where a change of use has been permitted by MEPA.

The maximum building height limitations indicated in this local plan override any approved supplementary guidelines with respect to building heights.

#### 2.4.9

The Structure Plan requires Local Plans to consider in detail the appropriate height of buildings in conjunction with a full range of development issues. Overall, the Local Plan aims to concentrate new development in accessible areas to create a balanced transport network (see Policy NHSE03). Where activity nodes such as town centres or employment sites have been designated, a relatively flexible approach to building heights has been taken. The Local Plan also defines maximum heights in areas where ambiguity previously existed through the TPS (1988).

#### 2.4.10

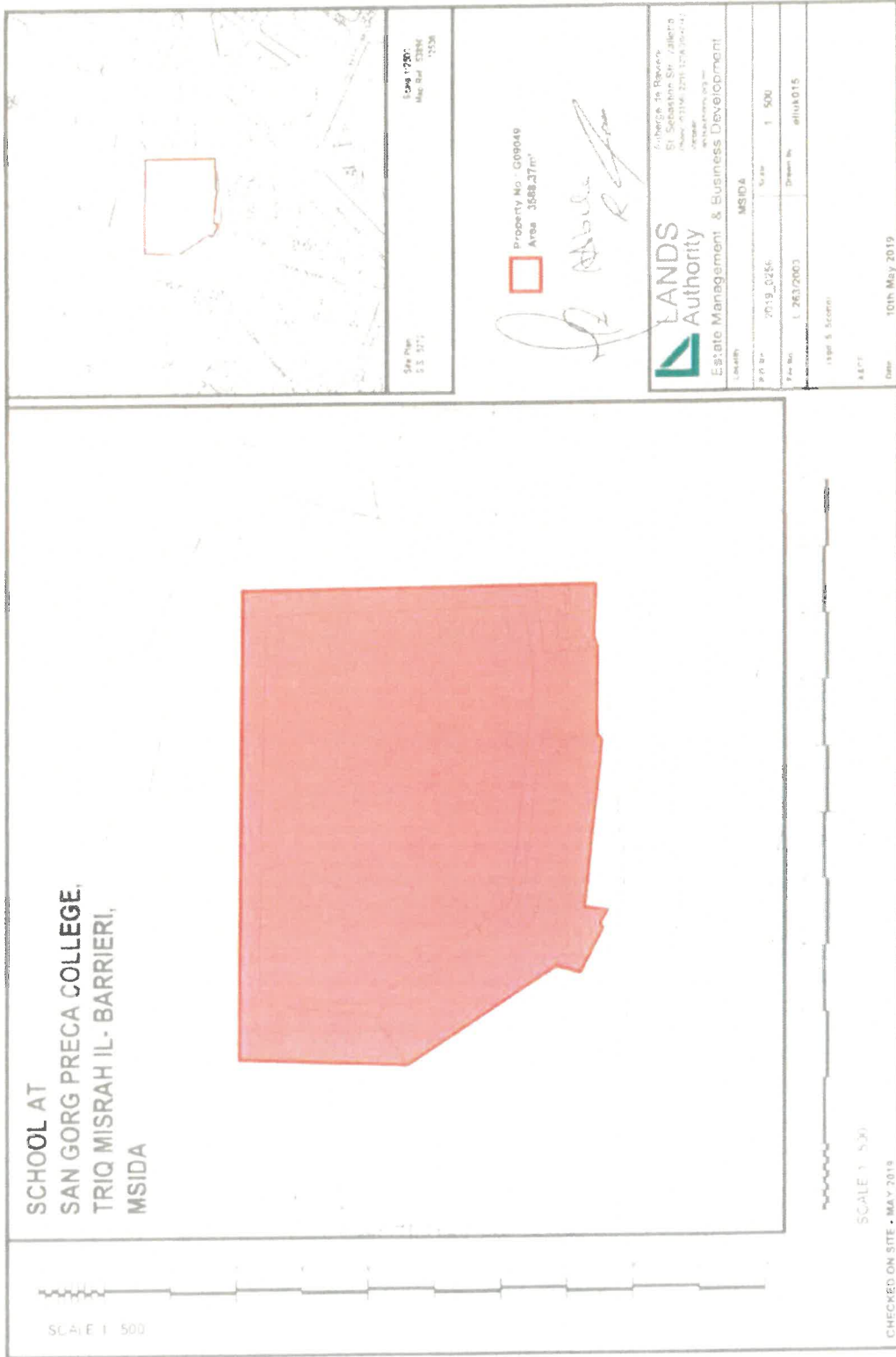
Within Urban Conservation Areas building height amendments have been effected to the TPS (1988) in line with the provisions of the 'Design Guidance: Development Control within Urban Conservation Areas' (1995). Therefore within UCAs the designated building height limitations as indicated in the Building Heights and Urban Design Maps actually reflect the predominant height of the existing buildings and building permits already issued. Where building heights have been reviewed, consideration has also been given to the size and scale of surrounding buildings. Urban areas that were already developed in the 1960's have generally been developed without semibasements. Therefore in order to safeguard the streetscapes of these urban areas as identified in the relevant Building heights Maps, no new buildings with semi-basements will be permitted. Regarding sites located within the Sliema and St. Julian's UCAs, since most streets within these urban cores are quite narrow, recessed additional floors with a reduced setback of 2m would generally still not cause a negative impact on the skyline. In addition, given that many plots within the Sliema and St. Julian's UCAs are quite restricted, a 2m recess (excluding penthouses) would enable the provision of more required floorspace. This same reasoning applies to allowable setback floors on residential buildings of not more than 2 floors that are located within Urban Conservation Areas.

#### 2.4.11

Building height relaxation not exceeding one floor is being permitted on school sites if this is the only option available to accommodate school extensions needed for the provision of new ancillary educational facilities (e.g.; media room, computer labs, art rooms etc.). This is being sought so as to avoid the costly relocation of existing schools. However, these vertical extensions will be allowed by MEPA provided that they are strictly in line with the Department of Education's school design policy and regulations. MEPA will not permit that the new space provided by the extension be used for new classrooms as this would increase the student population and thereby lead to increased impacts in traffic generation and reduced amenity. School extensions above height limitation for sites located within RPAs or affecting important Local Views in UCAs are not being allowed in order to protect the environment and amenity of these areas. Other floor increases are planned for Public Civic Facilities, Hotels subject to conditions and Public Car Parks in San Gwann subject to Policy NHSG03. It is noted that a hotel operation does not include time share or serviced apartments.

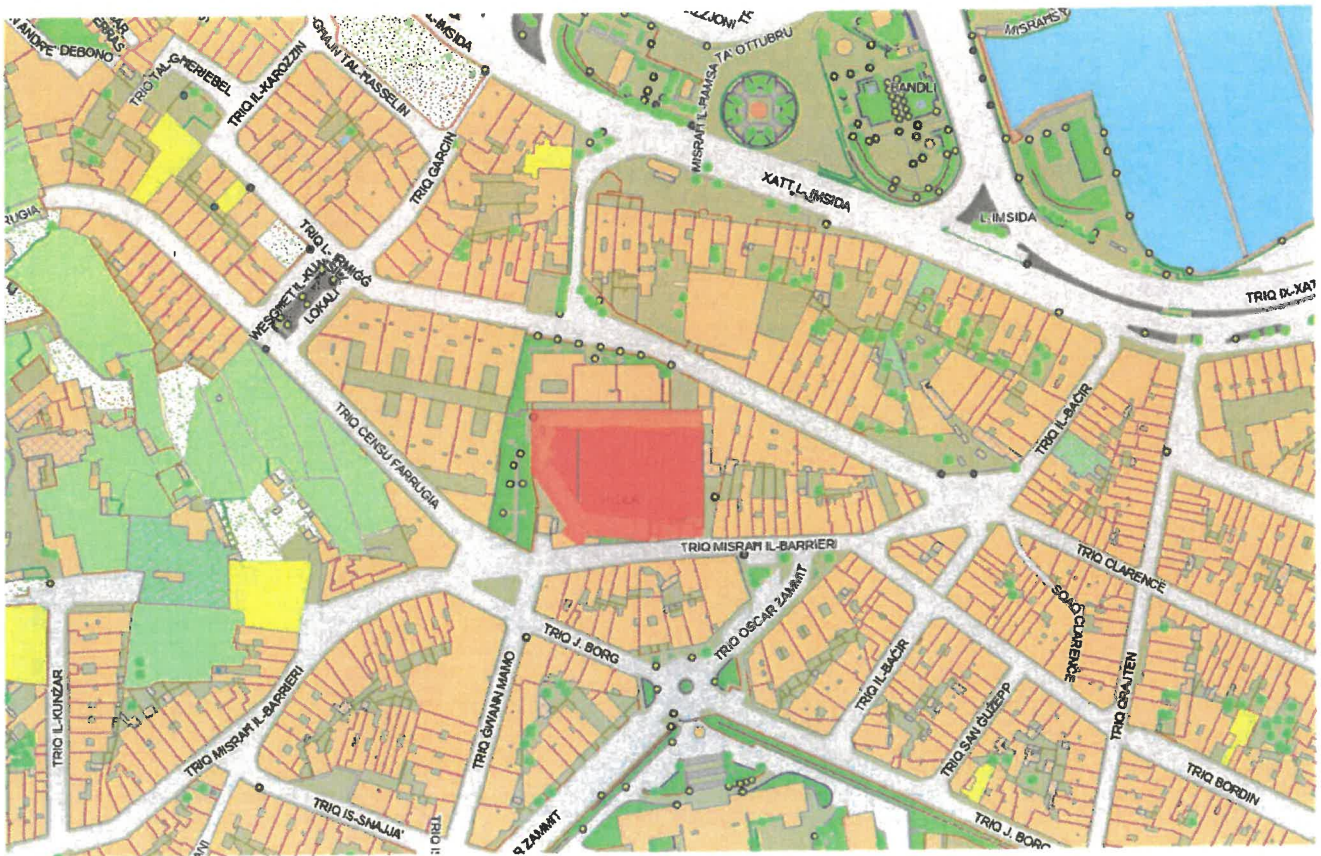
**Appendix E: Site Plan**

- Dec 'x -





Orthophoto 2018

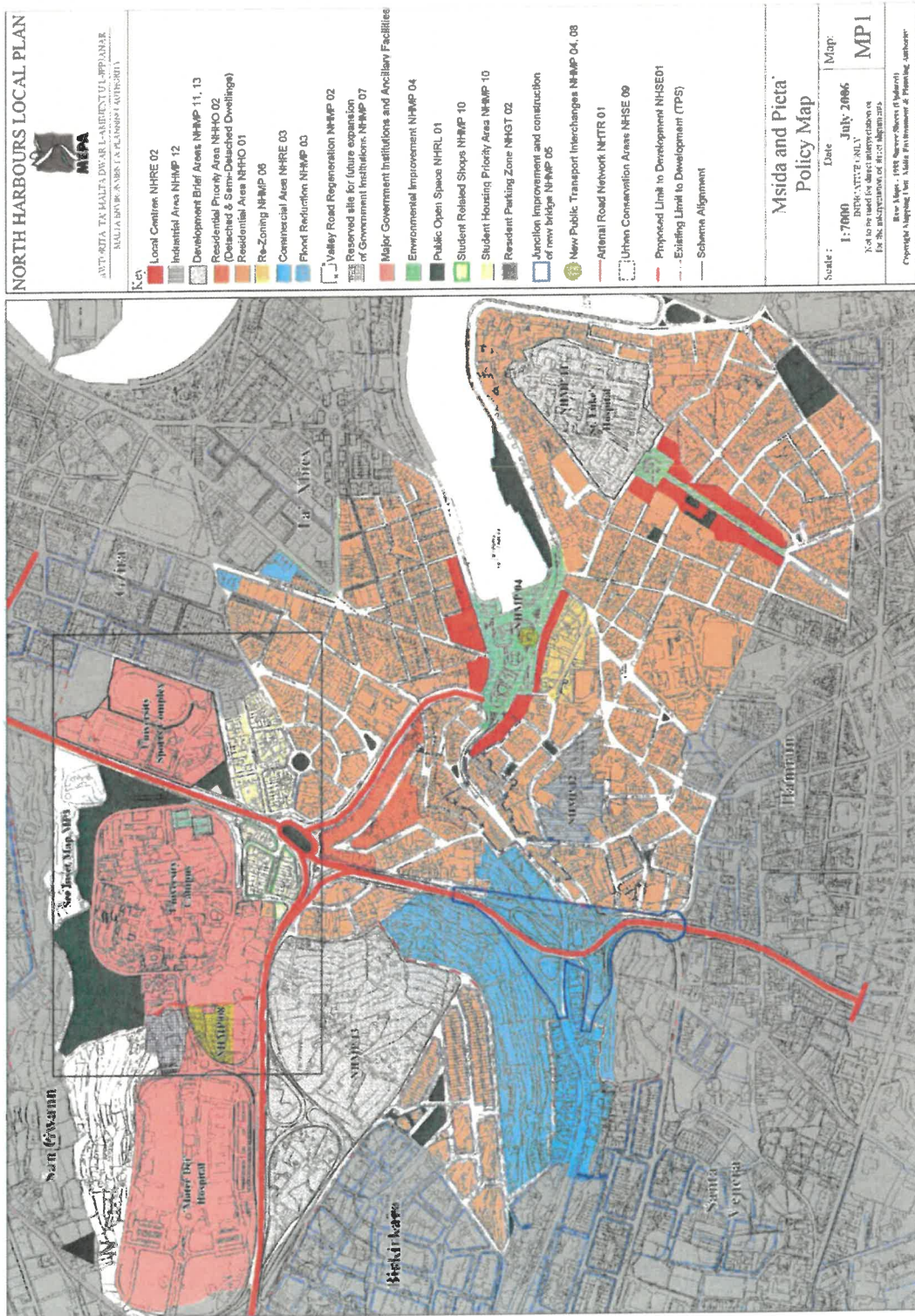


Planning Authority Basemap



Planning Authority Basemap, incl. constraints

# Appendix F: Msida and Pieta Insert Maps



**NORTH HARBOURS LOCAL PLAN**



AVTORITÀ TA' MALTA DWAR L-AMBIENT U L-URBANJAR  
 MALTA ENVIRONMENT & PLANNING AUTHORITY

**Key** Building Height Limitations NHSE 04, NHMP 01

**Outside UCA**  
 (All floors indicated here are with semi-basement)

- 2 Floors
- 3 Floors
- 4 Floors
- 5 Floors
- 6 Floors

**Within UCA**  
 (All floors indicated here are without semi-basement)

- 2 Floors
- 3 Floors
- 4 Floors

Institutional Buildings or Other Sites with no Specified Building Height - NHSEM4

Upgrading of Public Open Spaces NHSE 05

Landmark Buildings NHSE 08

Environmental Improvements NHMP 04

Urban Conservation Area NHSE 09

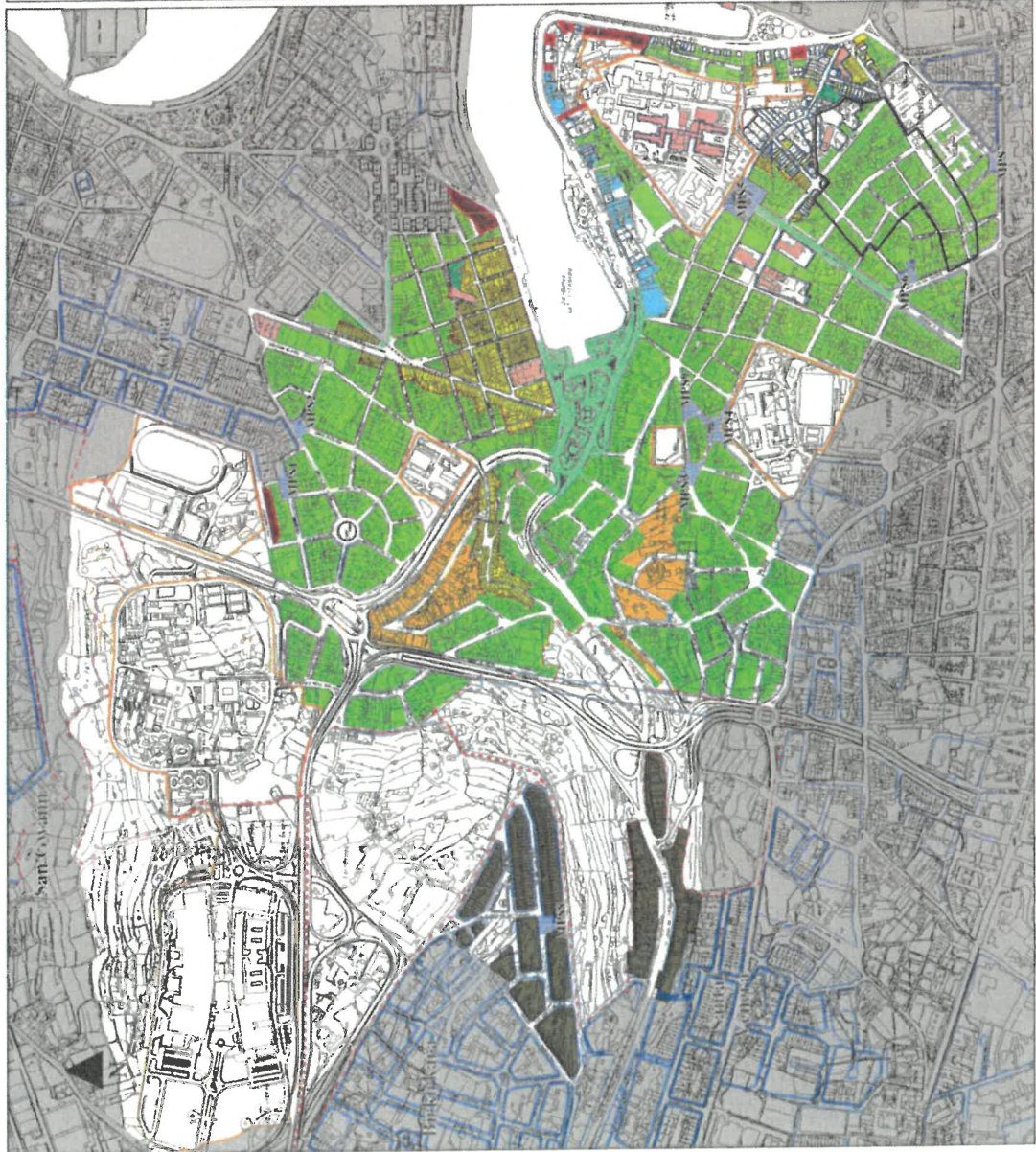
No semi-basement within area enclosed by black line

Proposed Limit to Development NHSE01

Existing Limit to Development (TPS)

Scheme Alignment

Scheduled Sites/Areas  
 Properties of cultural importance may be added in the course of completing the National Protective Inventory of the Maltese Islands, or removed if officially descheduled.  
 For Scheduled buildings, where no specific building height is shown, Structure Plan UCO policies apply



**Msida and Pietà**  
**Building Heights & Urban Design**

Scale 1:7800 Date July 2016 Map MP2

DO NOT SCALE  
 NOT TO BE USED FOR DIRECT MEASUREMENTS OR FOR THE INTERPRETATION OF ANY OTHER INFORMATION  
 Copyright Mapworks Team, John A. Parnisari & Planning Authority

Date: 11-7-2024**Request for calculation of valuation subsidy**

As per Lands Department SoP procedures kindly provide the department with the following values for the valuation performed on a pocket of land located in Msida (School at San Greg. Picta College) (attached with this document as annex 1):

- 1) Original Rental Value of property in question as indicated in Valuation:  
€ 12,400
  
- 2) The value of the 95% subsidy offered by government for leases/ground rents on Sport Facilities:  
€ 11,780
  
- 3) The 5% value of the Original Rental Value that is to be paid by the club to the accounts department every year:  
€ 620



Rebecca Saré  
Finance Manager  
Name of accounts manager  
tasked with carrying out  
the valuation calculation

[Signature]  
Signature

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

012609

28026

Msida School - Triq Misrah il-Barrieri, Msida

FORM 1

REQUEST FOR AN OFFICIAL SEARCH AND/OR INFORMATION

Number

Payment

Receiver



DESCRIPTION OF PROPERTY: Msida School - Triq Misrah il-Barrieri, Msida

INFORMATION REQUESTED:

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

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

Signature of Dr. Joe Cilia LL.D with initials J.C.

Search Covers Period to 24/6/24 Out of Registration Area

If plan is used for future registration it will be considered to be valid if it is in accordance with subsidiary legislation 296.08

Signature and date 26/6/24



Today, the thirtieth (30th) day of May of the year two thousand and twenty- Four (2024).

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:

Josette Abela, 'Senior Manager', wife of Franklin Abela, daughter of the late Paul Busuttil and Mary Busuttil nee' Ellul, born in Paola, Malta on the twenty fifth October nineteen seventy one (25.10.1971) and residing in Paola, Malta, holder of identity card number 461971M who is appearing hereon for and on behalf of the **Lands Authority** as duly authorised by virtue of a Board Minute of the Board of Governors of the Lands Authority number two hundred and sixty nine of the year two thousand and twenty one (269/2021) dated the twelfth (12<sup>th</sup>) of May of the year two thousand and twenty one (2021) 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 two hundred and sixty-three stroke two thousand and three (L. 263/2003).

On the other part:

Matthew Pisani, married, son of Edwin Pisani and Marcelle nee' Scott, born in Saint Julians, Malta on the seventh (7<sup>th</sup>) day of October of the year one thousand nine hundred and seventy-seven (1977) and residing in Swieqi, Malta, holder of identity card number 487077M, who is appearing hereon in the name and in representation of SportMalta, as Deputy Chairperson of SportMalta as duly authorized by virtue of law, hereinafter referred to as "**the Assignee**".

The parties hereby declare and premise that:

Whereas the Government is the owner of a site measuring circa three thousand five hundred and eighty-eight point thirty-seven metres squared (3588.37m<sup>2</sup>) in Triq Misrah il-Barrieri, Msida, Malta as better shown bordered in red on the plan indicated as Property Drawing number two thousand and nineteen underscore zero two five six (P.D. No. 2019\_0256)

Deed Number:

34/2024

**Transfer of  
Rights and  
Obligations**

Enrolled:

/2024

Number:

/2024

and which plan is being attached to this deed and marked as document letter 'X'.

Whereas SportMalta has requested the Government and is desirous to be assigned in its favour the rights and obligations over the same above-described site situated in Triq Misrah il-Barrieri, Msida, 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 Matthew Pisani accepts, the rights and obligations over the site measuring circa three thousand five hundred and eighty-eight point thirty-seven metres squared (3588.37m<sup>2</sup>) in Triq Misrah il-Barrieri, Msida, Malta bounded on the South with Triq Misrah il-Barrieri and on all other boundaries with property third parties or more correct and accurate boundaries as better shown bordered in red on the plan indicated as Property Drawing number three thousand five hundred and eighty-eight point thirty-seven metres squared (3588.37m<sup>2</sup>) and which plan is 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 Lands Authority.

#### **Statutory Declarations**

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

For the purposes of the fiscal laws applicable under the Laws of Malta with regards to the transfer of immovable property

or real and/or personal rights on immovable property it is hereby being declared that no Property Transfer Tax and no stamp duty is due by the parties on this deed.

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

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

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

Signed:- Matthew Pisani nomine  
Josette Abela nomine

Notary Dr Roderick Gatt  
Notary Public at the Lands Authority

Thirtieth (30th) day of May of the year two thousand and twenty- Four (2024).

The Government of Malta assigned in favour of SportMalta, the rights and obligations over the site measuring circa three thousand five hundred and eighty-eight point thirty-seven metres squared (3588.37m<sup>2</sup>) in Triq Misrah il-Barrieri, Msida, Malta as better shown bordered in red on the plan indicated as Property Drawing number two thousand and nineteen underscore zero two five six (P.D. No. 2019\_0256) attached to the deed .

The parties agreed 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 was made and accepted for no consideration and in terms of all the conditions stipulated in the deed.

**Notary Dr Roderick Gatt**  
**Notary Public with the Lands Authority Malta**



Rule 2

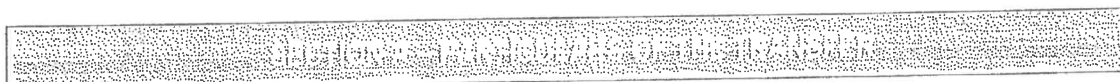
INTER VIVOS

**First Schedule**

**NOTICE OF AN INTER VIVOS TRANSFER OF IMMOVABLE PROPERTY TO BE GIVEN IN TERMS OF THE DUTY ON DOCUMENTS AND TRANSFERS ACT AND THE INCOME TAX ACTS**

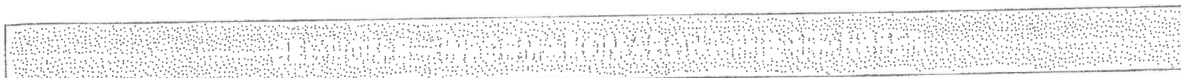
*This form must be completed by the Notary publishing the deed of transfer and must be filed by the Notary in duplicate within 15 working days from the date of the transfer.*

*Continuation sheets are to be added as necessary.*



Transferor/s				
Name	Surname	Address	I.D. / income tax registration number	Telephone or mobile number
Govt of Malta		Auberge de Baviere Valletta		

Transferee/s					
Name	Surname	Address	I.D. / income tax registration number	Telephone or mobile number	AIP No. (if applicable)
SportMalta		Cottonera Sport Complex Cospicua	670211333		



Date of Deed 28/05/2024

**Description of the property**  
*A full description of the immovable property is to be given and a site plan on Land Registration Stationery duly signed by an Architect should be annexed.*

Assignment of rights and obligations over the site measuring circa three thousand five hundred and eighty-eight point thirty-seven metres squared (3588.37m<sup>2</sup>) in Triq Misrah il-Barrieri, Msida, Malta as better shown bordered in red on the plan indicated as Property Drawing number two thousand and nineteen underscore zero two five six (P.D. No. 2019\_0256) and which plan is attached to deed .

**Type of Transfer**  
*In the case of mixed transfers, mark all applicable boxes*

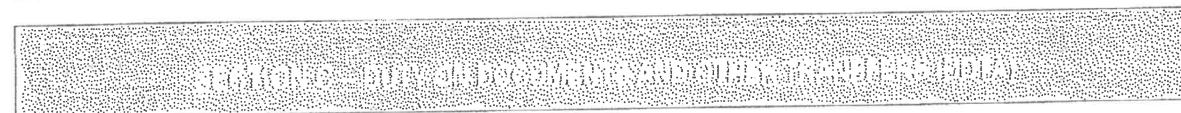
Sale	<input type="checkbox"/>	Emphyteutical concession	<input type="checkbox"/>	Donation	<input type="checkbox"/>	Exchange	<input type="checkbox"/>
Assignment on Partition	<input type="checkbox"/>	<i>Datio in solutum</i>	<input type="checkbox"/>	Other (specify)	<input type="checkbox"/>	* Transfer of Rights and obligations	<input type="checkbox"/>

**The manner in which the property was acquired**  
*In the case of mixed acquisitions, mark all applicable boxes*

Sale	<input type="checkbox"/>	Emphyteutical concession	<input type="checkbox"/>	Donation	<input type="checkbox"/>	Exchange	<input type="checkbox"/>
Assignment on Partition	<input type="checkbox"/>	<i>Datio in solutum</i>	<input type="checkbox"/>	Govt Property	<input type="checkbox"/>	*	<input type="checkbox"/>

Name of Broker I.D / I.T. No.

Name of Architect (if applicable) I.D / I.T. No.



**Exemptions and Relief**

An assignment that is exempt in terms of art. 32(3) DDTA	<input type="checkbox"/>
A transfer that qualifies for relief from duty under art. 32(4) DDTA	<input type="checkbox"/>
A partition of inherited property that is exempt in terms of art. 32(5) DDTA	<input type="checkbox"/>

A transfer from one company to another that qualifies for the intra- group exemption in terms of art. 32(6) DDTA	
First time donation from parents in terms of art. 32C DDTA	
A transfer that is exempt from duty for reasons other than those mentioned above Specify grounds for exemption:-	
Dutiable value of property	Nil
Amount of duty payable	exempt
Promise of Sale Number	

**SECTION 10 - TAX PAYABLE UNDER THE INCOME TAX ACT**

Name of Transferor	Final tax					Provisional Tax	Total
	5%	7%	8%	10%	12%		
Govt of Malta							Exempt
<b>Total</b>							<b>Exempt</b>

**SECTION 11 - TAXES PAYABLE UNDER THE INCOME TAX ACT**

Tax/Duty payable under:	BANK	BANK DRAFT / CHEQUE NUMBER
Duty on Documents and Transfers Act	NIL	NIL
Income Tax Act	NIL	NIL

NAME OF NOTARY **Dr Roderick Gatt**

SIGNATURE OF NOTARY .....

FOR OFFICIAL USE			
Provisional C.G.T Paid:	€ .....	Duty on Documents:	€ .....
Final Withholding Tax:	€ .....	Provisional Duty:	€ .....
		Total:	€ .....
Receipt No/s:	.....	Receipt No/s:	.....
	.....		.....
	.....		.....
	.....		.....
Date of Receipt/s:	.....	Date of Receipt/s:	.....
Receiving Officer:	.....	Receiving Officer:	.....

*The Inland Revenue Department uses the information provided, to process this form in accordance with the Income Tax Acts and subsidiary legislation. We may check information provided by you, or information about you provided by a third party, with other information held by us. We will not disclose information about you to anyone outside the Inland Revenue Department unless permitted by law. The Inland Revenue Department treats your personal information in accordance with the Data Protection Act 2001 (Cap 440) to protect your privacy. Any queries may be addressed to The Data Controller, Inland Revenue Department, Floriana, CMR 03.*

- Doc 'x' -

SCHOOL AT  
SAN GORG PRECA COLLEGE,  
TRIQ MISRAH IL- BARRIERI,  
MSIDA



Site Plan  
S.S. 5272

Scale 1:2500  
Map Ref: 53895  
72338

Property No : G09049  
Area : 3588.37m<sup>2</sup>

*J. Abela*  
R.S.



Auberge de Baviera  
St. Sebastian Str., Valletta  
Phone 003591 2795 3234/34642  
Website  
landauthority.gov.mt

Estate Management & Business Development

Locality:	MSIDA		
P.L. No.:	2019_0256	Scale:	1 : 500
File No.:	L 263/2003	Drawn by:	elluk015

(sgt. S. Scorbo

A&CE

Date: 10th May 2019

SCALE 1 500

CHECKED ON SITE - MAY 2019

CG