

RIŻOLUZZJONI DWAR KANĊELLAMENT TA' KUNDIZZJONI

IL-MINISTRU GHALL-ARTIJET U L-IMPLIMENTAZZJONI TAL-PROGRAMM ELETTORALI JIPPROPONI ILLI L-KAMRA TAD-DEPUTATI TAPPROVA DIN IR-RIŻOLUZZJONI: -

Billi hija l-politika tal-Gvern li fejn hu possibli u vijabbli jkun ta' spalla u ta' għajnuna għal diversi entitajiet bħal negozji, industriji, għaqdiet volontarji, unjins, għaqdiet filantropiċi u oħrajn.

Illi fis-sena 1957, il-Gvern ta' Malta kien għadda art pubblika għewwa l-Belt Valletta lit-trejdunjin *General Workers Union (GWU)* b' għotja ta' enfitewsi perpetwa sabiex il-GWU tibni l-kwartieri tagħha, liema bini kellu jintuża għal skopijiet u attivitajiet trejdunjonistiċi. Dan il-bini huwa magħruf bħala il-Binja tal-Mafkar tal-Haddiema u jinsab fuq is-sit li qabel kien magħruf bħala il-Berga ta' Franza fi Triq Nofs in-Nhar kantuniera ma' Triq l-Ifran għewwa l-Belt Valletta hekk kif muri delineat fuq il-pjanta P.D. No.: 147_97_1_B (annessa).

Illi l-għan ewlieni tal-GWU (li għandha 'l fuq minn 46,000 membru) huwa li tibqa' tissalvagwardja d-drittijiet tal-ħaddiema.

Illi l-enfitewsi originali giet emendata fl-1997, liema emenda kienet tikkonsisti fil-permess lill-GWU sabiex tkun tista' titrasferixxi, tassinja jew tikri parti mill-binja in-kwistjoni lill-kwalunkwe kumpanija fejn il-GWU għandha iktar minn 51% tal-ishma.

Illi fil-15 ta' Mejju 2015, il-GWU fdiet iċ-ċens perpetwu bi ħlas ta' sittax-il elf u sitta w għoxrin ewro (€16,026) sabiex il-proprietà in-kwistjoni giet libera u franka.

U billi sar magħruf li l-GWU kriet parti mill-binja tagħha lill-kumpaniji differenti, b'allegat ksur tal-kundizzjoni (b) tal-kuntratt tas-sena 1997 li tirrikjedi li l-element kummerċjali jkun limitat għal dawk il-kumpaniji li l-GWU għandha iktar minn 51% tal-ishma.

Illi il-GWU talbet lill-Awtorità tal-Artijiet sabiex tibda l-proċess biex tkun irregolarizzata s-sitwazzjoni kurrenti.

U billi t-trejdunjonizmu għandu jibqa' il-funzjoni primarja tal-binja in-kwistjoni u li t-tneħħija tal-kundizzjoni (b) għandha tkun limitament għall-dawk iż-żoni li diġà huma kummerċjalizzati kif indikat fil-pjanti annessi

Billi gie maghruf li l-konċessjoni enfitewtika ngħatat fuq l-art biss u kull kwalunkwe spejjeż relatati mal-binja saru kollha mill-GWU u billi l- Awtorità tal-Artijiet irrikonoxxiet illi kwalunkwe valur tal-proprjetà fis-suq għall-użu esklussiv ta' trejdunjin għandu jingħata kunsiderazzjoni adegwata u ma jigix imnaqqas kompletament mil-komputazzjoniet pertinenti.

Illi permezz ta' stima peritali datata 20 ta' Ġunju 2024 mhejjija minn tlett periti kkummissjonati mill-Awtorità tal-Artijiet skont proċeduri stabbiliti, il-valur monetarju għat-tneħħija ta' kundizzjoni (b) miż-żoni delineati bil-kulur blu fuq il-pjanta P.D. Nru.: 147_97_1_B b' qies globali ta' tlett elef u tlett mitt metru kwadru (3,300m²) gie stabbilit għal miljun, tmien mija u disat elef, tlett mija u ħamsin ewro (€1,809,350).

U billi wieħed iqis li dawk iż-żoni delineati bil-kulur aħmar fuq il-pjanta P.D. Nru.: 147_97_1_B b' qies globali ta' tlett elef, tmien mija u ħamsa u sebghin metru kwadru (3,875m²) ser jibqgħu esklussivament għall-użu trejdunjonistiku.

Illi meta wieħed iqis il-kuntest ekonomiku u soċjali li qed jinbidel, l-isfidi tat-tredunjolizmu u s-sostenibilità tal-attività trejdunjolistika, u mhux b'inqas għall-GWU, it-tneħħija tal-kundizzjoni (b) minn fuq 45.99% tal-binja in-kwistjoni huwa raġunat u mifhum sabiex l-operat ta' din l-entità jkun wieħed sostenibbli.

Għaldaqstant qed jigi proposti li t-talba għat-tneħħija ta kundizzjoni (b) tal-kuntratt emfitewtiku tas-sena 1997, għandha tintlaqa' a favur ta' kumpens monetarju mingħand il-GWU lill-Gvern ta' Malta ta' miljun, tmien mija u disat elef, tlett mija u ħamsin ewro (€1,809,350) hekk kif stabbilit fl-istima peritaliannessa ma din ir-risoluzzjoni .

Addizjonalment, il-GWU hija obligata tħallas kumpens għall-okkupazzjoni ta' dawk iż-żoni li ġew mikrija lill-terzi bi ksur tal-kundizzjoni (b). Is-somma totali dovuta għal din l-okkupazzjoni giet determinata abbazi ta linji gwida użati mill-Awtorità tal-Artijiet dwar kalkolazzjonijiet kumparabbli u tammonta għal mija, erbgha u tmenin elf, sitt mija u għoxrin ewro (€184,620). Għalhekk l-ammont totali dovut mill-GWU huwa ta' miljun, disa' mija u tlieta u disghin elf u disa' mija u sebghin ewro (€1,993,970).

Billi d-definizzjoni ta' trasferiment fl-Att dwar Artijiet tal-Gvern (Kapitolu 573) tinkludi ukoll kull tibdil/tneħħija ta' xi kundizzjoni.

U billi fl-artiklu 31, sub-artiklu (ċ) ta' Taqsima III tal-Att dwar Artijiet tal-Gvern (Kapitolu 573), huwa maħsub li art li tkun proprjeta` tal-Gvern jew amministra ta minnu tista' tiġi trasferita (jew jista jsir tibdil/tneħħija ta' xi kundizzjoni) skond riżoluzzjoni speċjali tal-Kamra tad-Deputati li tkun fis-seħħ fil-waqt tat-trasferiment. (Kliem fil-parentesi miżjud). Għalhekk huwa b'dan riżolut li l-kuntratt tal-1997 (imsemmi aktar qabel) jiġi emendat hekk skond il-pattijiet u l-kundizzjonijiet fl-abbozz ta' kuntratt hawn anness.



Onorevoli Stefan Zrinzo Azzopardi

Ministru għall-Artijiet u l-Implimentazzjoni tal-Programm Elettorali

Enc.

P.D. No.: 147_97_1_B

Abbozz ta' kuntratt

Rapport ta' Valuation

Before me Doctor of Laws Brenda Jane Camilleri Vella, a Notary Public in Malta, duly admitted and sworn, have personally appeared after I have verified their identity by means of the below mentioned identification documents:

Of the first part:

Hereinafter referred to as the '**Lands Authority**' and/or the '**Government of Malta**'. Papers relative to this deed are marked with letters 'TR' number three thousand nine hundred seventy one stroke one thousand nine hundred thirty two (**TR3971/1932**).

Of the second part:

who are appearing hereon for and on behalf of the '**General Workers Union**' as duly authorised in virtue of the minutes of the said Union dated
, a copy of which is hereby annexed marked **Document 'C'**.

Premises and Declarations

The parties premise that by means of a deed in the records of Notary to Government Victor Miller dated the seventh (7th) of February of the year nineteen hundred and fifty seven (1957), hereinafter referred to as the '**Emphyteutical Deed**', the Government of Malta had conceded by title of perpetual emphyteusis unto the 'General Workers Union', a portion of a site previously occupied by the Auberge de France and City Tenement Number one hundred and fifty two (152), namely the building site in Valletta shown hatched in blue on the plan marked as Document 'C' annexed to the said deed and the airspace over the terrace over the electricity sub-station which has a door without number in Old Bakery Street, Valletta, which is hatched in red on the plan marked as Document 'C' annexed to the said deed. The said building site is of the area of circa three hundred and thirty five and four tenths square canes (335 4/10 sq.canes) and is bounded in the North West by the

remaining portion of the said site formerly occupied by the Auberge de France, on the South-West by South Street and in the South-East partly by Old Bakery Street and partly by the said substation. The said sub-station occupies an area of eight and six tenths square canes (8 6/10 sq. canes) and is bounded on the North West and South West by the said building site, and on the South East by Old Bakery Street. The grant had been made for the yearly ground rent of one pound per square cane, equivalent to three hundred and forty-four Malta Liri (Lm344), payable yearly in advance.

The building site and the airspace had subsequently been constructed, and in the present day is known as the 'Workers' Memorial Building' in South Street, Valletta, and consists of seven (7) levels of building, namely;

- (a) Level Minus Two (-2) being the first level of building;
- (b) Level Minus One (-1) being the second level of building;
- (c) Level Zero (0) being the ground floor level and namely the third level of building;
- (d) Level One (1) being the first floor level, namely the fourth level of building;
- (e) Level Two (2) being the second floor level, namely the fifth level of building;
- (f) Level Three (3) being the third floor level, namely the sixth level of building;
- (g) Level Four (4) being the fourth floor level, namely the seventh level of building and is the Roof Level of the Building;
- (h) The Common Parts of the Building namely the parts hatched in green on the plan having reference 'P' 'D' one hundred and forty seven underscore ninety seven underscore one underscore letter 'B' (PD 147_97_1_B) hereto attached and marked as **Document ' '**, at various levels having an aggregate area of circa seventy six squared metres (76 m²) on the Level Minus Two (-2), one hundred and twenty two squared metres (122m²) on the Level Minus One (-1), two hundred and twenty squared metres (220 m²) on the Level Zero (0) and one hundred and seventy squared metres (170m²) on the Level One (1)

hereinafter referred to as the '**Workers' Memorial Building**'.

The emphyteutical grant is governed by the conditions of the Emphyteutical Deed, of which:

(a) Condition four :- *'The emphyteuta shall use the building to be erected on the said site as aforesaid solely for Trade Union Activities including the present activities of the General Workers Union and of the Union Press and other purposes directly connected therewith'.*

(b) Condition six :- *'The building to be erected on the site shall not either wholly or in part be transferred assigned or let to third parties for commercial purposes'.*

The General Worker Union had requested the Government to amend the above two clauses in respect only of the immovables described hereunder namely:-

(i) the part of the building at Valletta forming part of the unnumbered premises housing the offices of the General Workers Union, accessible from Old Bakery Street and marked as Level minus one (-1) bordered in red on the plan here attached (Land Drawing one hundred forty seven A bar ninety seven underlying other property forming part of the same offices and overlying level minus two (-2) and bounded on the South-West by South Street, South-East by Old Bakery street and North-West by Government property measuring one thousand two hundred and eighteen square metres circa, (ii) the part of the building at Valletta forming part of the unnumbered premises housing the offices of the General Workers Union, accessible from Old Bakery Street and marked as Level minus two (-2) bordered in red on the plan here attached Land Drawing one hundred and forty seven bar ninety seven underlying level minus one described above and overlying partly level minus three (-3) and bounded on the South-West partly by South Street and partly by Government property, South- East partly by Old Bakery Street and partly by property of EneMalta Corporation and North West by Government property having an area of circa one thousand one hundred and twenty two square metres;

(iii) the part of the building at Valletta forming part of the unnumbered premises housing the offices of the General Workers Union accessible from level minus two and marked as level minus three and bordered in red on the plan herewith attached Land Drawing one hundred and forty seven bar ninety seven underlying level minus two above described and bounded on all sides by

property held on perpetual emphyteusis by the General Workers Union having an area of circa ninety nine square metres.

The amendments had been requested in view that the Union Press no longer operated from the premises and the consequent possibility of utilising the new available space to better carry out its operations in the interests and for the benefit of its members.

Consequently, the General Workers Union had requested that it would be allowed to transfer, assign or let (rent) to any company in which the General Workers Union has over fifty-one per cent (51%) of the shareholding of such Company and for such duration as it holds such percentage shareholding and this for a commercial purpose.

And whereas the Government of Malta had acceded to this request and the amendments to the Emphyteutical Deed were crystallised by means of a deed of Modification of Emphyteutical Concession in the records of Notary Doctor Vincent Miceli, a Notary Public in the Lands Department, dated the twelfth (12th) of December of the year nineteen hundred and ninety seven (1997) hereinafter referred to as the '**Modification Deed**' wherein the Government of Malta modified the Emphyteutical Deed as regards only the three immovables described under (i) (ii) and (iii) above as follows:-

"(a) Government recognise the fact that the Union Press no longer operates from the immovable granted in virtue of the deed abovementioned in the Records of Notary Victor Miller

(b) Government authorises the emphyteuta to transfer, assign or let for commercial purposes to any Company in which the General Workers Union has over fifty one per cent (51%) of the shareholding of such company and for such duration as it holds such percentage shareholding."

The Government of Malta and the General Workers Union have now agreed to modify the Modification Deed in the sense that the clause 'b' above quoted is to be removed in its entirety. The Government of Malta and the General Workers' Union have further agreed that the areas which are hatched in red on the plan having reference 'P' 'D' one hundred and forty seven underscore

ninety seven underscore one underscore letter 'B' (PD 147_97_1_B) hereto attached and marked as Document ' ', are to remain governed by the conditions of the Emphyteutical Deed as well as the Modification Deed, as amended by this present deed. Furthermore, The Government of Malta and the General Workers' Union have further agreed that the areas which are hatched in blue on the plan having reference 'P' 'D' one hundred and forty seven underscore ninety seven underscore one underscore letter 'B' (PD 147_97_1_B) hereto attached and marked as Document ' ', should not be restricted by conditions four and six in the Emphyteutical Deed or by condition (b) of the Modification Deed, and that therefore the General Workers' Union may utilise the said areas without restrictions, including assigning or letting such areas, in whole or in part, for commercial purposes. The Common Areas marked in green on the plan having reference 'P' 'D' one hundred and forty seven underscore ninety seven underscore one underscore letter 'B' (PD 147_97_1_B) hereto attached and marked as Document ' ', shall be the areas intended for common use to serve and access both the areas which are hatched in red and blue on the plan having reference 'P' 'D' one hundred and forty seven underscore ninety seven underscore one underscore letter 'B' (PD 147_97_1_B) hereto attached and marked as Document ' '.

Now therefore the parties hereby agree to modify the terms of the Modification Agreement in the following sense:

A. Removal of the effects of clause 'b' of the Modification Deed

At first instance, with reference to the Modification Deed particularly the clause 'b' and following paragraph of the same which read:

“(b) Government authorises the emphyteuta to transfer, assign or let for commercial purposes to any Company in which the General Workers Union has over fifty one per cent (51%) of the shareholding of such company and for such duration as it holds such percentage shareholding.

In view of and as a condition of the above amendments, a five percentage (5%) of annual profits after tax from any commercial undertakings carried out in

said premises are to be deposited into a fund managed by the General Workers Union, to be utilised for the specific objectives of promoting consumer affairs for the benefit of the general public.”

the Government of Malta and the General Workers’ Union hereby agree to remove this clause and subsequent paragraph from the Modification Deed in their entirety in that they shall render themselves without effect to any part of the Workers’ Memorial Building.

The parties shall now set out to describe the conditions which shall govern the respective areas of the Workers’ Memorial Building.

B. Areas which are for the Exclusive Use of the General Workers’ Union

At second instance, the Government of Malta and the General Worker’s Union hereby agree that the following divided portions of immovable property, marked in red on the plan having reference ‘P’ ‘D’ one hundred and forty seven underscore ninety seven underscore one underscore letter ‘B’ (PD 147_97_1_B) hereto attached and marked as **Document ‘ ‘**, are intended for trade union purposes and are therefore for the exclusive use of the General Workers’ Union and are therefore to continue to be governed by the conditions in the Emphyteutical Deed and the Modification Deed, as amended by the present deed:

- (a) The divided portion of the ‘Workers’ Memorial Building’, at Level Minus One (-1) as better defined above, having an aggregate area of circa five hundred and thirty-nine square metres (539 m2), bounded _____, accessible through Common Parts abutting onto South Street, Valletta;
- (b) The divided portion of the ‘Workers’ Memorial Building’, at Level Zero (0) as better defined above, having an aggregate area of two hundred and fifty square metres (250m2), bounded _____, accessible through Common Parts abutting onto South Street, Valletta;
- (c) The divided portion of the ‘Workers’ Memorial Building’, at Level One (1) as better defined above, having an aggregate area of five hundred and thirty-one square metres (531m2), bounded _____, accessible through Common Parts abutting onto South Street, Valletta;

(d) The divided portion of the 'Workers' Memorial Building, at Level Two (2) as better defined above, having an aggregate area of one thousand one hundred and two square metres (1,102 m2), bounded _____, accessible through Common Parts abutting onto South Street, Valletta;

(e) The divided portion of the 'Workers' Memorial Building', at Level Three (3) as better defined above, having an aggregate area of one thousand three hundred and thirty-six square metres (1336 m2), bounded _____, accessible through Common Parts abutting onto South Street, Valletta;

(f) The divided portion of the 'Workers' Memorial Building', at Level Four (4) as better defined above, having an aggregate area of one hundred and seventeen square metres (117 m2), bounded _____, accessible through Common Parts abutting onto South Street, Valletta;

All shown hatched in red on the plan having reference 'P' 'D' one hundred and forty-seven underscore ninety-seven underscore one underscore letter 'B' (PD 147_97_1_B) hereto attached and marked as **Document ' ' , with perpetual and uninterrupted access through the common parts hatched in green on the same plan.**

C. Areas with unrestricted use

At third instance the Government of Malta and the General Worker's Union hereby agree that the following divided portions of immovable property, marked in blue on the plan having reference 'P' 'D' one hundred and forty seven underscore ninety seven underscore one underscore letter 'B' (PD 147_97_1_B) hereto attached and marked as **Document ' ' , may be utilised without restrictions, including assigning or letting such areas, in whole or in part, for commercial purposes and that therefore the conditions numbered four (4) and six (6) and the following paragraph in the Emphyteutical Deed which read:**

(a) Condition four :- "The emphyteuta shall use the building to be erected on the said site as aforesaid solely for Trade Union Activities including the present activities of the General Workers Union and of the Union Press and other purposes directly connected therewith'.

(b) Condition six :- “The building to be erected on the site shall not either wholly or in part be transferred assigned or let to third parties for commercial purposes.

In view of and as a condition of the above amendments, a five percentage (5%) of annual profits after tax from any commercial undertakings carried out in said premises are to be deposited into a fund managed by the General Workers Union, to be utilised for the specific objectives of promoting consumer affairs for the benefit of the general public.”

shall not apply to these areas:

(a) The divided portion of the ‘Workers’ Memorial Building, at Level Minus Two (-2) as better defined above, having an aggregate area of circa one thousand one hundred and sixty-eight square metres (1,168 m2), bounded _____, accessible through Common Parts abutting onto South Street, Valletta;

(b) The divided portion of the ‘Workers’ Memorial Building’, at Level Minus One (-1) as better defined above, having an aggregate area of circa five hundred and eighty seven square metres (587 m2), bounded _____, accessible through Common Parts abutting onto South Street, Valletta;

(c) The divided portion of the ‘Workers’ Memorial Building, at Level Zero (0) as better defined above, having an aggregate area of one thousand and fifteen square metres (1,015 m2), bounded _____, accessible through Common Parts abutting onto South Street, Valletta;

(d) The divided portion of the ‘Workers’ Memorial Building, at Level One (1) as better defined above, having an aggregate area of five hundred and thirty square metres (537m2), bounded _____, accessible through Common Parts abutting onto South Street, Valletta;

All shown hatched in blue on the plan having reference ‘P’ ‘D’ one hundred and forty seven underscore ninety seven underscore one underscore letter ‘B’ (PD 147_97_1_B) hereto attached and marked as **Document ‘ ‘**, with perpetual and uninterrupted access through the common parts hatched in green on the same plan.

Now therefore by virtue of this deed the Government of Malta and the General Workers' Union hereby agree to modify the terms of the Emphyteutical Deed and the Modification Deed to reflect the modifications as above described above described, and this under the following terms and conditions:

1. This deed of modification is being made and accepted for the consideration of one million eight hundred and nine thousand three hundred and fifty Euro (€1,809,350) hereinafter referred to as the 'Consideration', which sum has been determined by three architects' valuations and has been agreed upon by the parties. The General Workers' Union shall pay the Consideration in fifteen (15) equal and annual instalments. The first payment of one hundred and twenty thousand and six hundred and twenty three Euro and thirty four cents (€120,623.34) is being paid by the General Workers' Union to the Government of Malta who accepts, today, for which it tenders due receipt, and the subsequent payments shall be payable on every anniversary of this deed for the subsequent fourteen (14) years in the annual amount of one hundred and twenty thousand and six hundred and twenty three Euro and thirty four cents (€120,623.34) until the Consideration is paid in full and final settlement. No interest shall be incurred on the balance of the Consideration from time to time.
2. This deed of Modification is being made after a resolution of the House of Representatives dated the _____ and bearing reference _____ in terms of Article thirty-one sub-article 'c' (31(c)), of the Government Lands Act, Chapter five hundred and seventy three of the laws of Malta (Cap 573).
3. Notarial Fees and Expenses as well as Duty on Documents and Transfers shall be borne by the General Workers' Union.

Save for the aforesaid modifications, the parties confirm and ratify the contents of the Emphyteutical Deed and the Modification Deed.

Statutory Declarations

For the purposes of Act number seventeen of the year one thousand nine hundred and ninety-three (XVII/1993) relative to Duty on Documents and other Transfers, it is hereby being declared that the immovable property was granted by the Government of Malta by title of perpetual emphyteusis in the records of Notary to Government Victor Miller dated the 7th February 1957 and was further modified by means of a deed in records of Notary Vincent Miceli dated the 12th December 1997.

The annual and perpetual ground rent was redeemed by a Schedule of Deposit deposited in the Registry of the Civil Court (First Hall) on the twenty second (22nd) May of the year two thousand and fifteen (2015).

For the purposes of the same act duty payable by the General Workers' Union at the rate of five per cent (5%) amounts to ninety thousand four hundred and seventy Euro (€90,470).

The parties declare that the value attributed by them to the immovable hereby transferred is true and just and this after I the Notary undersigned explained to them the importance of the veracity of this declaration.

For the purposes of Act number eighteen of the year one thousand nine hundred and ninety-four (VXIII/1994), no tax is payable by the Government of Malta.

For the purposes of sub-article twelve (12) of Article five letter 'A' (5A) of Chapter one hundred and twenty three (123) of the Laws of Malta, the parties declare, after I the undersigned Notary explained to them the importance of the veracity of this declaration, to have declared in this deed all the facts which determine whether the transfer on this deed is one to which Article five letter A (5A) applies as well as all the facts that are relevant for ascertaining the proper amount of tax chargeable or any exemption thereof, including the real value of the immovable hereby transferred 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 said parties make this declaration after I the undersigned Notary have warned them about the importance of the truthfulness of this declaration.

The General Workers Union (Clause re CAP 246) is a trade union duly constituted and registered with the Registrar of Trade Unions in terms of article 53 et seq of Chapter 452 of the Laws of Malta.

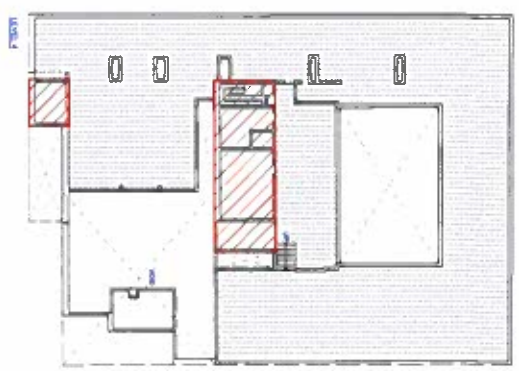
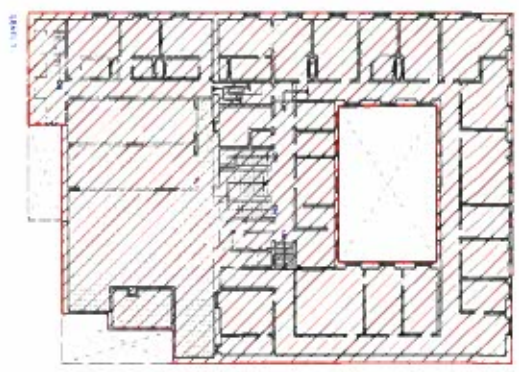
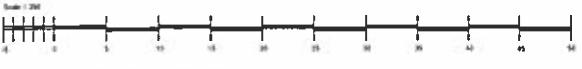
For the purposes of the Land Registration Act, it is being declared that from a search carried out in the Land Registry I the undersigned Notary declare that

For the purposes of the Prevention of Money Laundering Act, Chapter three hundred seventy three (Cap 373) the Purchaser declares that the funds used to purchase the immovable property by virtue of this deed do not derive from money laundering activities or any other criminal or illegal activity including the evasion of tax. The Vendor declares that the funds used to acquire the immovable property being sold did not derive from money laundering activities or any other criminal or illegal activity including the evasion of tax. This declaration is being made by the parties after I have informed them of the importance of the truthfulness of this their declaration according to law.

All legal and Notarial expenses, connected with this deed shall be borne by the emphyteuta.

This deed has been done, read and published after I the undersigned Notary explained the contents hereof to the parties hereto according to law here in Malta, Valletta,

Handwritten mark



Scale 1:500
 Ref. No. 2011

Property No. 48788

- Areas for the Owner's exclusive use
 - Level 1: 528sqm
 - Level 2: 528sqm
 - Level 3: 528sqm
 - Level 4: 117sqm
 - Total: 1702sqm
- Areas available for commercialisation
 - Level 2: 118sqm
 - Level 3: 581sqm
 - Level 4: 117sqm
 - Level 1: 528sqm
 - Total: 1344sqm (78.59% of the Gross Leasable Floor Space amounting to 1717sqm)
- Common Areas
 - Level 2: 79sqm
 - Level 3: 220sqm
 - Level 4: 220sqm
 - Level 1: 117sqm

LANDS Authority
 Authority of Revenue
 10, Cotton Street, Valletta
 Valletta, Malta

Valletta
 1, 2011

147, 27, 2, 3
 VALLETTA

17/02/2012

apl (A.L. Qant)

09/ February, 2014

Plans are as submitted on 7th July 2011. Plans created under the laws of July 2003 & January 2004.



LANDS
Authority

1. Dettalji tar-Rapport

1.1 Numru tal-Fajl tal-Awtorità

RED/00039/2023 - TR/3971/1932

1.2 Indirizz tal-Propjetà / Sit li Qed Tiġi Valutata

Workers' Memorial Building, formerly (Auberge De France), Triq
in-Nofs in-Nhar c/w Triq l-Ifran, Valletta, Valletta, Malta

L-indirizz tal-propjetà, kull fejn applikabbli, għandu jkun fil-forma li l-ewwel l-isem tal-propjetà, in-numru tal-bieb, l-isem tat-triq, l-isem tal-lokalità u fl-aħħar l-isem tal-kunsill lokali. Fil-każ ta' art, l-indirizz għandu jindika l-isem tat-triq pubblika li tagħti aċċess għas-sit. Fejn l-art jew bini għandhom faċċata fuq aktar minn triq waħda, għandu jitniżżel l-isem ta' kull triq.

1.3 Dettalji tal-Perit Inkarigat

Isem:	Mariello
Kunjom:	Spiteri
Isem tal-Kumpanija: <i>fejn applikabbli</i>	EMDP Ltd.
Indirizz tal-Uffiċċju:	154; Eucharistic Congress Road Mosta - MST 9037 Malta
Numru tal-karta tal-Identità:	395865(M)
Mowbajl:	+356 99474861
Indirizz elettroniku:	info@emdp.eu
Numru tal-Warrant:	291

F'Kaž Li Hemm Aktar Minn Perit Wiehed

Isem: Melanie
Kunjom: Spiteri
Isem tal-Kumpanija: *fejn applikabli* Peritms
Indirizz tal-Uffiċċju: No 13,
Triq L Sant,
MScala
Numru tal-karta tal-Identità: 486381(M)
Mowbajl: 79539511
Indirizz elettroniku: melanie@peritms.com
Numru tal-Warrant: 630

F'Kaž Li Hemm Aktar Minn Żewġ Periti

Isem: Dr Hermann
Kunjom: Bonnici
Isem tal-Kumpanija: *fejn applikabli* Mhux applikabli
Indirizz tal-Uffiċċju: 27, Triq il-Kappella tal-Mirakli, H'Attard.
Numru tal-karta tal-Identità: 0375972(M)
Mowbajl: 99407543
Indirizz elettroniku: hermann.bonnici@learti.org
Numru tal-Warrant: 332

1.4 Deskrizzjoni tal-Inkarigu:

Il-proprjeta' hawn fuq imsemmija hija soggetta għal kundizzjoni:

"The government authorises the emphyteuta to transfer, assign or let (rent) for commercial purposes to any company in which the General Workers Union has over fifty-one per cent (51%) of the shareholding of such company and for such duration as it holds such percentage shareholding "

L-ewwel inkarigu

L-ewwel inkarigu li kien nghata fl-14 t' Awwissu 2023 kien jitlob li ssir stima tal-valur għat-tneħħija ta' din il-kundizzjoni li tirrigwarda tlett partijiet separati minn din il-binja. Dawn il-partijiet kienu mmarkati bil-blu fuq il-pjanta provduta mill-Awtorita'.

NB: Il-pjanta provduta mill-Awtorita' għall-ewwel inkarigu kienet tindika li l-parti delineata bil-blu fil-livell -2 għandha kejl superfiċjali ta' 1,204.37mk, dik fil-livell -1 għandha kejl superfiċjali ta' 839.35mk, filwaqt li dik fil-pjan terran għandha kejl superfiċjali ta' 367.17mk. Meta saru l-verifici necessarji nstab li l-kejl superfiċjali hekk kif imkeiell minn fuq il-pjanta provduta huwa kif indikat hawn taht: +

Il-Perit għandu jiddeskrivi x-xogħol li tqabbd jagħmel mill-Awtorità u jiddikjara li kull informazzjoni li giet pprovduta fir-rapport u f'kull pjanta u/jew dokument ieħor anness hija preċiża u veritjiera.

2. Dokumenti Pertinenti

Kull dokument anness ma dan ir-rapport peritali għandu jkun identifikat b'referenza unika.

2.1 Site Plan: Annetti

Ir-rapport għandu jkollu anness site plan l-aktar riċenti tal-Awtorità tal-Ippjanar a skala 1:2,500 f'daqs ta' A4 bil-propjeta' in kwistjoni ċċentrata fil-pjanta u mmarkata bl-aħmar u li turi, fejn applikabbli, l-limiti taż-żona tal-iżvilupp, l-limiti taż-żona ta' konservazzjoni urbana u l-allinjament skemat tal-bini. Fil-każijiet fejn id-data tal-istima ma tkunx dik attwali għandha tintuża wkoll site plan tal-eqreb sena lejn dik tal-istima.

2.2 Pjanta tal-Propjeta: Annetti

Fil-każ ta' bini għandu jkun hemm pjanta ta' kull sular a skala 1:100 li qatt m'għandha tkun iżgħar minn A4, jew kif ipprovduti mill-Awtorità. Pjanti oħra bħal faċċati u sezzjonijiet jistgħu jiżiedu jekk, f'każijiet eċċezjonali, il-Perit iħoss li jistgħu jgħinu fil-gustifikazzjoni tal-valur tal-propjeta' li jkun wasal għalih u li r-ritratti rikjesti taht paragrafu 3.8 ma jkunux suffiċjenti. Fil-każ ta' art, il-pjanta għandha tkun a skala 1:500 u tkun turi karatteristiċi tas-sit bħal sigar, arbuxelli, kmamar, hitan tas-sejjiiegħ u attribwiti simili, jew kif ipprovduta mill- Awtorità.

2.3 Orthophotomap: Annetti

Għandha tkun inkluża orthophotomap l-aktar riċenti tal-Awtorità tal-Ippjanar f'daqs ta' A4 bil-propjetà in kwistjoni ċċentrata fil-mappa u mmarkata bl-aħmar. Fil-każijiet fejn id-data tal-istima ma tkunx dik attwali għandha tintuża wkoll l-orthophotomap tal-eqreb sena lejn dik tal-istima.

2.4 Ritratti tas-Sit: Annetti

Ritratti tas-sit għandhom jittieħdu biex juru l-propjetà in kwistjoni kollha f'ritratt wieħed, ritratt ieħor irid juri l-propjetà u l-propjetà fuq in-naħa tal-lemin u ritratt ieħor irid juri l-propjetà u l-propjetà fuq in-naħa tax-xellug u ritratti tal-istreetscape. Dawn ir-ritratti jridu jkunu riferuti fuq site plan li turi l-pożizzjoni li ttieħdu minnha.

2.5 Ritratti minn Ġewwa: Annetti

Ritratti minn ġewwa għandhom jagħtu mpressjoni ċara tal-istat li tinsab fiha l-propjetà. Għandha tiġi ndikata d-data meta ttieħdu r-ritratti tal-propjetà li ma tistgħax tkun qabel id-data tal-kummissjoni tar-rapport mill-Awtorità.

2.6 Kopji tal-Policies u Mapep Minn Pjani Lokali: Annetti

Għandhom jiġu annessi kopji tal-Policies u mapep minn Pjani Lokali u tingħata deskrizzjoni dwar x'impatt kellhom fuq il-valur aħħari. Għandu jkun hemm indikazzjoni jekk il-propjeta' hiex ġewwa ż-żona tal-iżvilupp jew le, x'inhu l-għoli permissibli, eċċ. Għal aktar dettalji ara paġna 8 ta' dan ir-rapport.

2.7 Operazzjonijiet Paragunabbli: Annetti mhux anqas minn żewġ operazzjonijiet paragunabbli. L-Awtorità tiriserva d-dritt li titlob għal aktar minn żewġ operazzjonijiet paragunabbli fejn tħoss li huwa neċessarju

Il-Perit inkarigat huwa obbligat jannetti mhux anqas minn żewġ operazzjonijiet paragunabbli li fuqhom ġie ibbazat il-valur tal-propjeta in kwistjoni. Il-Perit huwa obbligat li jipprovdi is- sors tal-operazzjonijiet paragunabbli. F'każ ta' espropriu l-operazzjonijiet paragunabbli għandhom ikunu ibbażati fuq kuntratti li għandhom jiġu provduti lilu mill-Awtorità stess. Ara paġna 7 għal aktar dettalji.

2.8 Kopja tal-Ittra tal-Ingagġ mill-Awtorità:

Il-Perit għandu jannetti kopja tal-imejl tal-ingagġ li jkun ircieva mingħand l-Uffiċċju tal-Istimi fi hdan l-Awtorità tal-Artijiet.

3. Dati Pertinenti

3.1 Data ta' Meta Inghata l-Inkarigu

14 ta' Frar, 2024 (ghat tieni inkarigu)

3.2 Data ta' Meta Sar l-Aċċess fuq il-Proprjetà/sit

18 Awwissu, 2023 (ghal 1 inkarigu u ghat 2 inkarigu)

Din id-data ma tistax tkun qabel id-data tal-kummissjoni tar-rapport mill-Awtorità

3.3 Data tar-Rapport

20 ta' Gunju, 2024

3.4 Data li Saret Referenza Għaliha Meta Ġiet Valutata il-Proprjetà Fejn Applikabli

2024

F'ċertu każijiet stipulati mill-Att Dwar l-Artijiet tal-Gvern (Kap. 573) jew minn xi liġijiet oħrajn preċedenti, ikun meħtieġ li jkun determinat il-valur ta' proprjetà f'data speċifika li ma tkunx dik attwali bħal per eżempju fiċ-ċirkostanzi tal-artikolu 44.

4. L-Istat li l-Propjetà Kienet Fiha fid-Data li Saret Referenza Għaliha Meta Giet Valutata l-Propjetà

Id-deskrizzjoni f'din it-taqsimat trid tagħmel riferenza għal pjanti, ritratti u dokumenti oħra li jkunu għew imsemmija fit-taqsimat dwar dokumenti pertinenti paragrafi 2.1 sa 2.6

4.1 L-attribwiti fiżiċi tal-propjetà fid-data li tkun saret referenza għaliha f'paragrafu 3.2

L-ispazji kummerċjali valutati f'dan ir-rapport jiffurmaw parti minn binja ikbar li tinsab fi Triq Nofsinhar kantuniera ma Triq l-Ifran. Din il-binja nbriet lejn l-aħħar tas-snin ħamsin u l-bidu tas-snin sittin.

L-ewwel spazju għandu kejl superfiċjali ta' 1141.62mk u jinsab fil-livell -2 ta' din il-binja. Dan l-ispazju huwa livell ma Triq l-Ifran u għandu aċċess dirett minn din it-Triq. Dan l-ispazju huwa maqsum f' żewġ partijiet. Il-parti ta' quddiem tintuża bħala teatru fil-waqt li l-parti ta' wara hija vakanti. Din il-parti għandha biĥha fuq wara ta madwar 10.35m wisa' b' 3.84m fond. L-ispazji kollha huma fi stat ta' manutenzjoni tajba, u huma miżmuma f'kundizzjoni tajba.

It-Tieni spazju għandu kejl superfiċjali ta' 587.00 mk u jinsab fil-livell -1 ta' din il-binja. Dan l-ispazju huwa maqsum f'żewġ partijiet, u ż-żewġ partijiet għandhom aċċess dirett u separat minn Triq l-Ifran. Parti minn dan is-sular tintuża bħala uffiċini tal-aġenzija ARMS u l-parti l-oħra tintuża bħala uffiċini ta' aġenzija tal-assigurazzjoni. L-ispazji kollha huma fi stat ta' manutenzjoni tajba, u huma miżmuma f'kundizzjoni tajba.

It-tielet spazju għandu kejl superfiċjali ta' 1,015.00 mk u jinsab fil-pjan terran ta' din il-binja. Dan l-ispazju għandu aċċess dirett minn Triq Nofsinhar. Dan l-ispazju jintuża bħala ristoranti u jinsab fi stat ta' manutenzjoni tajbe, u huwa miżmum f'kundizzjoni tajba.

Ir-raba' spazju iinsab fil-ewwel sular u għandu kejl superfiċjali ta' madwar



Kull rapport għandu jkollu deskrizzjoni ġenerali tal-propjetà bħal minn fejn hi aċċessibbli (triq maġġuri/triq residenzjali jew kummerċjali/sqaq), kemm fiha livelli taħt it-triq, kemm hemm sulari 'l fuq mit-triq, jekk tinkludix btieħi u/jew ġonna u jekk hemmx sigar, data approssimattiva ta' meta nbriet u ftit kliem dwar d-disinn u l-arkitettura tal-bini. Elementi fil-faċċata, bħal lavur, u fuq għewwa li jkollhom xi valur storiku jew li jistgħu jkunu importanti li jiġu kkonservati għandhom jiġu deskritti b'mod aktar dettaljat.

4.2 L-istat tal-istruttura u dettalji oħra

Il-binja hija mibnija bil-gebla tal-franka u msaqqfa bil-konkos rinforzat. L-istruttura tidher fi stat tajjeb u ma ġew innotati l-ebda ħsarat waqt l-ispezzjoni li saret fid-data msemmija iktar 'l fuq f'dan ir-rapport.

Ir-rapport irid jiddeskrivi ukoll l-istat tal-istruttura u jispjega l-metodu ta' kostruzzjoni inkluż tal-pedamenti fejn possibbli, l-istat tal-aperturi u tal-finishes kollha tal-binja, is-servizzi tad-dawl, ilma, drenaġġ u telekomunikazzjoni u l-istat tal-bjut u soqfa oħra esposti għall-elementi. Elementi strutturali tradizzjonali bħal ħnejjet, travi tal-injam u soqfa tax-xriek u kileb, u aperturi tradizzjonali tal-injam jew ħadid għandhom jiġu emfasizzati.

4.3 Qisien tal-Proprietà

Ill-pjanta provduta mill-Awtorità tindika li l-parti delineata bil-blu fil-livell -2 għandha kejl superfiċjali ta' 1,168mk, dik fil-livell -1 għandha kejl superfiċjali ta' 587mk, filwaqt li dik fil-pjan terran għandha kejl superfiċjali ta' 1,015mk. L-ewwel sular għandu kejl superfiċjali ta' 530 mk. Meta saru l-verifiċi neċessarji nstab li l-kejl superfiċjali hekk kif imkejjel minn fuq il-pjanta provduta huwa kif indikat hawn taħt:

Livell -2 = 1,141.62 mk

Livell -1 = 587.0mk

Livell 0 = 1,015.0mk

Livell 1 = 530.0mk

Din il-valutazzjoni qegħda ssir a bażi tal-qisien imkejla u verifikati minn fuq il-pjanta.

Ir-rapport irid jinkludi paragrafu dwar il-qisien tal-propjetà kif ipprovdut mill-Awtorità jew minn qisien miġbura minn fuq il-post – it-tul tal-faċċata fuq it-triq u l-fond massimu tas-sit, il-metraġġ kwadrat tas-sit, il-metraġġ kwadrat tal-bini fuq kull sular, il-qisien tal-btiehi u fil-każ ta' bini residenzjali n-numru ta' kmamar tas-sodda u kmamar tal-banju. F'din il-parti, il-Perit għandu jindika jekk il-qisien humiex konformi ma' regoli u policies li jikkontrollaw tali qisien, partikolarment l-A.L. 227 tal-2016 (Regolamenti dwar l-ippjanar tal-iżvilupp (Saħħa u Sanita') u jekk le humiex koperti b'permess tal-iżvilupp jew inbnewx qabel l-1967.

5. L-użu li kien qed isir mill-propjetà fid-data li saret referenza għaliha meta giet valutata l-propjetà

L-ispazji kummerċjali valutati f'dan ir-rapport jiffurmaw parti minn binja ikbar li tinsab fi Triq Nofsinhar kantuniera ma Triq l-Ifran.

L-ewwel spazju jinsab fil-livell -2 ta' din il-binja u huwa maqsum f' żewġ partijiet. Il-parti ta' quddiem tintuża bħala teatru filwaqt li l-parti ta' wara hija vakanti. Din il-parti kienet tintuża bħala stamperija.

It-Tieni spazju jinsab fil-livell -1 ta' din il-binja. Dan l-ispazju huwa maqsum f' żewġ partijiet. Parti minn dan is-sular tintuża bħala uffiċini tal-aġenzija ARMS u l-parti l-oħra tintuża bħala uffiċini ta' aġenzija tal-assigurazzjoni.

It-tielet spazju jinsab fil-pjan terran ta' din il-binja u jintuża bħala ristoranti/ canteen.

Ir-raba' spazju jinsab fl-ewwel sular ta' din il-binja u jintuża primarjament bħala uffiċini.

Il-Perit irid jidentifika l-użu prinċipali tal-binja u mbagħad jiddeskrivi l-użi fuq kull sular kemm taht u kemm 'l fuq mill-livell tat-triq. Huwa importanti li r-rapport ikun jinkludi wkoll deskrizzjoni tal-karattru tal-madwar estern tal-propjetà, partikolarment użi jew attribwiti oħra li jista' jkollom impatt fuq il-valur tal-propjetà.

6. Informazzjoni Dwar Drittijiet ta' Terzi

Mhux applikabbli.

Ir-rapport għandu jidentifika b'mod ċar dawk id-drittijiet kollha li jista' jkollhom terzi persuni fuq il-propjetà li jinkludu ċnus u kirjiet eżistenti u l-valur u d-data tal-iskadenza tagħhom, użufrutt, servitujiet u kull piż ieħor li jista' jkollu impatt fuq il-valur tal-propjetà.

7. Operazzjonijiet Paragunabbli

7.1 L-ewwel operazzjoni paragunabbli

Operazzjonijiet Paragunabbli – Nru 1:

Il-firmatarji ta' dan ir-rapport ħadu konjizzjoni tas-sit, il-posizzjoni geografika tiegħu kif ukoll il-potenzjal ekonomiku tas-sit. Intalbet ukoll kopja tal-kuntratti kurrenti tal-kirjiet minghand l-emfitewta. Gie spjegat li attwalment il-partijiet valutati f'dan ir-rapport qed jintużaw minn erba' azjendi separati. L-emfitewta għandu sehem kummerċjali fi tnejn minn dawn l-azjendi filwaqt li m'għandu l-ebda konnessjoni kummerċjali mat-tnejn l-oħra. L-emfitewta ipprovda kopji tal-kuntratti tal-kiri li għandu ma dawn iż-żewġ entitajiet tal-aħħar.

Kuntratt Nru 1: Terzi Numru 1 li jokkupaw parti mis-sular fil-livell Nru 1 li għandu aċċess dirett minn Triq l-Ifran. Dan is-sit għandu aria superfiċjali ta' madwar +

7.2 It-tieni operazzjoni paragunabbli

Operazzjonijiet Paragunabbli – Nru 2:

<https://officespace.rent/property/vincenti-buildings-valletta-office-let/>

Property description: Vincenti Buildings Valletta Office To Let measuring around 85sqm. The office is on ground level with 2 entrances and split into 2 rooms. Fully air conditioned. The listed price is €1500 per month.

7.3 Operazzjonijiet paragunabbli oħra

Operazzjonijiet Paragunabbli – Nru 3:

<https://www.propertymarket.com.mt/view/commercial-property-to-rent-valletta-4122532301898821600/>

Property description: Fully furnished 110 sqm office for rent in Valletta The office is in a prime location in Valletta and close to all amenities It consists of : Hall entrance with welcome area 3 separate office spaces 1 board room 1 full kitchen All rooms are air-conditioned 3rd floor served with lift 2 separate entrances

Informazzjoni Utli

Skont l-Artiklu 79 (3) (e) tal- Kap. 573 tal- Ligijiet ta' Malta, ir-rapport ta' Stima Peritali għandu jinkludi: "l-operazzjonijiet paragunabbli, jekk ikun hemm, li l-proprietà tkun giet valutata b'riferenza għalihom". L-Awtorità tal-Artijiet ikkummissjonat ir-rapport: "Consolidated Document on Property Valuation: A Compilation of Information and Examples" li jista' jiġi mnizzel mis-sit elettroniku: <https://landsauthority.org.mt/wp-content/uploads/2018/03/Valuations-Manual-LA.pdf>. F'paġna 54 ta' dan ir-rapport hemm indikazzjoni ta' sorsi lokali li jistgħu jintużaw biex wiehed jottjeni operazzjonijiet paragunabbli: "Useful sources of data include the Central Bank, real estate agents, National Statistics Office, Planning Authority, consideration of development activity in the nearby area. The valuer should also bear in mind the final target consumer and what is required, sought and afforded by this target consumer."

Għalhekk huwa mistenni li meta jiġi pprezentat ir-rapport ta' Stima Peritali, l-operazzjonijiet paragunabbli, inkluż is-sors tagħhom (eż. numru ta' referenza jew identifikazzjoni fil-każ ta' entries minn databases ta' estate agents) iridu jiġu mnizzla waħda waħda, b'mod ċar. L-operazzjonijiet paragunabbli għandhom ikunu relevanti għal propjetà in kwistjoni, speċjalment li jkun fl-istess lokalità u b'karatteristiċi simili.

Il-Perit għandu dejjem jagħmel referenza għall-valuri li jkun indikati fil-kuntratti tat- trasferiment jew akkwist ta' propjetà paragunabbli li l-Perit għandu jottjeni mingħand l-Awtorità stess. Jekk tali kuntratti ma jkunux fil-pussess tal-Awtorità, il-Perit għandu jannetti dikjarazzjoni mill-Awtorità f'dan is-sens.

Fejn hu possibli, għandha tingabar informazzjoni minn iktar minn sors wiehed. Sorsi oħra li jistgħu jintużaw jinkludu:

(i) Kuntratti notarili ta' bejgħ ta' propjetà; - Dikjarazzjonijiet ta' Akkwist tal-Art, li jiġu ppublikati fuq il-Gazzetta tal-Gvern; (ii) Deciżjonijiet tal- Bord ta' Arbitraġġ dwar Artijiet, li jistgħu jiġu mnizzlin mis-sit elettroniku: <https://ecourts.gov.mt/onlineservices/Judgements/Search>

Sorsi differenti jistgħu jstabilixxu valuri differenti (minhabba kummissjonijiet jew senseriji, per eżempju). Għalhekk huwa mistenni li l-Perit jispjega b' mod ċar: (a) kif dawn il-valuri ntuzaw biex wasal għal valur aħhari; (b) il-varjazzjonijiet li għamel fuq dawn il-valuri u r- raġunijiet għal dawn il-varjazzjonijiet; (c) u l-kalkoli kollha li qed jiġu kkunsidrati.

8. Informazzjoni dwar il-"planning site history" u l-"planning policies" li jaffettwaw l-propjetà

8.1 Planning Site History

Is-sit jinsab fiż-żona tal-iżvilupp u fiż-żona ta' Konservazzjoni Urbana tal-Belt Valletta. Il- permessi tal-ippjanar maħruġa fuq dan is-sit jinkludu:

PA/03895/09: Full development application to convert a currently disused printing press at basement level below the G.W.U. into a commercial cinema theatre with adjoining souvenir shop: This application has been approved by Planning Board / Commission.

PA/03849/08: Proposed extension to canteen.: This application has been approved by Planning Board / Commission.

PA/03197/05: Proposed covering of outdoor unit of A.C.: This application has been approved by Planning Board / Commission.

PA/03247/03: General hall changed to lecture rooms for English Language Centre: This application has been approved by Planning Board / Commission.

PA/00434/01: To change use of a printing press into a shopping centre, accommodating also offices and catering facilities. Proposal includes structural alterations: This application for development permission has been withdrawn by the Planning Directorate in accordance with the provision of section 32(6)

PA/00578/99: Installation of two in number 300mm diameter dishes and two panel transmitting antennae: This application has been approved by Planning Board / Commission.

PA/06404/98: To change use of a printing press into a shopping centre: This application has been approved by Planning Board / Commission.

DN/00177/22: Installation of Electronic Kiosk at façade: The application has been accepted

DN/01150/11: Proposed internal alterations: The application has been accepted

F'din it-taqsimha jrid ikun hemm deskrizzjoni tal- "planning site history" li tinkludi fl-ewwel post il-permess tal-iżvilupp tal-propjetà u lista ta' kull tip ta' applikazzjoni li tkun saret fuq il- propjetà (PAPB/PA, DNO, RG, CTB, SE), deskrizzjoni sommarja tal-iżvilupp li kien propost f'kull applikazzjoni u jekk l-applikazzjoni għadhiex pendent jew jekk gietx deċiża u x'kienet d- deċiżjoni finali tal-Awtorità tal-Ippjanar jew tat-Tribunal ta' Revizjoni tal-Ambjent u l- Ippjanar. Il- "planning site history" għandha tinkludi wkoll referenza għall-azzjonijiet ta' infurzar fuq il-propjetà (ECF) u deskrizzjoni sommarja tal-irregolarità u turi jekk dawn l- azzjonijiet għadhomx in vigore jew ġewx konkluzi.

8.2 Planning Policies

L-ispazji li jharsu fuq Triq l-Ifran u li jiffurmaw parti minn dan is-sit jinsabu f'żona ta' "Secondary Retail Frontage" Filwaqt li l-ispazju li jhars fuq Triq Nofsinhar jinsab f'żona residenzjali hekk kif elenkat fil-Valletta Inset Map annessa f' appendiċi 2.6 ta' dan id-dokument.

L-ispazji li jinsabu f'żona ta' "Secondary Retail Frontage" huma gvernati mill-politiki GV 02, GV 19 u GD 06 tal-Pjan Lokali għall-Port il-Kbir.

L-ispazji li jinsabu fiż-żona residenzjali huma gvernati mill-politika GV01 tal-Pjan Lokali għall-Port il-Kbir.

Din it-taqsimha trid tinkludi wkoll deskrizzjoni tal- "planning policies" kollha li jista' jkollhom impatt fuq il-valur tal-propjetà. Għandu dejjem ikun hemm indikazzjoni jekk il-propjetà hiex gewwa ż-żona tal-iżvilupp jew le; jekk il-propjetà hiex gewwa żona ta' konservazzjoni urbana jew le; x'inhu z-zoning u x'inhu l-għoli permissibbli tal-bini fil-Pjan Lokali, inkluż deskrizzjoni sommarja tal-policy relevanti. Importanti li jkun ikkonfermat jekk kienx hemm xi revizjoni tal- policies applikabbli wara d-data tal-Pjan Lokali permezz ta' revizjoni parzjali jew b'approvazzjoni ta' Planning Control Application. Il-Perit għandu wkoll jirrelata jekk hemmx xi policy oħra li tista' tintuża biex iżzid (jew tirrestringi) il-potenzjal tal-propjetà bħal policy dwar bini għoli, zieda ta' sulari għal lukandi u djar tax-xjuħ, u d-DC15, skedar u limitazzjonijiet oħra li jinstabu fuq il-geoserver tal-Awtorità tal-Ippjanar.

9. Metodu tal-valutazzjoni u l-valur stmat

L-istima għandha dejjem tirrifletti l-potenzjal massimu tal-proprjeta' u m'għandiex tkun influwenzata bl-ebda mod mit-talba li tkun saret għaliha minn kull persuna.

Il-valur ta' tnehija ta' kundizzjoni hu bbażat fuq il-valur liberu u frank tal-proprjeta.

Il -valur ta' dan is-sit għie ikkalkulat a bażi ta' żewg metodi:

1. il-valur tal-kera ta' 4 proprjetajiet simili indikati [irrifleri għal appendiċi 2.7 ta' dan ir-rapport]

2. il- metodu komparattiv (comparative method) li kkunsidra il-valur tas- suq ta xiri (liberu u frank) ta' 3 proprjetajiet indikati [irrifleri għal sezzjoni 7 u appendiċi 2.7 ta' dan ir-rapport]

1. Il-valur tal-proprjeta bbażat fuq il- valur tal-kera

Il-valur medju tal-kera ibbażat fuq il-valuri indikat f' appendiċi 2.7 huwa ta' madwar €18.60 kull mk fix-xahar = €223.20 kull mk fis-sena.

Dan il-valur qiegħed jiġi kkapitalizzat bir-rata ta' 6.55%. Din ir-rata hija bbażata fuq: 3.55% (Malta Government Stock 2026)+2% (property lumpiness)+1% (tenant risk)

Għaldaqstant, il-proprjeta valutata f'dan ir-rapport għandha valur kummerċjali fuq is-suq ta' madwar €3,407.63 kull mk.

2. Il-valur tal-proprjeta bbażat fuq il- metodu komparattiv

Il-valur kummerċjali kien ukoll ikkalkulat a bażi tal-metodu komparattiv (comparative method) li kkunsidra l-operazzjonijiet paragunabbli hekk kif reklamati għall-bejgħ attwalment kif imsemmija f'punt 7.0 iktar 'il fuq.

Il valur attwali tal-proprjeta huwa kkunsidrat li jammonta għal €3,748.58.28 kull mk. Il-kalkoli ta' kif għiet determinata din ir-rata jinsabu f'appendiċi 2.7.

Din it-taqsimha hija l-aktar importanti fir-rapport peritali u l-informazzjoni kollha li tkun ingabret u għiet deskritta fit-taqsimiet ta' qabel għandha l-għan ewlieni biex twassal għal valur tal-proprjeta li jirrifletti b'mod oġġettiv u kemm jista' jkun konsistenti, il-valur fis-suq.

Il-Perit għandu jiddikjara l-valur tal-propjetà abbażi tal-metodu tat-trasferiment antiċipat – bejgħ (freehold), xiri assolut, ċens u l-kundizzjonijiet marbutin miegħu, b'kirja u l-kundizzjonijiet marbutin magħha, u f'xi każijiet, pusses u użu, terminazzjoni jew encroachment – u jiddeskrivi l-metodoloġija li addotta, kull kalkulazzjoni li jkun għamel u l-informazzjoni li bbażhom fuqha.

Huwa essenzjali li l-Perit jagħmel użu mir-rapport: "Consolidated Document on Property Valuation: A Compilation of Information and Examples" u jikkwota b'mod preċiż il-paragrafi li jkun uża minnu aktar milli dikjarazzjoni ġenerika dwar l-użu tiegħu.

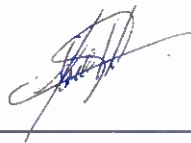
10. Dikjarazzjoni dwar kunflitt ta' interess

Aħna, hawn taħt iffirmati, niddikjaraw li ma kellna ebda kunflitt ta' interess fid-data tal-valutazzjoni ta' din il-propjeta.

Ir-Rapport ta' stima peritali għandu jkun konkluz b'dikrazzjoni mill-Perit li ma kellu ebda kunflitt ta' interess fid-data tal-valutazzjoni.

Firma tal-Perit

Perit Mariello Spiteri



Firma tal-Perit

Perit Melanie Spiteri



Firma tal-Perit

Dr Perit Hermann Bonnici



Appendiçi 2.1

Site plans



Appendiċi 2.2

Pjanta tal-Proprieta



Appendiçi 2.3

Orthophoto Map

Appendiċi 2.4

Ritratti tas-Sit



Ritratti tas-sit minn barra



Ritratt 01



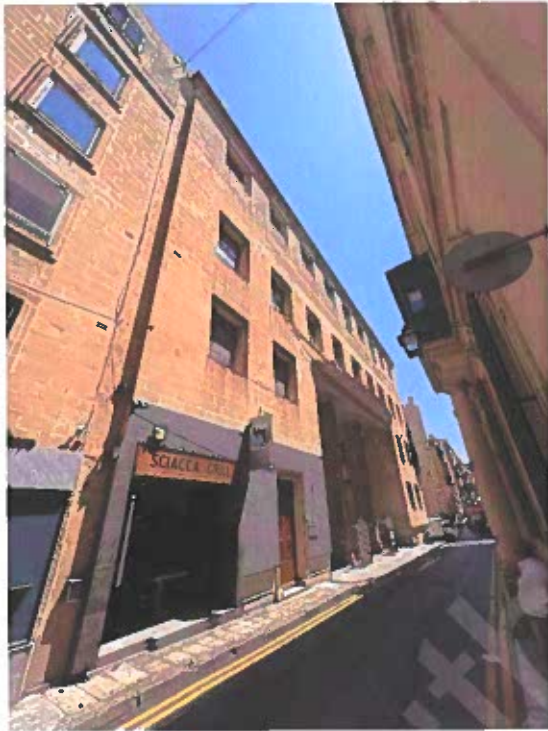
Ritratt 02



Ritratt 03



Ritratt 04



Ritratt 05



Ritratt 06

Appendiċi 2.5

Ritratti minn Ġewwa



Ritratti tas-sit minn gewwa



Ritratt 01



Ritratt 02



Ritratt 03



Ritratt 04

[Handwritten signature]



Ritratt 05



Ritratt 06

[Handwritten signature]



Ritratt 07



Ritratt 08

M



Ritratt 09



Ritratt 10

Handwritten blue scribble or signature.



Ritratt 11



Ritratt 12

A handwritten signature in blue ink, located in the bottom left corner of the page. The signature is stylized and appears to be a name, possibly related to the assignment or the photographer.



Ritratt 13



Ritratt 14

A blue handwritten signature or mark, possibly a stylized 'M' or 'S', located in the bottom left corner of the page.



Ritratt 15



Ritratt 16



Ritratt 17



Ritratt 18

[Handwritten signature]



Ritratt 19



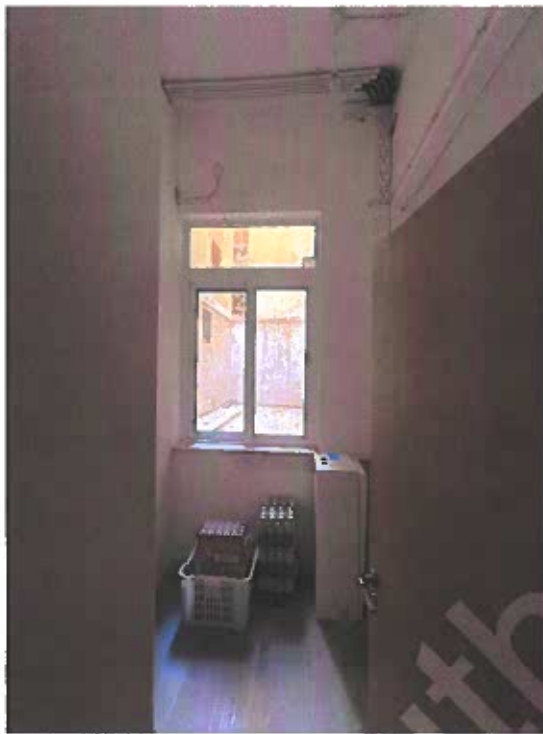
Ritratt 20



Ritratt 21



Ritratt 22



Ritratt 23



Ritratt 24

Handwritten blue scribble or signature.



Ritratt 25



Ritratt 26



Ritratt 27



Ritratt 28

A handwritten signature in blue ink, appearing to be 'M' or similar, located at the bottom left of the page.



Ritratt 29



Ritratt 30

A handwritten signature in blue ink, located in the bottom left corner of the page.



Ritratt 31



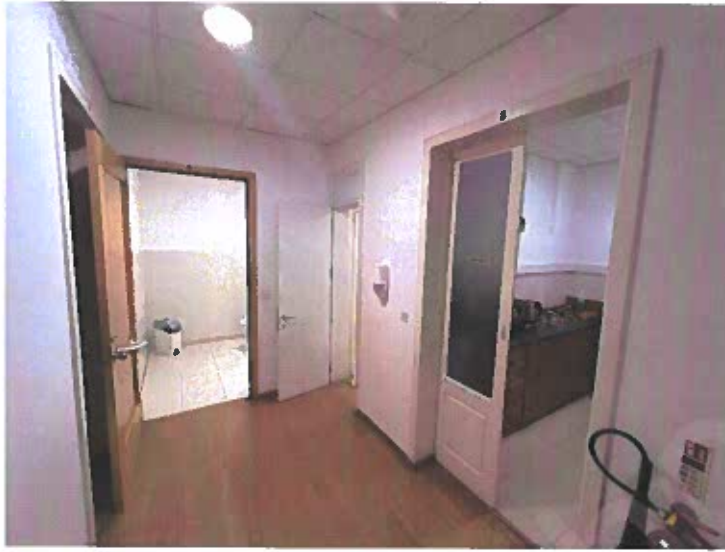
Ritratt 32



Ritratt 33



Ritratt 34



Ritratt 35



Ritratt 36



Ritratt 37



Ritratt 38



Ritratt 39



Ritratt 40



Ritratt 41



Ritratt 42



Ritratt 43



Ritratt 44



Ritratt 45

M

Appendiçi 2.6

Policies u Mapep Minn Pjani Lokali



GRAND HARBOUR LOCAL PLAN



L-Awtorità ta Malta Dwar l-Ambjent u l-ippjanar
Malta Environment & Planning Authority

Key

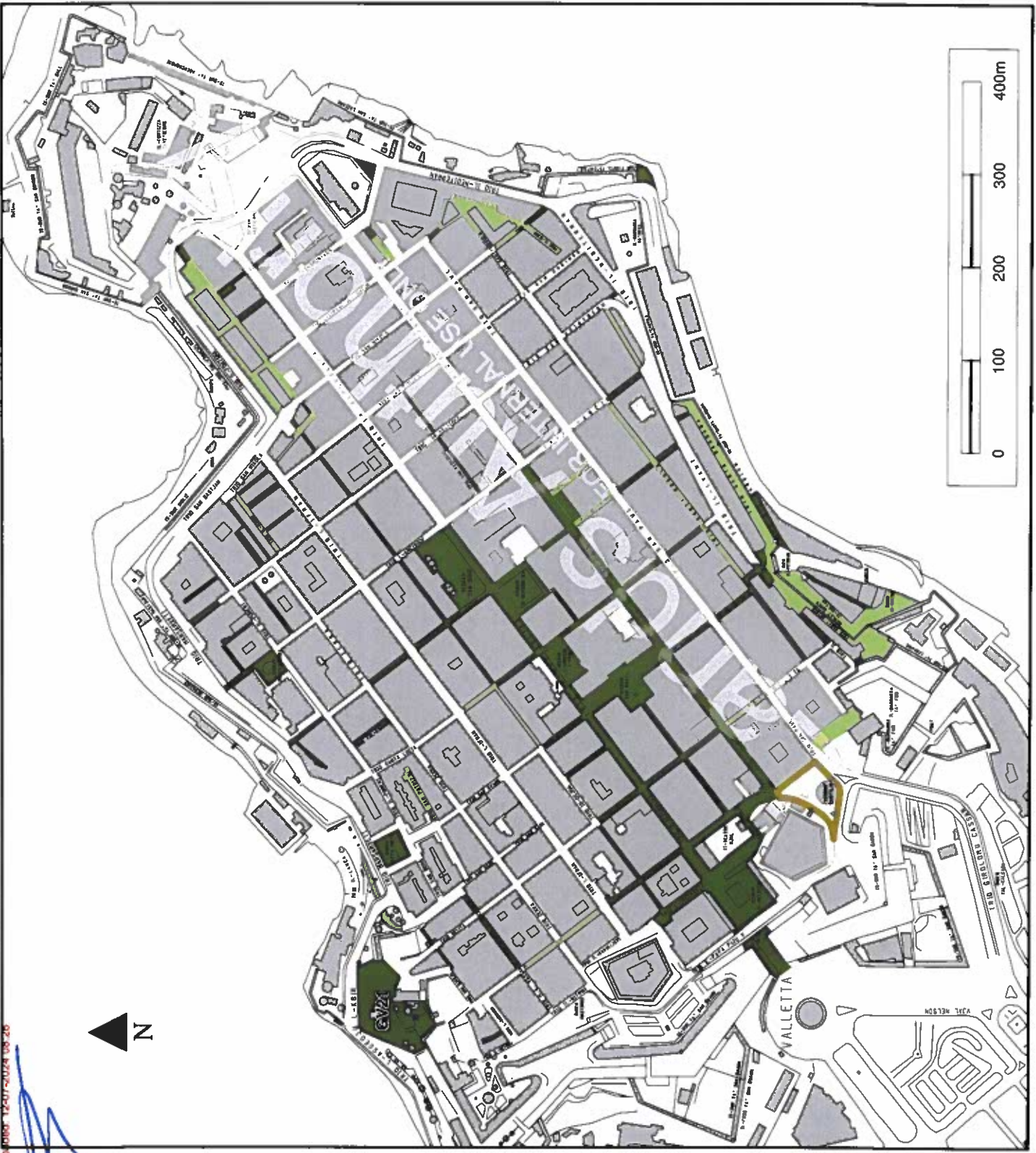
- Pedestrianised Zone
- Pedestrian Priority Area
- Junction Redesign

Valletta Transport Strategy

Scale: 1:4000 Date: March 2010 Map: 8

INDICATIVE ONLY
Not to be used for measurement or site interpretation.
Maps to be used in conjunction with the Planning Authority.
For the detailed interpretations of all maps, please contact
the Planning Directorate's Planning Control Unit.

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GRAND HARBOUR LOCAL PLAN



L-Awtorità ta' Malta Dwar l-Ambjent u l-Pljanar
Malta Environment & Planning Authority

Key



Safeguarded Parking Areas

Valletta Parking Strategy

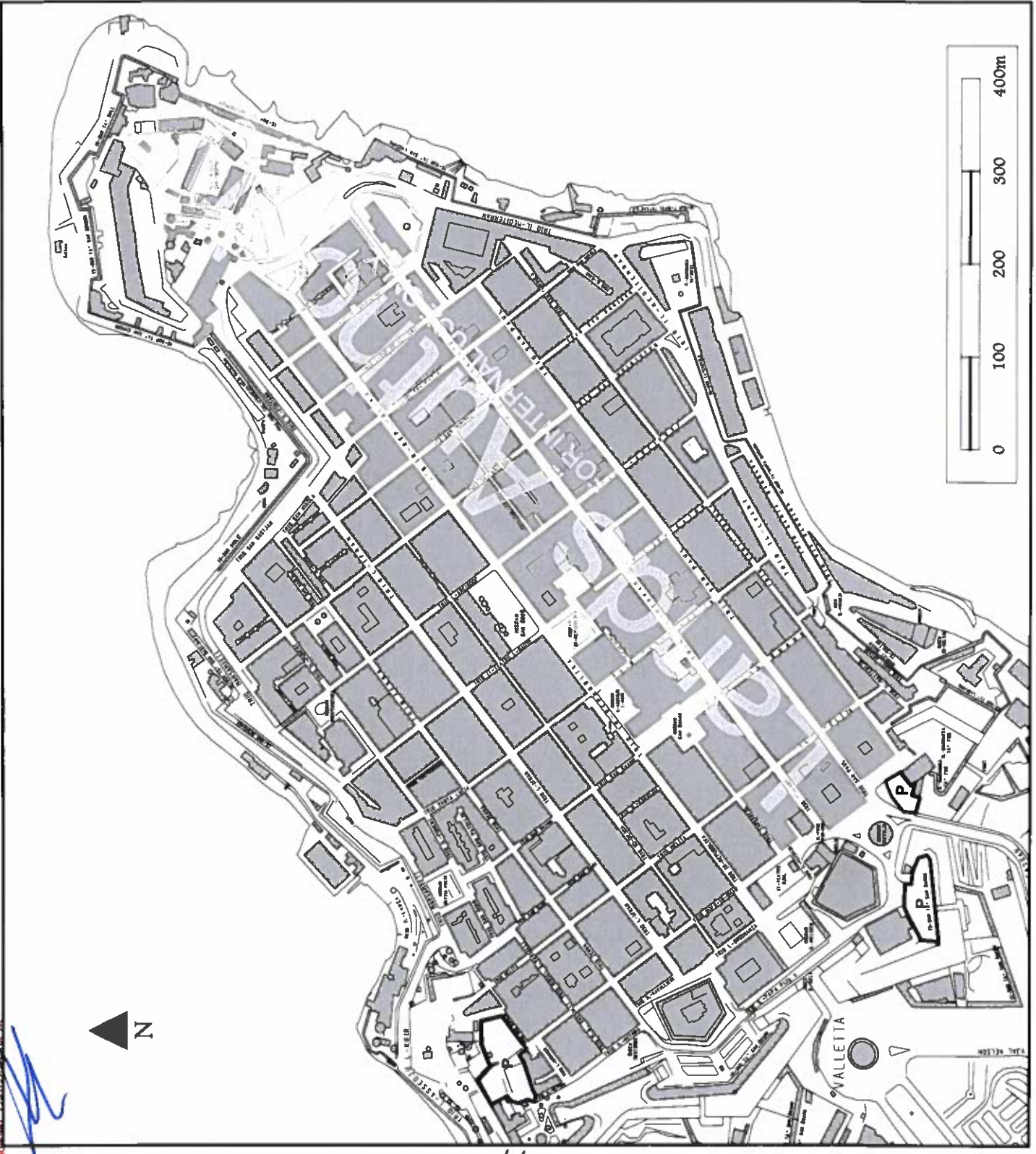
Scale : 1:4000 Date : March 2010

Map:

9

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Maps to be used in conjunction with Policy Document.
For the detailed interpretation of alignments kindly contact
the Planning Directorate's Planning Control Unit.

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GRAND HARBOUR LOCAL PLAN



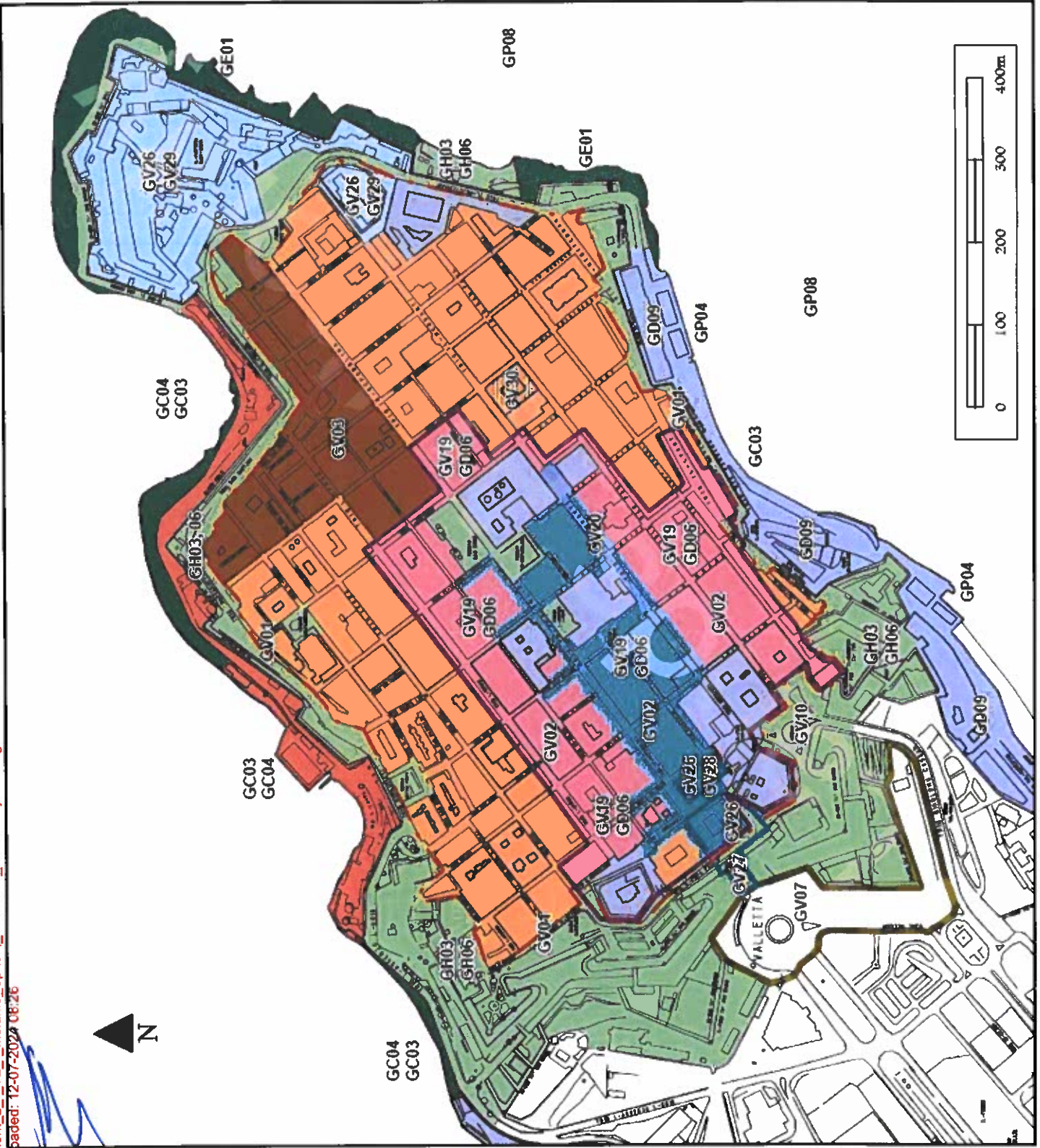
AWTORITA TA' L-IPPJANAR
 PLANNING AUTHORITY

Key

- Development Brief
- Sites for Redevelopment
- Primary Town Centre
- Primary Retail Frontage
- Secondary Retail Frontage
- Retention of Existing or more Environmentally Friendly Uses
- Transport Infrastructure Upgrading
- Street Market
- Residential Zone
- Housing Improvement Action Area
- Old University Site
- Maritime Related Uses
Use Class 10 (Use Classes Order, 1994 as amended)
- Light Port Related Uses
Excluding Use Classes 12 to 16
 (Use Classes Order, 1994 as amended)
- Areas of Open Space
(to retain open space character)
- Site of Scientific Importance /
 Area of Ecological Importance
- Pedestrian Bridge
- Urban Development Boundary

**Valletta
 Inset Map**

Scale: 1:4500
 Date: April 2002
 Figure: 7
 INDICATIVE ONLY
 Not to be used for direct interpretation.
 Base Maps: 1983 Survey Sheets (Updated)
 Copyright Mapping Unit, Planning Authority



GRAND HARBOUR LOCAL PLAN



AWTORITA TA' L-IPPJANAR
PLANNING AUTHORITY

Key

-  Local Access Road
-  Pedestrianised Zone
-  Pedestrian Priority Area
-  Junction Redesign
-  Traffic Direction
-  Two Way Traffic
-  Service Routes

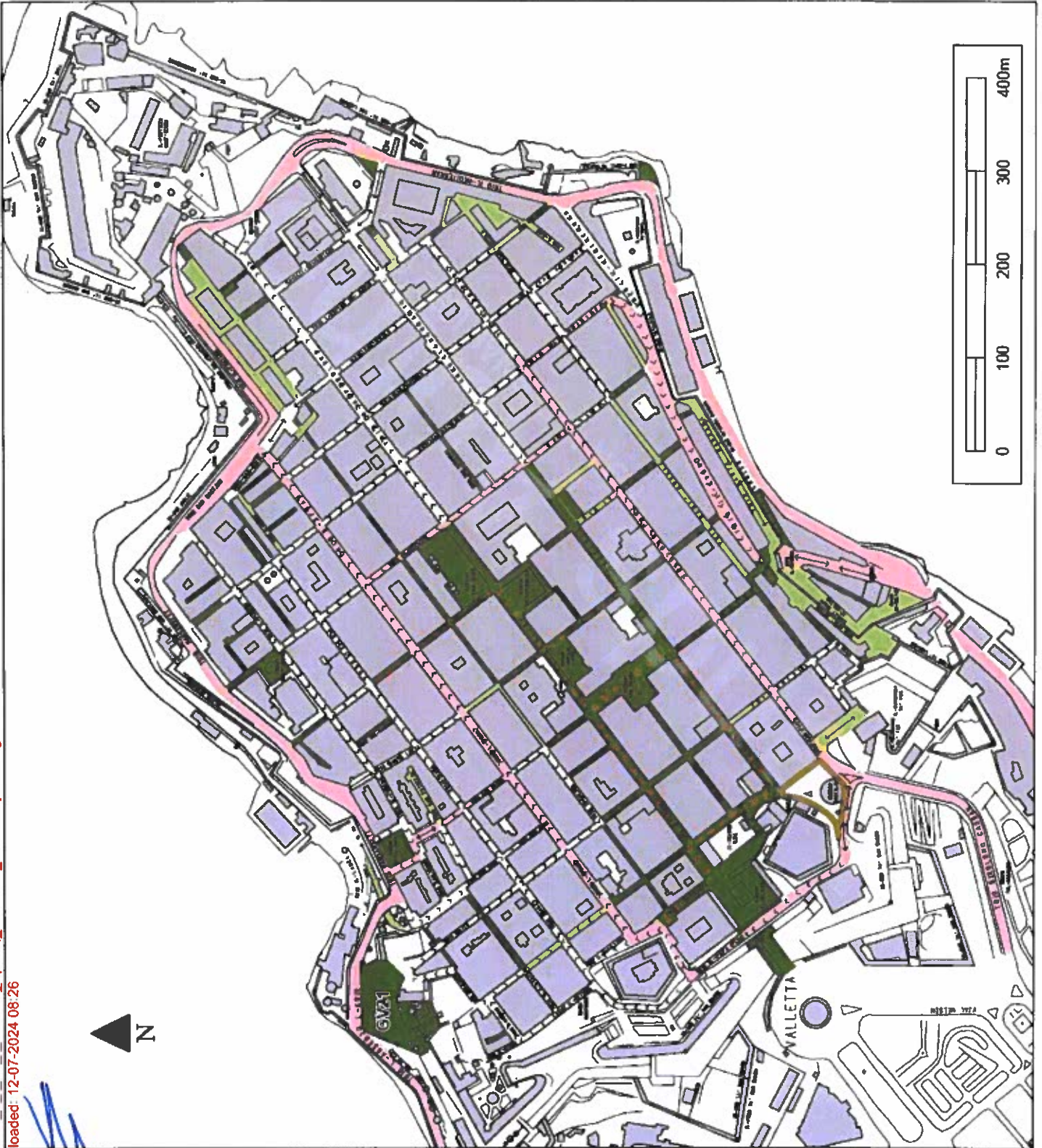
Note: The traffic management measures shown on this map are indicative and may be subject to change following detailed examination.

Valletta Transport Strategy

Scale: 1:4000
Date: April 2002
INDICATIVE ONLY
Not to be used for direct interpretation.

Figure: 8

Base Maps - 1988 Survey Sheets (Updated)
Copyright Mapping Unit, Planning Authority



Appendiċi 2.7

Operazzjonijiet Parag unabbli



Workers' Memorial Building
 (formerly Auberge de France)
 Triq Nofs in-Nhar c/w Triq Mifran
 VALLETTA



Map Code
 Map Ref: 0008
 7201

Areas available for commercialisation

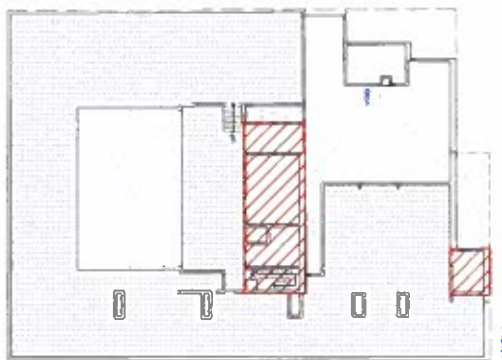
Level	Area	Area (sqm)
Level -0:	L-shaped (Kwart)	85.53m ²
	Island (Kwart)	267.71m ²
	Island (Kwart)	314.88m ²
	Island (Kwart)	408.42m ²
Level -1:	L-shaped (Kwart)	36.12m ²
	Island (Kwart)	138.64m ²
	Island (Kwart)	39.50m ²
	Island (Kwart)	50.00m ²
Level 0:	L-shaped (Kwart)	343.77m ²
	Island (Kwart)	249.32m ²
	Island (Kwart)	253.29m ²
	Island (Kwart)	123.56m ²
Level 1:	L-shaped (Kwart)	271.77m ²
	Island (Kwart)	69.56m ²
	Island (Kwart)	197.81m ²
	Island (Kwart)	86.88m ²

LANDS Authority
 Estate Management & Business Development

Address: 04, Dimech
 21, Sallustiana Str., Valletta
 Tel: +356 2133 2000
 Email: lands@lands.gov.mt

Project: VALLETTA
 Plan: 147_201_1_B
 Date: 1.7.20
 Drawn by: alexm001
 No. in: T2020111832
 Checked by: Alexm001
 ALICE
 E. Clear Order Case Management
 & Business Development

Date: 08 February 2024
 Date: 08 February 2024



70



Scale 1:200
 Plans are as submitted on 18 July 2023. E-plan checked on-site in June & July 2023 & January 2024.

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1A

EXTRACT OF DEED

LAND FILE *Treas 3971/32*
WD *1/33*
PLAN NO. *1474/97; 147/97*
TEXT *40766*

DEED NO. *226/97*
PUBLISHED BY NOTARY PUBLIC

Twelfth day of
December one
thousand nine
hundred and ninety
seven.

The Government of Malta in virtue of the deed published by Notary to Government Victor Miller dated seventh day of February one thousand nine hundred and fifty seven granted on perpetual emphyteusis reckoned as from the date of same deed to the General Workers Union a building site at Valletta shown hatched in blue on plan attached to same deed and the air space over the terrace of the adjacent Electricity substation which has a door without number in Old Bakery Street and is shown hatched in red on the same plan, which building site and the site occupied by the said substation together form part of the site formerly occupied by the Auberge de France and by tenement number one hundred and fifty two, and having an approximate area of three hundred and thirty five and four tenths square canes (equivalent to one thousand four hundred seventy two decimal point seven seven square metres) and is bounded on the North-West by the remaining portion of the said site formerly occupied by the Auberge de France, on the South-West by South Street and on the South-East partly by Old Bakery Street and partly by the said substation, the said substation occupies an area of eight and six tenths square canes (equivalent to thirty seven decimal point seven six square metres) and is bounded on the North-West and South-West by the building site and on the south-east by Old Bakery Street, in consideration of the yearly perpetual groundrent of three hundred and forty four Malta Liri (Lm344), payable yearly in advance, and under the conditions stipulated in the deed amongst which:

(a) Condition four :- "The emphyteuta shall use the building to be erected on the said site as aforesaid solely for Trade Union Activities including the present

1A

activities of the General Workers Union and of the Union Press and other purposes directly connected therewith".
(b) Condition six :- "The building to be erected on the site shall not either wholly or in part be transferred assigned or let to third parties for commercial purposes".

In virtue of the present deed the parties modified the above mentioned deed in the Recrds of Notary Victor Miller dated seventh day of February one thousand nine hundred and fifty seven in respect only of the immovables listed hereunder namely:-

(i) the part of the building at Valletta forming part of the unnumbered premises housing the offices of the General Workers Union, accessible from Old Bakery Street and marked as Level minus one (-1) bordered in red on the plan attached to deed underlying other property forming part of the same offices and overlying level minus two (-2) and bounded on the South-West by South Street, South-East by Old Bakery street and North-West by Government property measuring one thousand two hundred and eighteen square metres circa,

(ii) the part of the building at Valletta forming part of the unnumbered premises housing the offices of the General Workers Union, accessible from Old Bakery Street and marked as Level minus two (-2) bordered in red on the plan attached to deed underlying level minus one described above and overlying partly level minus three (-3) and bounded on the South-West partly by South Street and partly by Government property, South-East partly by Old Bakery Street and partly by property of EneMalta Corporation and North-West by Government property having an area of circa one thousand one hundred and twenty two square metres,

(iii) the part of the building at Valletta forming part of the unnumbered premises housing the offices of the General Workers Union accessible from level minus two and marked as level minus three and bordered in red on the plan attached to deed underlying level minus two above described and bounded on all sides by property held on

1A

perpetual emphyteusis by the General Workers Union having an area of circa ninety nine square metres.

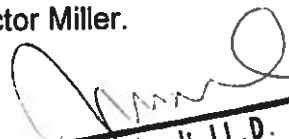
The levels above mentioned are calculated from South Street.

This modification was also made in the sense that:-

(a) Government recognises the fact that the Union Press no longer operates from the immovable granted in virtue of the deed abovementioned in the Records of Notary Victor Miller

(b) Government authorises the emphyteuta to transfer, assign or let for commercial purposes to any Company in which the General Workers Union has over fifty one per cent (51%) of the shareholding of such company and for such duration as it holds such percentage shareholding.

In view of and as a condition of the above amendments, a five percentage (5%) of annual profits after tax from any commercial undertakings carried out in said premises are to be deposited into a fund managed by the General Workers Union, to be utilised for the specific objectives of promoting consumer affairs for the benefit of the general public, and the parties confirmed all the other contents of the said deed in the Records of Notary Victor Miller.


V Miceli LL.D.
Notary

Working						
Client: Lands Authority						
Job Title: RED/00039/2023 - Workers' Memorial Building, formerly (Auberge De France), Triq in-Nofs in-Nhar c/w Triq l-Ifran, Valletta, Valletta, Malta						
Property address: (Auberge De France), Triq in-Nofs in-Nhar c/w Triq l-Ifran, Valletta, Valletta, Malta						
To Rent: Commercial (Office) Premises Valletta						
No.	Real Estate Agency	Location	Description	Area	Price	Link
1	NA	Valletta	Rental agreement between ARMS Ltd and the GWIU Vincenti Buildings Valletta Office To Let measuring around 85sqm. The office is on ground level with 2 entrances and split into 2 rooms. Fully air conditioned.	419.65msq	€5,162.50	https://officespace.rent/property/vincenti-buildings-valletta-office-let/
2	Officespace.rent	Valletta	Fully furnished 110 sqm office for rent in Valletta The office is in a prime location in Valletta and close to all amenities It consists of : Hall entrance with welcome area 3 separate office spaces 1 board room 1 full kitchen All rooms are air-conditioned 3rd floor served with lift 2 separate entrances	85.00msq	€1,500.00	https://www.propertymarket.com.mt/view/commercial-property-to-rent-valletta-4122532301898821600/
3	PropertyMarket	Valletta	VALLETTA - Commercial Premises situated in one of Valletta's main streets, perfectly located for high traffic and passing trade, exposure and visibility. This office block with 4A permits in hand and currently in operation, may be also suited to be converted as a boutique hotel. Permits to operate as 4A but one can easily apply for a change of use. There is also a permit in hand for further development and extension of the upper floor, and can be provided upon request. Property measures approximately 330sqm in total and is spread over 4 floors, the ground floor being a retail outlet measuring 69sqm, whilst the offices on the first floor 43sqm, and the second & third floor measure approximately 110sqm per floor.	110.00msq	€2,000.00	https://ramax-malta.com/listings/240361007-2243
4	Officespace.rent	Valletta		330msq	€9,662.50	
Site 1	€12.30 per m sq/ per month					
Site 2	€17.65 per m sq/ per month					
Site 3	€18.18 per m sq/ per month					
Site 4	€26.25 per m sq/ per month					
€28.60 per m sq/ per month						



To Purchase- Commercial (Office) Premises Valletta						
No.	Real Estate Agency	Location	Description	Area	Price	Link
1	Indomio	Valletta	These offices in this sought after area of Valletta are now up for sale. Located on the 2nd floor and served with a lift, property is spread on over 110SQM, it offers 4 offices, 2 bathroom & a kitchenette. The main & largest office also has a small filing room. Due to its location it is right next to all amenities.	110.00msq	€490,000.00	https://www.indomio.com/ml/10984999?pc=site#6
2	Dhalia	Valletta	A beautiful arched cellar situated in commercial area with immediate road access through a flight of steps. Measuring circa 80 square meters with very high ceilings this is a great opportunity Beautiful corner building being sold unconverted and having amazing potential, mostly due to its location in one of the most sought after streets of this majestic city. Located close to the most important historic sites, this property can either be converted into an office block, a restaurant venue or into residential units. Having permits in hand for an office block, the property measures a total of circa 974 sqm, of which approximately 121sqm is internal and this total area is split across 5 floors plus a basement level. The property includes also two street-level garages. Must be seen to appreciate its full potential. Contact me for more information and plans.	85.00msq	€350,000.00	https://www.propertymarket.com/ml/view/walalaz-zo-for-sale-valletta-4129323016989646917?_gl=1*10e5n1v*_up*_MA_*_gFNG3MTQ0NTY5LE3MTkxNkMTE_*_Jg_TCFSLVICBL*MTExOTE2MjM0NDk4LjAuMA_TExOTE2MjM0NDk4LjAuMA_
3	Propertymarket	Valletta		650.00msq	€2,550,000.00	
Note: All quoted prices on link have been reduced by 10% (to reflect actual market value without agents' fee)						
Site 1	€4,009.09 per m sq					
Site 2	€3,705.88 per m sq					
Site 3	€3,530.77 per m sq					
	€3,748.58 per m sq					

To Rent: Commercial (Other Commercial) Premises Valletta						
No.	Real Estate Agency	Location	Description	Area	Price	Link
1	qlc	Valletta	Restaurants/take away in Valletta	120.00msq	€6,600.00 per month	https://qlc.com.mt/property-detail/58949/restaurants-take-aways-in-valletta-ref-59148
2	qlc	Valletta	Retail/Shops/Clinic	300.00msq	€18,250.00 per month	https://qlc.com.mt/property-detail/48946/retail-shops-clinics-in-valletta-ref-49145
3	qlc	Valletta	Bar/Café	35.00msq	€4,258.00 per month	https://qlc.com.mt/property-detail/58357/bars-cafes-in-valletta-ref-58556
Site 1					€55.00 per m sq / per month	
Site 2					€60.83 per m sq / per month	
Site 3					€121.66 per m sq / per month	
€78.16 per m sq / per month						
To Purchase: Commercial (Other Commercial) Premises Valletta						
No.	Real Estate Agency	Location	Description	Area	Price	Link
1	Bernard Real Estate	Valletta	Located just off Republic Street, a high profile, 50 sqm commercial space in the most prestigious part of the Capital City is available for sale. This street level, open plan property with a loft is ideal as a retail office or a small take-away cafe.	50.00msq	€350,000.00	https://www.reallyee.com/property-detail/?id=2581898&ly=all_sale_commercial_mtdlang=ml&outline=malta
2	Property Market	Valletta	This spacious property, located in the lively capital city of Valletta, offers great potential as a restaurant, lounge and bar. Spanning approximately 200 square meters across two floors, it is ideally situated on one of Valletta's most prominent streets, surrounded by boutique hotels and a constant flow of potential customers for breakfast, lunch, and dinner.	200.00msq	€1,100,000.00	https://www.propertymarket.com.mt/view/restaurant-for-sale-valletta-412532301898855376/
3	Frank Salt	Valletta	Located in one of most wanted streets in Valletta, comes this CELLAR spread of 100SQM. The property has huge potential to be made into a variety of retail uses, furthermore, boasts great potential if bought with the overlying shops.	100.00msq	€500,000.00	
Site 1					€6,300.00 per m sq	
Site 2					€4,950.00 per m sq	
Site 3					€4,500.00 per m sq	
€5,250.00 per m sq						

Note: All quoted prices on link have been reduced by 10% (to reflect actual market value without agents' fee)

Livell -2				
Porzjon	Proporzjon (ratio)	Factored open market rate' kull m.q		
L-ewwel kwart	4	€ 3,578.11	€ 5,724.98	
It-tieni kwart	3	€ 3,578.11	€ 4,293.73	
It-tielet kwart	2	€ 3,578.11	€ 2,862.49	
Ir-raba kwart	1	€ 3,578.11	€ 1,431.24	
Daqs (m.k)				
L-ewwel kwart		€ 5,724.98	85.59	1 € 490,000.70
It-tieni kwart		€ 4,293.73	267.71	1 € 1,149,474.99
It-tielet kwart		€ 2,862.49	378.88	1 € 1,084,539.45
Ir-raba kwart		€ 1,431.24	409.44	1 € 586,008.54
		Total area of site:	1141.62	Total value of site: € 3,310,023.69

Livell -1				
Porzjon	Proporzjon (ratio)	Factored open market rate' kull m.q		
L-ewwel kwart	4	€ 3,578.11	€ 5,724.98	
It-tieni kwart	3	€ 3,578.11	€ 4,293.73	
It-tielet kwart	2	€ 3,578.11	€ 2,862.49	
Ir-raba kwart	1	€ 3,578.11	€ 1,431.24	
Daqs (m.k)				
L-ewwel kwart		€ 5,724.98	361.02	1 € 2,066,830.84
It-tieni kwart		€ 4,293.73	136.64	1 € 586,695.54
It-tielet kwart		€ 2,862.49	39.3	1 € 112,495.78
Ir-raba kwart		€ 1,431.24	50.04	1 € 71,619.45
		Total area of site:	587	Total value of site: € 2,837,641.60

Livell 0				
Porzjon	Proporzjon (ratio)	Factored open market rate' kull m.q		
L-ewwel kwart	4	€ 3,578.11	€ 5,724.98	
It-tieni kwart	3	€ 3,578.11	€ 4,293.73	
It-tielet kwart	2	€ 3,578.11	€ 2,862.49	
Ir-raba kwart	1	€ 3,578.11	€ 1,431.24	
Daqs (m.k)				
L-ewwel kwart		€ 5,724.98	349.77	1 € 2,002,424.86
It-tieni kwart		€ 4,293.73	249.32	1 € 1,070,513.26
It-tielet kwart		€ 2,862.49	283.35	1 € 811,085.97
Ir-raba kwart		€ 1,431.24	132.56	1 € 189,725.70
		Total area of site:	1015	Total value of site: € 4,073,749.80

Livell 1					
Porzjon	Proporzjon (ratio)	Factored open market rate' kull m.q			
L-ewwel kwart	4	€ 3,578.11	€ 5,724.98		
It-tieni kwart	3	€ 3,578.11	€ 4,293.73		
It-tielet kwart	2	€ 3,578.11	€ 2,862.49		
Irr-raba kwart	1	€ 3,578.11	€ 1,431.24		
<u>Dogs (m.k)</u>					
L-ewwel kwart		€ 5,724.98	271.77	1	€ 1,555,876.73
It-tieni kwart		€ 4,293.73	69.56	1	€ 298,672.00
It-tielet kwart		€ 2,862.49	107.81	1	€ 308,604.83
Irr-raba kwart		€ 1,431.24	80.86	1	€ 115,730.39
		Total area of site:	530	Total value of site:	€ 2,278,883.95

Valur total tas-Siti delineati bil-Blu

€ 12,500,299.03

Vincenti Buildings Valletta Office To Let

Harbour District Valletta

€1,500



Description

Vincenti Buildings Valletta Office To Let

Vincenti Buildings Valletta Office To Let measuring around 85sqm. The office is on ground level with 2 entrances and split into 2 rooms. Fully air conditioned.

Detail

Price:	€1,500
Rent/m ² /year:	€212
Property Size:	85 m ²
Property ID:	12389
Bathroom:	1
Property Status:	For Rent

Features



[Air Conditioning](#)

[Bus Stop Nearby](#)



Commercial Property To Rent in Valletta

€2,000 per month



Property description

Fully furnished 110 sqm office for rent in Valletta The office is in a prime location in Valletta and close to all amenities It consists of : Hall entrance with welcome area 3 separate office spaces 1 board room 1 full kitchen All rooms are air-conditioned 3rd floor served with lift 2 separate entrances For more information, please contact us

Ref: LCO453889 Size: 110sqm

Features

- ✓ Airconditioning Units
- ✓ Balcony
- ✓ Bathroom
- ✓ Kitchen

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PROPERTY MARKETED BY



Alain Javaloyes
Rental Office

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Office Block in Valletta

Valletta, Valletta



€315

Reference No: 240361007-2243

 Total Rooms: 0

 Floor Area (m²): 330

 Bathrooms: 0

 Bedrooms: 0

A blue handwritten signature or scribble in the bottom left corner of the page.

Office Block - For Rent - Valletta

VALLETTA - Commercial Premises situated in one of Valletta's main streets, perfectly located for high traffic and passing trade, exposure and visibility. This office block with 4A permits in hand and currently in operation, may be also suited to be converted as a boutique hotel. Permits to operate as 4A but one can easily apply for a change of use. There is also a permit in hand for further development and extension of the upper floor, and can be provided upon request. Property measures approximately 330sqm in total and is spread over 4 floors, the ground floor being a retail outlet measuring 69sqm, whilst the offices on the first floor 43sqm, and the second & third floor measure approximately 110sqm per floor.

Features

- ✓ Lift
- ✓ Kitchen/Dinette
- ✓ Water Utility
- ✓ 3 Phase Electricity
- ✓ Skirting
- ✓ Server Room
- ✓ Yard
- ✓ Roof Terrace
- ✓ Automatic door
- ✓ Entrance Hall
- ✓ Electricity Utility
- ✓ A/C
- ✓ Wi-Fi
- ✓ Terrace
- ✓ Balcony

Rooms

- ✓ Open Space : 0 x 0 m (0 m2)

Gallery



A handwritten signature in blue ink, located in the bottom left corner of the page.



Trevor Gauci Maistre
RE/MAX First - St. Julian's

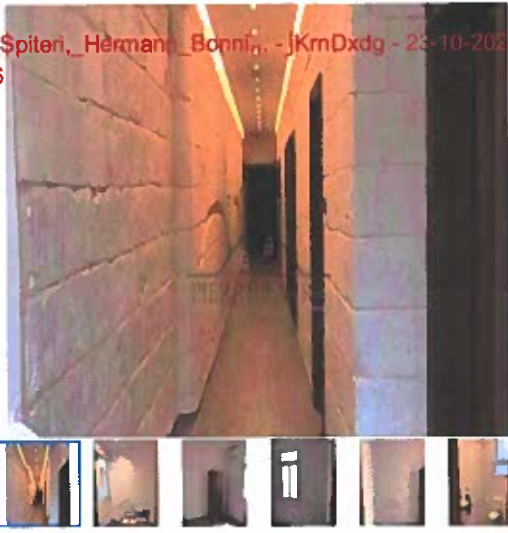
M: 99241530

E: trevor@remax.com.mt

T: 27269032

RE/MAX First - St. Julian's
74A, Gorg Borg Olivier Street, St Julian's, Malta

A handwritten signature in blue ink, consisting of several loops and a long horizontal stroke.



Property description

These offices in this sought after area of Valletta are now up for sale. Located on the 2nd floor and served with a lift, property is spread on over 110SQM, it offers 4 offices, 2 bathroom & a kitchenette. The main & largest office also has a small filing room. Due to its location it is right next to all amenities. A must view!

Ref: OFF19475 Bathrooms: 2

Sponsored

Mortgage Calculator

€2,207.75 per month*

Amount (€)	441000
Rate (%)	3.5
Term (Years)	25

CALCULATE

* value may vary depending on provider and your circumstances

Interested in this property? Request further information now

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PROPERTY MARKETED BY



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M



Valletta



Office for sale - Valletta

110 m²

Price
€ 490,000



Description

First published:
[06/04/2021](#)
Last updated:
[16/06/2021](#)
Property code:
[10984999](#)
Code for agent:
[OFF19475](#)

Privacy

These offices in this sought after area of Valletta are now up for sale. Located on the 2nd floor and served with a lift, property is spread on over 110SQM, it offers 4 offices, 2 bathroom & a kitchenette. The main & largest office also has a small filing room. Due to its location it is right next to all amenities. A must view! 110.00

M2 Rooms 2 Baths

First published:

06/04/2021

Last updated:

16/06/2021

Property code:

10984999

Code for agent:

OFF19475

Property features

Price	€ 490,000
Price/sqm	€ 4,455
Neighborhood	Valletta (Malta)
Bathrooms	2

Listing from real estate agency:



Pierre Faure Real Estate

📍 4, Triq G. Cali, NXR1420

👤 STEFAN CONSIGLIO

About Us

Pierre Faure Real Estate is a boutique agency in Malta & Gozo established in 2003 but with industry experience dating back almost 35 years. We take pride in offering professi...

dhalia

Commercial in Valletta

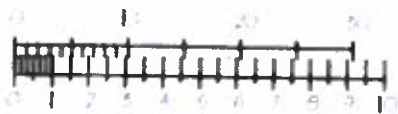
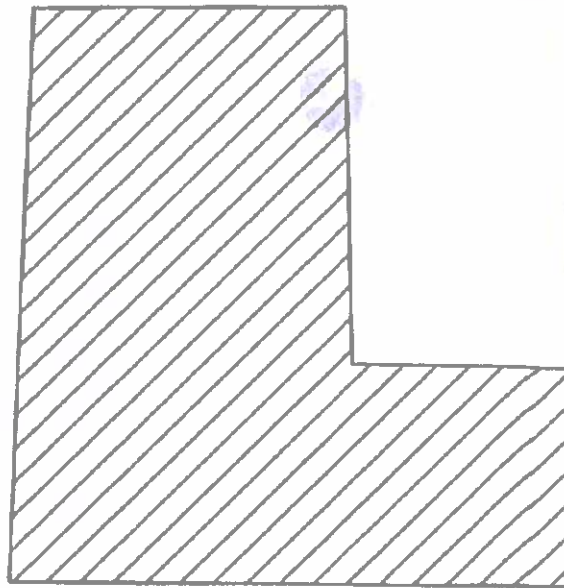
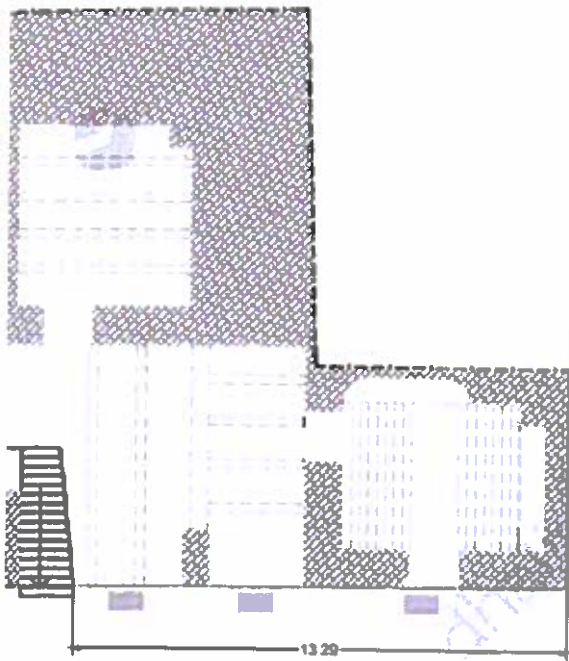
Ref: P000239929 85/85/0 m²

€350,000

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MAX MAGRI

✉ mamag@dhalia.com

📞 99475444

📍 Valletta





Property description

VALLETTA - An extraordinary corner PALAZZO in Valletta's historic Urban Conservation Area (UCA). Currently split into three interconnected properties, each with a separate address, this Palazzo stands to benefit from the UCA scheme, which allows the transfer of properties with reduced or even no stamp duty, providing significant cost advantages. An attractive feature of this property is the ground-floor corner shop, positioned in a high-foot-traffic area, making it an excellent choice for a retail or other commercial enterprise. The existing owners have submitted a planning application to transform the block from residential to commercial use, including a proposed addition of a penthouse-like unit at the roof level. This could expand the commercial potential of the property even further. Whether you're considering a residential complex, a boutique hotel, or a commercial building, this Palazzo offers a wealth of options. Freehold.

Ref: SPZO618396 Size: 650sqm

Sponsored



Mortgage Calculator

€11,489.31 per month*

Amount (€)	2295000
Rate (%)	3.5
Term (Years)	25

CALCULATE

* value may vary depending on provider and your circumstances

3 Bedroom Apartments in M

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PROPERTY MARKETED BY



James Mallia
Pender Branch

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Job No. 1000
 Date: 11/2022

Property No. 407188

Areas for the Union's exclusive use

- Level -1: 830sqm
- Level 0: 296sqm
- Level 1: 511sqm
- Level 2: 1,120sqm
- Level 3: 1,320sqm
- Level 4: 1,170sqm

Total: 5,177sqm (54.01% of the Gross Usable Floor Space amounting to 9,597sqm)

Areas available for commercialisation

- Level -2: 1,160sqm
- Level -1: 1,160sqm
- Level 0: 1,010sqm
- Level 1: 520sqm

Total: 3,850sqm (39.89% of the Gross Usable Floor Space amounting to 9,597sqm)

Common Areas

- Level -5: 70sqm
- Level -1: 120sqm
- Level 0: 220sqm
- Level 1: 110sqm

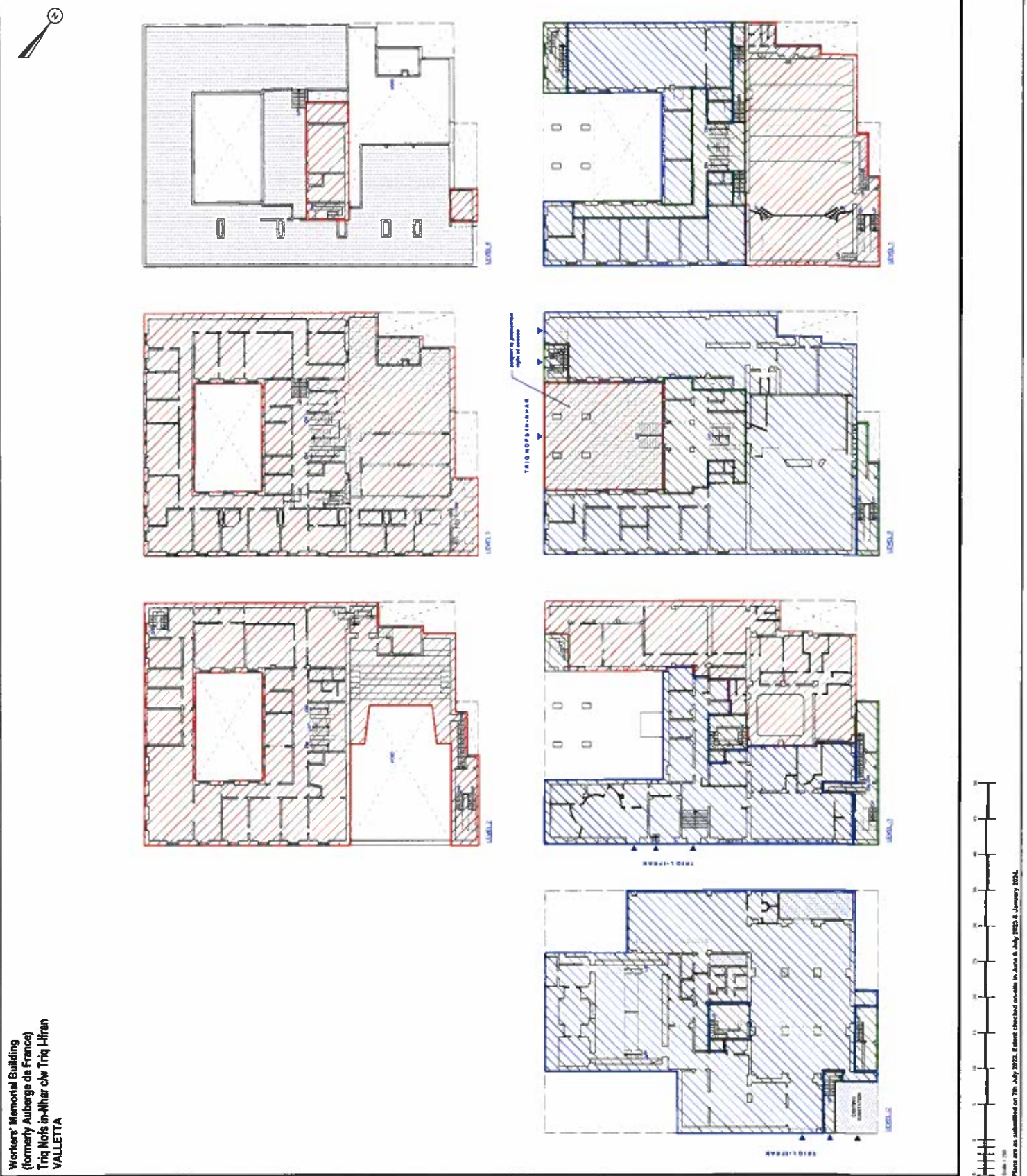
LANDS Authority
 Estate Management & Business Development

Valletta

Job No. 1000
 Date: 11/2022

Client: **ALICE**
 Chief Officer Estate Management & Business Development

Prepared by: **ajg (M. Gatt)**
 Date: 08th February, 2024



TRIG MOPS IN-SPACE
 subject to maintenance right of access

14A
 Workers' Memorial Building
 (formerly Auberge de France)
 Triq Nofs in-Mhar chw Triq L-fran
 VALLETTA

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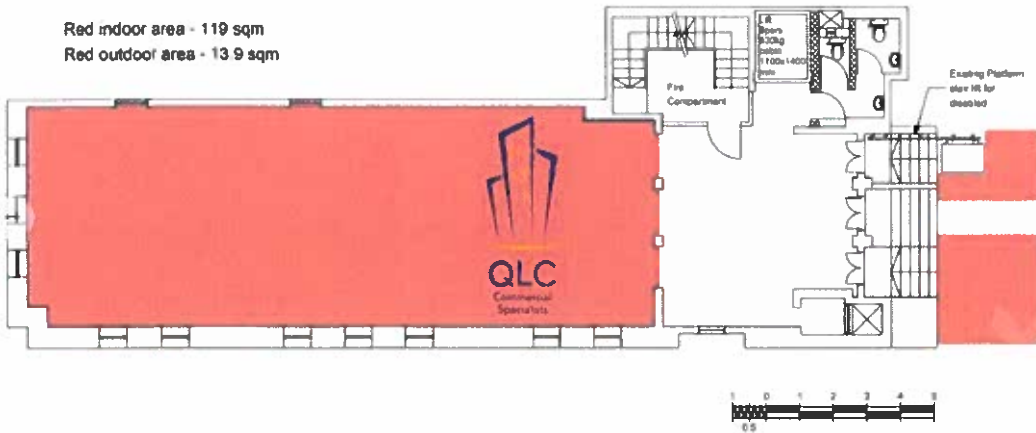






Home Rent in Valletta Property page

Red indoor area - 119 sqm
Red outdoor area - 13.9 sqm



REF NO: 59148

Restaurants / Take-Aways in Valletta

SIZE AVAILABLE
120 sqm

PRICE EXC VAT
€6,600/mo

PRICE PER SQM
€660

SPECIALIST INFORMATION



Giovanni Gerolimetto
QLC QuickLet: Għira, London Offices, Level 2, MGR Dandria

- Call Giovanni Gerolimetto
- Email Giovanni Gerolimetto
- WhatsApp Giovanni Gerolimetto

English, French, Italian, Spanish

Features Descriptions

- ✓ Air Conditioning
- ✓ Outdoor Seating
- ✓ Storage
- ✓ Server Room
- ✓ Front Terrace
- ✓ Permit In Hand
- ✓ Town View
- ✓ Wheelchair Accessible

CONTACT

Fill out the form and one of our specialist will get in touch with you.

Contact Giovanni Gerolimetto about Property
Ref No : 59148

NAME

Name

EMAIL

Email Address

CONTACT NUMBER

+356

Phone Number

COMMENT

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WALLETTA

Restaurants / Take-Aways in Valletta REF NO. 41948

€7,500/mo
200 sqm
6 day ago. Giovanni Gerolimetto

WALLETTA

Restaurants / Take-Aways in Valletta REF NO. 42204

€3,350/mo
9 day ago. Michael Paris

WALLETTA

Restaurants / Take-Aways in Valletta

€4,050/mo
50 sqm
12 day ago. Giovanni Gerolimetto

Calci House, Vjal ir-Rihan, tal-Balal Road, San Ġwann, Malta

+356 7937 1629

michaelparis@qlc.com.mt

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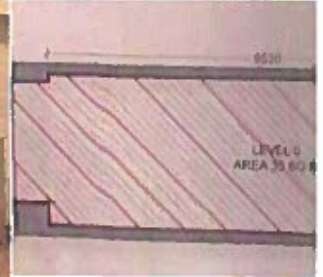
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Home Rent in Valletta Property page



REF NO. 49145

Retail / Shops / Clinics in Valletta

SIZE AVAILABLE
300 sqm

PRICE EXC VAT
€18,250/mo

PRICE PER SQM
€730

SPECIALIST INFORMATION



Giovanni Gerolimetto
TLC Quick Lets Gzira, London Offices, Level 2, NGR Dandria.

- Call Giovanni Gerolimetto
- Email Giovanni Gerolimetto
- WhatsApp Giovanni Gerolimetto

English, French, Italian, Spanish

Features Descriptions

- ✓ High Ceilings
- ✓ Natural Light
- ✓ Main Street
- ✓ Permit In Hand

CONTACT

Fill out the form and one of our specialist will get in touch with you.

Contact Giovanni Gerolimetto about Property
Ref No : 49145

NAME

Name

EMAIL

Email Address

CONTACT NUMBER

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VALLETTA

Retail / Shops / Clinics in Valletta

REF NO. 69765

€1,673/mo

3 day ago Malika Tabone



VALLETTA

Retail / Shops / Clinics in Valletta

REF NO. 69981

€913/mo
100 sqm

4 day ago Antonio Cecinati



VALLETTA

Retail / Shops / Clinics in Valletta

€6,083/mo
30 sqm

5 day ago Giuseppe Gerolametto

📍 Cali House, Vjal Ir-Rihan, tal-Balal Road, San Ġwann, Malta

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✉ michaelparis@qlc.com.mt

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In the ever-evolving world of start-ups, trends are ...



When it comes to investing in commercial real estate, ...



Malta, with its strategic location in the ...



As the tourism industry in Malta continues to ...



Malta, a picturesque Mediterranean archipelago known ...



In the dynamic realm of restaurant ventures, success ...



In the ever-evolving landscape of commercial real ...



In the realm of commercial real estate investment, ...



In the vast and ever-evolving landscape of commercial ...



As the sun begins to shine brighter and the ...



Investing in real estate is a popular ...

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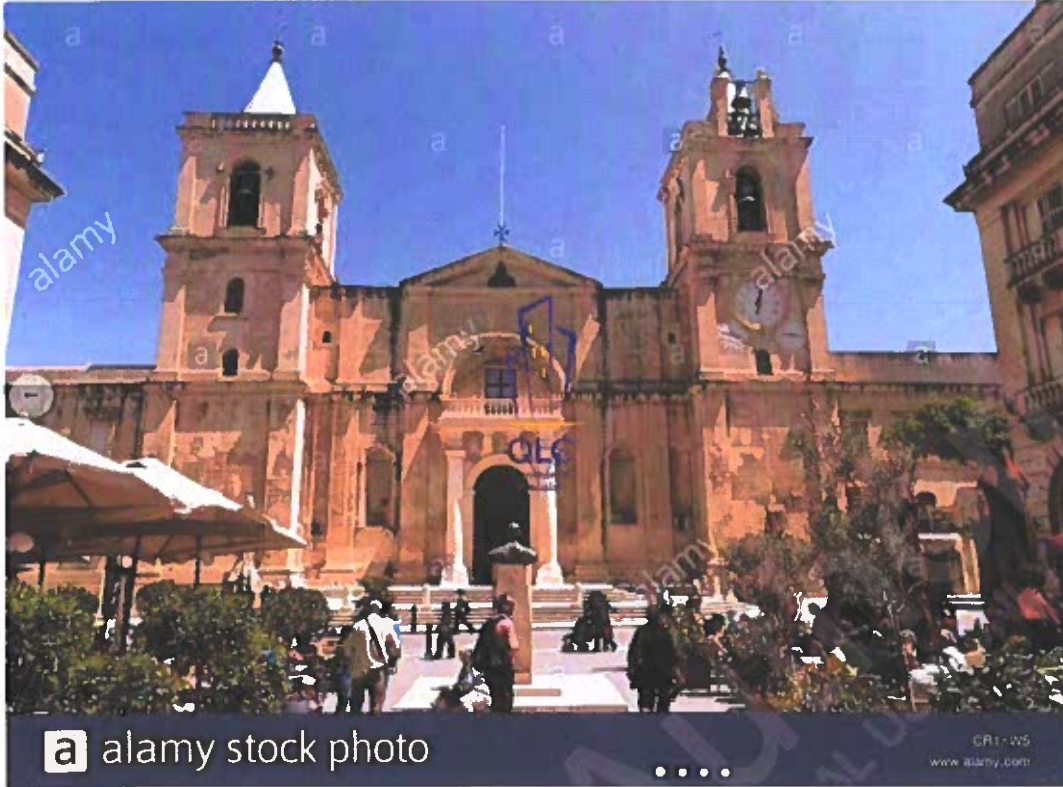
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Home Bars in Valletta Property page

58556



REF NO. 58556

Bars / Cafes in Valletta

SIZE AVAILABLE
35 sqm

PRICE INC VAT
€4,258/mo

PRICE PER SQM
€1,460

SPECIALIST INFORMATION

 Tayfun
Standard House, Birkirkara Hill, St. Julians STJ 1149

-  Call Tayfun
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English, Maltese

Features Descriptions

CONTACT

Fill out the form and one of our specialist will get in touch with you.

Contact Tayfun about Property
Ref No : 58556

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Name

EMAIL

Email Address

CONTACT NUMBER

+356

Phone Number

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--	---	--

📍 Celi House, Vjal ir-Rihan, tal-Balal Road, San Ġwann, Malta

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350 000 € Verkauf Business Bereich

Valletta, Malta,



350 000 €	0	50 m ²	0 m ²	0 m ²	0 - 0
Preis	Zemmeren	Ganzen	Liewen	Kichen	Buedern

Located just off Republic Street, a high profile, 50 sqm commercial space in the most prestigious part of the Capital City is available for sale. This street level, open plan property with a loft is ideal as a retail office or a small take-away cafe. Excellent investment and rare-to-find property! Ref 25593 For viewings, please contact Zoli on +356 79771023 or email zoli@bre.com.mt#bernardsrealestate #realestate #forsale #property #malta #valletta #restaurant #commercial #rare

Preis - 350 000 €
Gesamtfläch - 50 m²
Wunraum - 0 m²
Kichen Bereich - 0 m²
Zuel vun Zemmeren - 0
Buedern - 0
Zuel vun Etagen - 0

Fannt méi eraus

Stellt Är Froen un den Annonce Besëtzer.

WEISEN TELEFON

Lp kuulutuse lugejad , huvilised

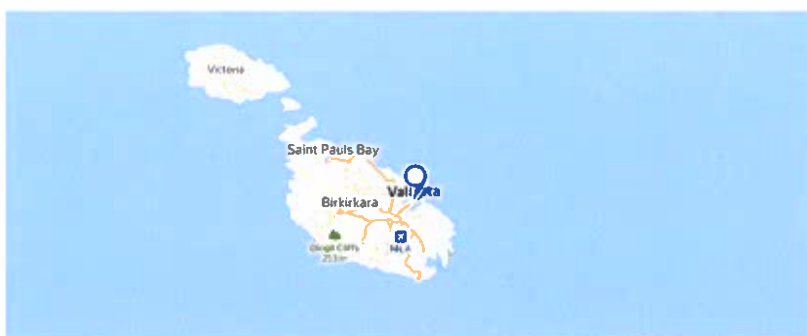
Tianmga oü tegeleb IT lahendustega ja pakub sh SEO ja veebilehtedega seotud arendust, et muuta erinevd teenused ja ettevett veebis nähtavaks. Oma kvaliteetsete teenustega IT vallas, aitame igal ettevötel leida internetiavarustes oma sihtgrupp, suurendada selle kaudu nõudlust teie poolt pakutavatele teenustele ja toodetele.

Aitame viia müügi uuele tasemele, muutes teie kaubamärgi lihtsalt äratuntavaks ja meeldejäävaks

Käesolevas veebilehel nimetatud Artem Porobanyuk (Tianmga OÜ) ei ole antud kuulutustega otseselt seotud, mis tähendab et Tianmga oü ei müü, üüri ega tee muid tehinguid konkreetse kuulutuse raames.

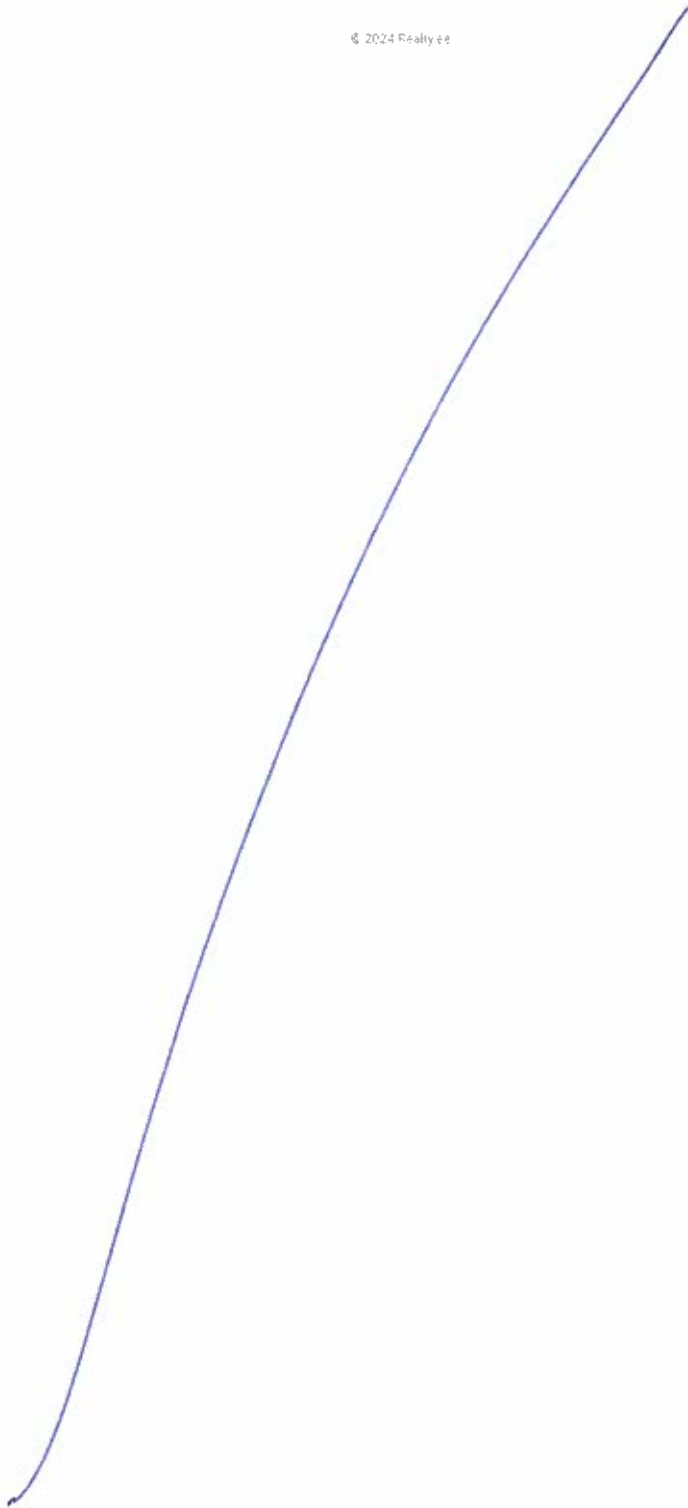
Huvi korral palume pöörduda asja omaniku või maakleri poole ,kes antud asja müüb või üürib. Antud veebilehel edastatav materjal on informatiivse iseloomuga ja originaalkuulutuse asukoht ja müüja/maakler on jälgitav alloleva lingi kaudu.

<https://www.propertymarket.com.mt/view/restaurant-for-sale-valletta-4122532301898843381>



MIR SCHAFFEN FIR IECH ET MÉI EINFACH ZE MAACHEN
EN APPARTEMENT ZE KAFEN ODER ZE LOUNEN

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Restaurant For Sale in Valletta

€1,100,000



Property description

This spacious property, located in the lively capital city of Valletta, offers great potential as a restaurant, lounge and bar. Spanning approximately 200 square meters across two floors, it is ideally situated on one of Valletta's most prominent streets, surrounded by boutique hotels and a constant flow of potential customers for breakfast, lunch, and dinner. With its double front, lofty ceilings, ample natural light, back shaft, and external vents, the ground floor is perfectly suited for seamless deliveries and direct kitchen access from the road. Originally a 300-year-old warehouse, this property is being sold as freehold, accompanied by a comprehensive 4D permit. The permit also allows for potential expansion, providing excellent storage space, walk-in fridges, freezers, and a sizable kitchen. Contact us for further details.

Ref: 006630

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Mortgage Calculator

€4,956.17 per month*

Amount (€)	990000
Rate (%)	3.5
Term (Years)	25

CALCULATE

* value may vary depending on provider and your circumstances

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Your Name (required)

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VALLETTA, UNCONVERTED BAR/RESTAURANT

€ 1,100,000  

REF NO: 006630

VJAL PORTOMASO - HEAD OFFICE: [+356 2138 4545](tel:+35621384545) | INFO@OYSTERMALTA.COM

This spacious property, located in the lively capital city of Valletta, offers great potential as a restaurant, lounge and bar. Spanning approximately 200 square meters across two floors, it is ideally situated on one of Valletta's most prominent streets, surrounded by boutique hotels and a constant flow of potential customers for breakfast, lunch, and dinner. With its double front, lofty ceilings, ample natural light, back shaft, and external vents, the ground floor is perfectly suited for seamless deliveries and direct kitchen access from the road. Originally a 300-year-old warehouse, this property is being sold as freehold, accompanied by a comprehensive 4D permit. The permit also allows for potential expansion, providing excellent storage space, walk-in fridges, freezers, and a sizable kitchen. Contact us for further details.

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ABOUT THE LOCALITY 

Valletta is Malta's capital city. Built by the Knights of St. John in 1566, one would almost consider it a living history open air museum. A World Heritage site, full of Baroque architecture, which has welcomed a diversity of people from the most prominent politician to the street artist.

Almost entirely surrounded by the Mediterranean Sea, it provides breath-taking views from many of its bastions and properties, not only of the magnificent Grand Harbour but also The Three Cities across the creek. The historical main streets, which have now also been pedestrianised, are dotted with restaurants and cafes. They are also home to many branded shops as well as smaller boutiques and a daily morning market, creating a vibrant city life.

Valletta is buzzing with activity during the day and begins to mellow as dusk sets in and the evening slow paced atmosphere takes over the heart of the capital. Many cultural events are hosted in Valletta due to its unique setting and being home to two of our historical theatres.

Experience the real soul of this unique fortified city while taking an evening stroll through the small side streets to savour the atmosphere of life in the city. It is architecturally pretty impressive and looking for a home in Valletta can be quite exciting as properties have a good balance between preserving the historical heritage and characteristics as well as being made suitable to provide the necessary comforts of modern living. Some can also be pretty quaint and original and like no others on the island. Valletta is centrally located on the island and very well connected with public transport.

Valletta was the European Capital of Culture 2018.

RELATED PROPERTIES

ST JULIANS SEAFRONT RESTAURANT

€ 1,550,000
REF NO 007560

ST JULIANS. NEEDS REFURBISHMENT BAR/RESTAURANT

€ 4,950,000
REF NO 006728

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TIGNE POINT, SLEMA

MERCURY TOWERS, ST JULIAN'S

PENDERGARDENS, ST JULIAN'S

FORT CAMBRIDGE, SLEMA

SHORCLINE RESIDENCE, KALKARA

VERDALA TERRACES, RABA I

TAS-SEL LUM, MGLIETHA

FORT CHAMBRAY, GÖZO

QUAD BUSINESS TOWERS, MRLIETHA

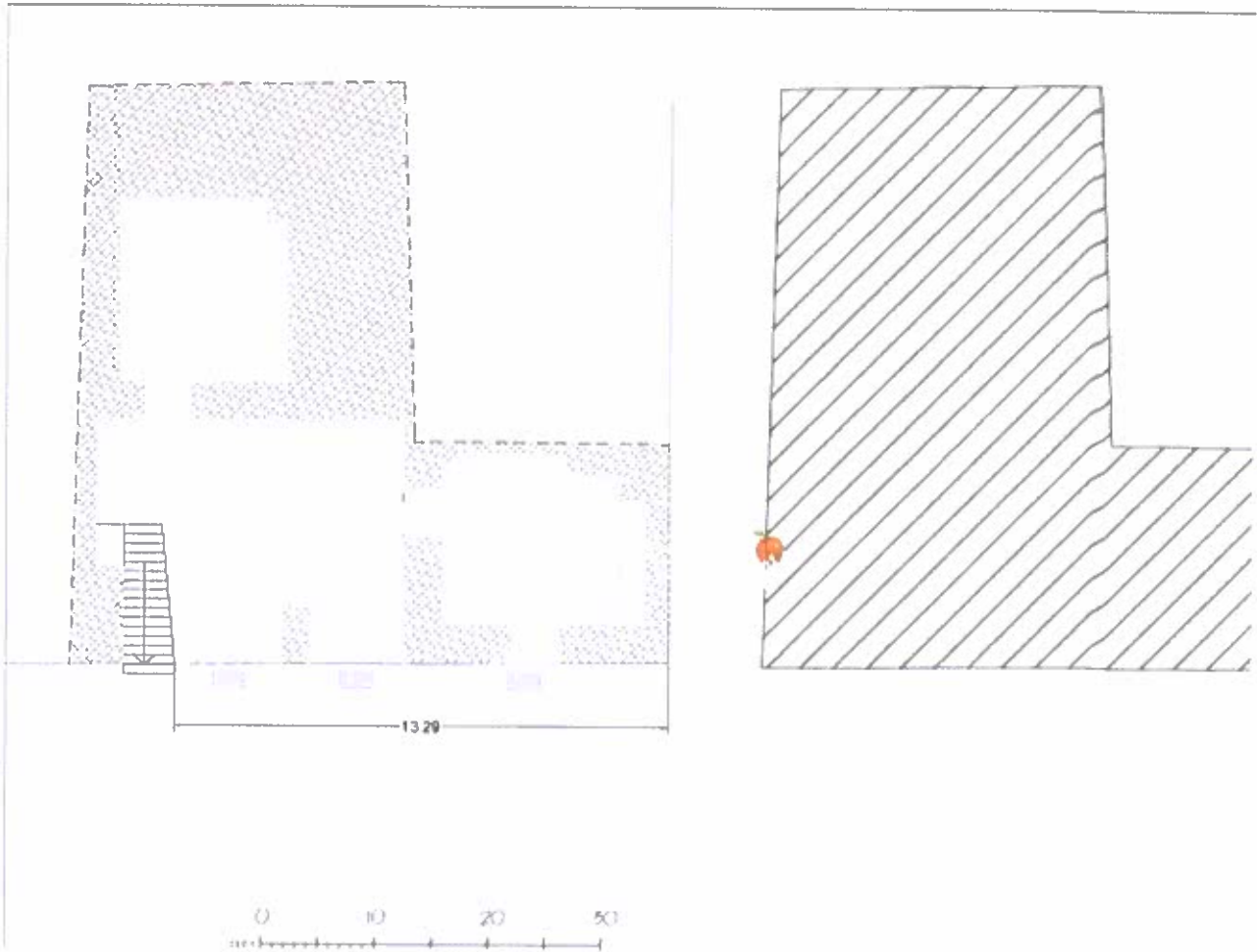


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Restaurant For Sale in Valletta

€500,000



Property description

Located in one of most wanted streets in Valletta, comes this CELLAR spread of 100SQM. The property has huge potential to be made into a variety of retail uses, furthermore, boasts great potential if bought with the overlying shops. Contact us now for more information.

Ref: 425486

Features

✓ Has Views

✓ Passing trade

Sponsored *

Mortgage Calculator

€2,252.81 per month*

Amount (€) 450000

Rate (%) 3.5

Term (Years) 25

CALCULATE

* value may vary depending on provider and your circumstances

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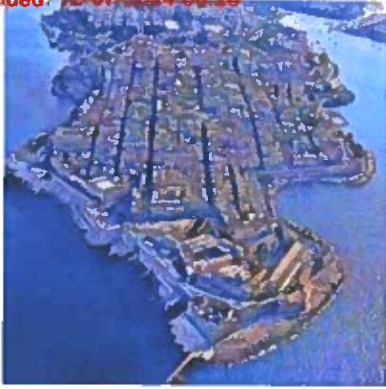
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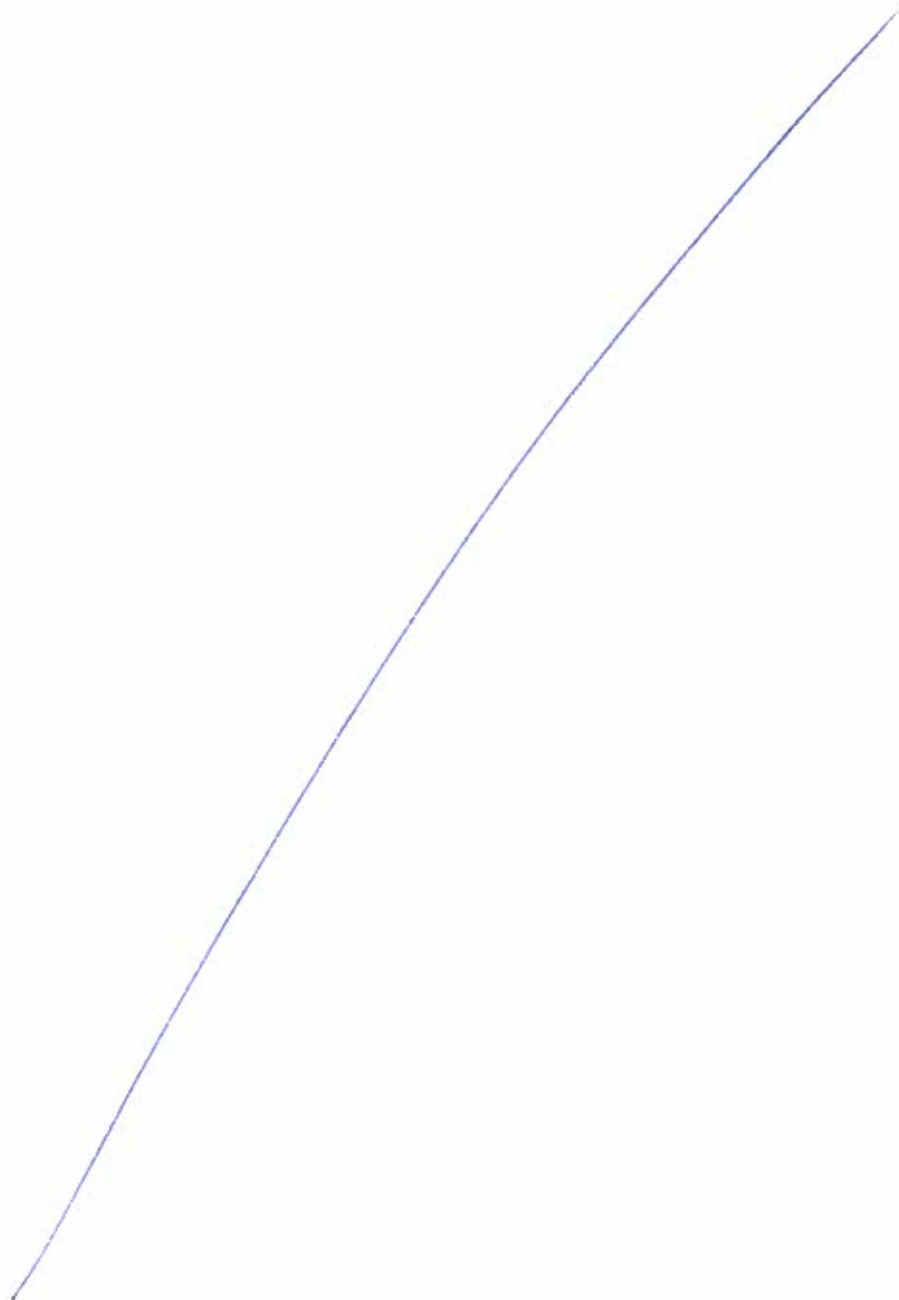
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Appendiċi 2.8

Kopja tal-Ittra tal-Ingagg mill-Awtorità



A handwritten signature in blue ink, located in the bottom-left corner of the page. The signature is stylized and appears to consist of several overlapping loops and strokes.

RE: RED/00039/2023 - Workers' Memorial Building, formerly (Auberge De France), Triq in-Nofs in-Nhar c/w Triq I-Ifran, Valletta, Valletta, Malta - TR/3971/1932

1 message

Spiteri Jurgen at Lands Authority <jurgen.spiteri@landsauthority.org.mt>

To: "melanie@peritms.com" <melanie@peritms.com>, "info@emdp.eu" <info@emdp.eu>, Hermann Bonnici <hermann.bonnici@learti.org>
Cc: Valuations at Lands Authority <valuations.la@landsauthority.org.mt>

Wed, Feb 14, 2024 at 11:04 AM

Għal-attenzjoni ta': Peritms,EMDP,Hermann Bonnici,

Għezież Periti,

B' referenza għall-inkarigu mogħti lilkom f' Awwissu 2023 (araw l-imejji iktar 'l isfel), l-Awtorita' tal-Artijiet għentiment tinfirmakom li l-inkarigu originali qiegħed jigi emendat fid-dawl ta' fatti għodda li harġu wara diskussjonijiet, jiġifieri:

- Il-GWU talbu stima għar-reviżjoni tal-Klawsola (b) fl-att datat 12/12/1997 li jgħid li "Government authorises the emphyteuta to transfer, assign or let for commercial purposes to any Company in which the General Workers Union has over fifty-one per cent (51%) of the shareholding of such company and for such duration as it holds such percentage shareholding".
- Il-pjanta annessa tirrifletti il-persentaġġi proposti mill-istess GWU għad-diviżjoni tal-bini f' użu kummerċjali u f' użu esklussiv tal-Union.
- Il-GWU kkonfermaw li l-enfitewsi originali, kif ukoll l-emendi sussegwenti tagħha fl-att tat-12/12/1997, kienu jirreferu biss għas-sit tal-konċessjoni u li l-ispiża kollha għall-konstruzzjoni tal-bini attwali kienet kompletament a spejjeż tal-GWU.

Fid-dawl ta' dawn il-fatti, il-pjanta P.D. Nru.: 147_97_1_B għief mfasla sabiex tissepara dawk iż-żoni li għandhom jinżammu għall-użu eskklusiv tal-Union, u dawk iż-żoni li għandhom, permezz tal-emenda tal-klawsola msemmija hawn fuq, ikunu disponnibbli għall-kummerċjalizzazzjoni mingħajr ebda restrizzjoni. Iż-żoni bl-aħdar jindikaw il-partijiet komuni.

Għal dan il-għan, l-Awtorita' tal-Artijiet qed titlob rapport ta' valutazzjoni rivedut li jqis dawn il-punti msemmija hawn fuq.

Wieħed għandu jinnotta wkoll li r-reviżjonijiet preċedenti kellhom il-kummenti u l-konsiderazzjonijiet li ġejjin:

- Il-kumitat għall-valutazzjonijiet evalwa l-istima datata 28 f' Awwissu 2023, u mibgħuta fl-20 f' Ottubru 2023, li kienet tinkludi fih l-valur ta' parti mil-binja eżistenti u l-art li hija mibnija fuqha. F' dawn iż-ċirkustanzi, l-kumitat ma kellu ebda kwistjonijiet sinjifikanti x' jirrimarka. Wieħed għandu jqis li l-atti jirreferu biss għat-trasferiment tas-sit vakanti. Jirriżulta li l-ispejjeż tal-konstruzzjoni saru mill-GWU nniġisha. Għaldaqstant, il-valutazzjoni riveduta għandha tirrifletti dan.
- Il-kumitat iħoss li l-potenzjal fis-suq tal-valur tal-propjeta' għall-użu esklussiv tal-GWU għandu jingħata konsiderazzjoni adegwata. Għaldaqstant dan m' għandux jigi skontat għall-kollox mill-valutazzjoni.

Nota Finali:

Ir-rapport għandu jiddetermina wkoll iċ-ċifra pagabbli fl-2024 bħala penali għall-sullokazzjoni mhux awtorizzata skont il-kuntratt datat 1997, u dan bħala rata ġenerali għall-kull metru kwadru.

Għaldaqstant, il-kumitat jissuggerenxi li għall-penali, l-Periti għandhom jestrapolaw il-valur tal-kirja mill-valur għall-bidla fil-kundizzjoni li huma mitluba jiddeterminaw fl-ewwel parti ta' dan l-inkarigu.

Ir-rapport mitlub għandu jkun mhejji skont il-Valuri tas-Suq Kurrenti u skont l-Artiklu 79 tal-KAP 573 tal-Liġijiet ta' Malta. Għandu jkun zgurat li l-htigijiet ta' dan l-artiklu jkunu kollha mharsa, b'mod speċjali paragrafu (e).Dan ir-rapport għandu jkun miktub bil-lingwa Maltija u pprovdut fuq il-mudell imhejji mill-Awtorita' tal-Artijiet li jista' jkollkom access għalih billi tgħafsu fuq: <https://content.landsauthority.org.mt/content/2020/11/9ffb00-valuation-policy-document-oct-2020.pdf>. Intom għentiment mitluba tinnotaw li d-dokumenti elenkati f' sezzjoni 2 tal-mudell li qed issir referenza għalih huma kollha mandatorji, filwaqt li għandkom iħossukom liberi tannettu kwalunkwe dokument ieħor minnkomp meqjus utli għall-fini ta' din l-istima u għall-valur aħħari.

Sabiex dan l-inkarigu ikun kumpilat b'mod li jissodisfa lil-Awtorita', huwa essenzjali li intom tagħmlu użu mir-rapport: "Consolidated Document on Property Valuation. A Compilation of Information and Examples" u mill-"Policy għat-thejija tar-rapporti ta' stimi peritali dwar art jew bini". Intom jista' jkollkom access għal dawn id-dokumenti billi tgħafsu fuq:

- <https://content.landsauthority.org.mt/content/2018/03/Valuations-Manual-LA.pdf>
- <https://content.landsauthority.org.mt/content/2020/11/95cd6ed4-1-policy-for-the-preparation-of-valuations-in-relation-to-lands-and-buildings.pdf>

F'każ ta' diffikulta' dwar l-inkarigu, intom għentiment mitluba tressqu il-mistoqsijiet tagħkom għal-attenzjoni tal-Uffiċċju tal-Istimi fi hdan l-Awtorita' fuq l-Indirizz elettroniku valuations.la@landsauthority.org.mt. Ir-rapport finali fil-linkien mal-kont relattiv għandhom ikunu konsenjati lil din il-taqsimha sa mhux aktar tard mid-data ta' skadenza: 28 ta' Frar 2024.

Grazzi.

Jurgen Spiteri

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From: Valuations at Lands Authority <valuations.la@landsauthority.org.mt>

Sent: Wednesday, February 14, 2024 9:47 AM

To: Spiteri Jurgen at Lands Authority <jurgen.spiteri@landsauthority.org.mt>

Subject: FW: RED/00039/2023 - Workers' Memorial Building, formerly (Auberge De France), Triq in-Nofs in-Nhar c/w Triq l-Ifran, Valletta, Valletta, Malta - TR/3971/1932

Dorothy Grech

Executive Officer - Valuations and Projects



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From: no-reply@landsauthority.org.mt <no-reply@landsauthority.org.mt>

Sent: Thursday, August 10, 2023 1:37 PM

To: melanie@peritms.com, info@emdp.eu, info@robertmusumeci.com

Cc: Valuations at Lands Authority <valuations.la@landsauthority.org.mt>

Subject: RED/00039/2023 - Workers' Memorial Building, formerly (Auberge De France), Triq in-Nofs in-Nhar c/w Triq l-Ifran, Valletta, Valletta, Malta - TR/3971/1932

Għal-attenzjoni ta': Peritms,EMDP,Robert Musumeci.

Gheżież Penti,

Wara l-interess li wrojt fuq il *Framework Agreement [CT2132/2021] for the Provision of Professional Services by Periti (Lot3) to the Lands Authority - Valuations related to Redemption Schemes*, għandi pjaer ninfirmakom li intom ġejtu appuntali sabiex fil-kien tiegħi rapport Peritali wieħed maqbul bejnielkom f'isem l-Awtorita' tal-Artijiet.

Intom ġentilment mitluba tikkonfermaw li intom disponibbli sabiex tikkonsenjaw l-inkarigu li ingħata lilkom fil-żmien stipulat hawn taħt. Jiddisponjani ninfirmakom li f'każ il wieħed jew aktar mill-Periti inkarigati jonqos milli jibgħat il-konferma tiegħi fi żmien 24 siegħa mil-hin li tintbagħat din l-imej, l-Awtorita' ttipprova bil-lil tibgħat l-istess inkarigu lill-Perit segwenti mingħajr il-bżonn ta' ebda avvż iehor. Il-konferma tagħkom għandha tintbagħat fuq l-Indirizz elettroniku valuations.la@landsauthority.org.mt.

Bl-aċċettazzjoni ta' dan l-inkarigu, intom tkunu qed tobligaw ruħkom għal żmien tmintax-il xahar mid-data tal-valutazzjoni, illi ttrivedu din il-Valutazzjoni kemm il-darba fil-proċess ta' verifika illi tagħmel l-Awtorita' jinstabu nuqqasijiet ta' natura teknika u/jew procedurali. Kwalunkwe revizjoni meħtieġa għandha tkun mhejjija minnkom stess u għandha titqies bħala parti integrali minn dan l-inkarigu f'termini ta' pagament.

Gentilment ninfirmakom il parti mill-proprijeta' surriferita li delineata bil-blu fuq il-pjanta annessa fuq PD 147_97_1 hija soġġetta għal kundizzjoni -

"The government authorises the emphyteuta to transfer, assign or let (rent) for commercial purposes to any company in which the General Workers Union has over fifty-one per cent (51%) of the shareholding of such company and for such duration as it holds such percentage shareholding"

L-Awtorita' laqgħet talba li tikkancella din il-kundizzjoni li tirrestringi l-użu fir-rigward taż-żoni kummerċjalizzati għab-baži tad-deltami ta' regolament 5(1) ta' Legislazzjoni Sussidjara 573.09 (kopja annessa)

Għalhekk għal dan l-inkarigu intom ġentilment mitluba tiegħi l-Valur għat-Tneħhija tal-Kondizzjoni.

N.B. Dan l-inkarigu għandu jkun limitat għal partijiet li huma imarkatti bil-blu fuq il-pjanta annessa.

Intom ġentilment mitluba tagħmlu kuntatt mas-Sur Josef Buġeja fuq 25679240 sabiex jipprovdilkom aċċess għal din il-proprijeta'.

v4 - Uploaded: 12-07-2024 08:26

Intom mitluba tikkomunikaw ma' xulxin u tippjanaw dan l-inkarigu. Id-dettalji ta' kull Perit jinsabu annessi hawn fuq. Intom tistghu titolbu l-permess tal-Awtorita' sabiex tiksbu l-ghajnuna ta' esperti f'oqsma differenti sabiex jghinukom taslu ghal-valur mitlub.

Ir-rapport mitlub ghandu jkun mhejji skont il-Valuri tas-Suo Kurrenti u skont l-Artiklu 79 tal-KAP 573 tal-Liqjiet ta' Malta. Ghandu jkun zgurati li l-htigijiet ta' dan l-artiklu jkunu kollha mharsa, b'mod speċjali paragrafu (e).

Dan ir-rapport ghandu jkun mitlub bil-lingwa Maltija u pprovdut fuq il-mudell imhejji mit-Awtorita' tal-Artijiet li jista' jkollkom access ghalih billi tghafsu fuq: <https://content.landsauthority.org.mt/content/2020/11/9fbbdd00-valuation-policy-document-oct-2020.pdf>. Intom gentiment mitluba tinnotaw li d-dokumenti elenkati f'sezzjoni 2 tal-mudell li qed issir referenza ghalih huma kollha mandatorji, filwaqt li ghandkom thossukom liberi tannettu kwalunkwe dokument iehor minnkom meqjus utli gh'all-fini ta' din l-istima u ghal-valur ahhari.

Sabiex dan l-inkarigu ikun kumpilat b'mod li jissodisfa lill-Awtorita', huwa essenzjali li intom taghmlu uzu mir-rapport: "*Consolidated Document on Property Valuation: A Compilation of Information and Examples*" u mil-*Policy ghat-thejija tar-rapporti ta' stmi peritali dwar art jew bini*". Intom jista' jkollkom access ghal dawn id-dokumenti billi tghafsu fuq:

- <https://content.landsauthority.org.mt/content/2018/03/Valuations-Manual-LA.pdf>
- <https://content.landsauthority.org.mt/content/2020/11/95cd8ed4-1-policy-for-the-preparation-of-valuations-in-relation-to-lands-and-buildings.pdf>

F'kaz ta' diffikulta' dwar l-inkarigu, intom gentiment mitluba tressqu il-mistoqsijiet taghkom ghal-attenzjoni tal-Ufficcju tal-Istima fi hdan l-Awtorita' fuq l-indirizz elettroniku valuations.la@landsauthority.org.mt. Ir-rapport finali fil-mikien mal-kont relattiv ghandhom ikunu konsenzjati lil din it-taqsimta sa mhux aktar tard mid-data ta' skadenza: 24 l-Awissu 2023.

Grazzi.

AVVIŻ TA' KUNFIDENZJALITÀ: Dan il-messaġġ elettroniku, inkluż kull fajls jew dokumenti annessi miegħu, huwa kunfidenzjali u jista' jagħti l-kaz li jkun ukoll sugġett għall-privileġġ legali. Huwa intiż unikament għall-uzu tad-destinatarju/i u ma jistax jintuza minn persuna oħra hliet mid-destinatarju/i innifsu/hom. Jekk inti m'intiex l-imsemmi destinatarju: (i) inti qiegħed tiġi nnotifikat permezz ta' dan l-avviż illi, kwalunkwe uzu, tixrid, distribuzzjoni, ipprinjar jew ikkupjar ta' dan il-messaġġ huwa strettament ipprobit; (ii) inti ma tistax taqra, tikkopja, tqassam, tikxef jew tuża dan il-messaġġ fl-intier tiegħu jew parti minnu bl-ebda manjiera; (iii) inti gentiment mitluba li teqred dan il-messaġġ (u kwalunkwe dokumenti mehmuzin miegħu) billi tħassru mis-sistema tal-komputer tiegħek; u (iv) inti mitlub ukoll tinnotifika immedjatament lil persuna li bghattilek dan il-messaġġ billi twegħibha fuq l-istess indirizz muri fil-messaġġ elettroniku. Kull individwu li jikkommunika mal-Awtorita' tal-Artijiet permezz ta' messaġġ elettroniku jitqies illi jkun aċċetta r-riskji assoċjati mal-trażmissjoni tal-informazzjoni li huma interċettazzjoni, tibdil u telf ta' informazzjoni kif ukoll il-konsegwenzi marbutin mad-distribuzzjoni ta' posta elettronika bhal tardività jew inkompletezza. Ser tittehed kull prekawzjoni raġonevoli sabiex tiżgura l-privatezza tal-individwi skont l-Avviż ta' Privatezza tal-Awtorita'. <https://landsauthority.org.mt/resources/policies/privacy-policy/>

2 attachments

 Extract of Deed.pdf
587K

 PD 147_97_1_B - Draft Copy (2024.02.08).pdf
442K

