

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

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

U billi huwa maħsub fil-paragrafu (ċ) tal-artikolu 31 tal-Att dwar Artijiet tal-Gvern (Kapitolu 573), li art li tkun proprjeta' tal-Gvern jew amministrata minnu tista' tigi trasferita skont rizzoluzzjoni speċjali tal-Kamra tad-Deputati li tkun fis-seħh fil-waqt tat-trasferiment;

U billi huwa xieraq li t-trasferiment fuq imsemmi jsir skont rizzoluzzjoni speċjali tal-Kamra tad-Deputati;

Għalhekk huwa b'dan rizzolut illi l-proprjeta' fuq imsemmija fil-Qasam Industrijali ta' Kordin, fil-limiti ta' Raħal Ġdid kif deskritt aħjar fl-abbozz tal-ftehim anness bhala DOK SAFC, tigi mogħtija b'titolu ta' enfitewsi temporanju lis-Senglea Athletic Football Club għaž-żmien, għall-iskop u skont il-pattijiet u kundizzjonijiet imsemmija fl-istess abbozz.

12.05.2025

	<p>illum,</p> <p>Quddiem i Nutar Dottor Joe Cilia, duttur tal-ligi, qeghdin jidhru personalment, wara li vverifikajt l-identita' taghhom permezz tad-dokumenti ufficjali hawn taht indikati:-</p> <p>Mill-ewwel parti:-</p> <p>Matthew Pisani, mizzewweg, iben Edwin Pisani u l-mejta Marcelline Pisani nee Scott, imwieled San Giljan fis-7/10/1977 u residenti Swieqi (Karta ta' l-identita' numru 487077M), li qed jidher fuq dan l-Att fil-kwalita' tieghu ta' Chairperson, ghan-nom u in rapprezentanza ta' SportMalta (bhala s-successur fit-titolu tal-Kunsill Malti ghall-iSport), ta' Cottonera Sports Complex, Cottonera Avenue, Bormla BML 9020; kif debitament awtorizzat:-</p> <p>- aktar 'l isfel imsejjaħ "SportMalta".</p> <p>Mit-tieni parti:-</p> <p>li qeghdin jidhru fil-kariga taghhom ta' President, Segretarju Generali u Tezorier rispettivament li qeghdin jidhru fuq dan l-att ghan-nom u in rapprezentanza ta' Senglea Athletics Football Club ta' [b'numru tar-Registrazzjoni ma' SportMalta ittri SM/C</p> <p>kif debitament awtorizzati permezz ta' rizzoluzzjoni tal-kumitat hawn annessa u mmarkata "Dokument R";</p> <p>- aktar 'l isfel flimkien u solidalment bejniethom imsejhin "il-klabb".</p> <p>Minni Nutar identifikati permezz tad-dokumenti ufficjali fuq indikati.</p> <p>Ghaldaqstant bis-safha ta' dan l-att SportMalta qiegħed jikkoncedi b'titolu t'enfitewsi temporanja għal perjodu ta' hamsa u erbghin (45) sena b'effett mil-lum, lil fuq imsemmi klabb, li bl-istess titolu qiegħed jaċċetta u jakkwista l-porzjoni t'art tal-kejl superficjali ta' circa elfejn erbgha mija u hamsin metru kwadru (2,450mk) li tinsab fi Triq minghajr isem li tiizbokkafit-Telgha ta' Ras Hanzir, fil-Qasam Industrijali ta' Kordin, fil-limiti ta' Rahal Gdid. L-imsemmija</p>	<p>Att Numru:</p> <p>Enfitewsi Temporanja</p> <p>Ins:</p> <p>Vol.I.:</p>
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porzjoni diviza t'art tikkonfina mill-Punetnt, mill-Lvant u mit-Tramuntana ma triq mighajr isem li tizbokka fi triq maghrufha bhala it-Telgha Ta' Ras Hanzir jew irjeh verjuri, kif tidher delineata bl-ahmar fuq pjanta tal-Property Drawing numru tnejn zero zero disgha sottosink sebgha erbgħa wiehed sottosink ittra A (P.D. 2009_741_A) li tinsab annessa m'att tan-Nutar Dottor Roderick Gatt tat-tmienja ta' Frar, tas-sena elfejn u erbgħa u għoxrin (08/02/2024) u li kopja tagħha qed tigi hawn annessa u mmarkata Dokument 'A' kif deskritta ahjar fil-Valutazzjoni tal-Perit David Grima u l-kalkolu tas-sussidju ta' Sport Malta li qed jigu hawn annessi u mmarkati Dokument 'V' u Dokument 'V1';

L-imsemmija art tinsab aħjar indikata bl-ahmar fuq is-siteplan li tiffirma parti mill-Form E li qed tigi hawn annessa u mmarkata Dokument 'LR'.

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

(1) Versu ó-ċens annwu u temporanju ta' tlett elef u tmien mitt ewro (€3,800) għal ħamsa u erbgħin sena (45) dekorribbli minn dana l-att, liema ammont ta' ċens qed jiġi mnaqqas b'percentwal ta' ħamsa u disgħin fil-mija (95%) mill-SportMalta u cioè' bl-ammont ta' tlett elef sitt mija u għaxar ewro (€3,610) bhala sussidju mogħti minn SportMalta, b'dana għalhekk li l-ammont ta' ċens dovut mill-klabb kull sena u li għandu jithallas kull sena bil-quddiem huwa fl-ammont ta' mija u disgħin ewro (€190). F'għeluq kull perjodu ta' ħames (5) snin mill-llum, dan l-ammont ta' ċens għandu jiġi rivedut b'zieda ta' għaxra fil-mija (10%) taċ-ċens eżistenti meta ssir ir-revizjoni, biex b'hekk, iċ-ċens li jithallas għal kull ħames (5) snin wara kull revizjoni, ikun iċ-ċens hekk rivedut u dan ab bazi tal-Valutazzjoni tal-Perit fuq indikata.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

ragonevoli.

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

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

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

Bħala garanzija tal-ħlas tal-imsemmi ċens annwali u temporanju u tal-eżekuzzjoni tal-obbligi l-oħra li joħroġu minn dan l-att, il-klabb qiegħed jipoteka favur ta' SportMalta, aċċettanti, l-beni kollha tiegħu in generalis prezenti u futuri oltre l-poteka Speċjali u Privileġġ Speċjali skont il-liġi, fuq il-proprjetà b'dan l-att trasferita. Għall-fini tal-iskrizzjoni ipotekarja, qed tiġi ffixxata s-somma ta' tlett elef u tmin mitt ewro (€3,800) bejn il-komparenti partijiet.

Għall-fini ta' l-Att numru wieħed u tletin tas-sena elf disa' mija u wieħed u tmenin (ATT XXXI/1981) u għall-finijiet tal-Att dwar it-Taxxa fuq id-Dokumenti u Trasferimenti tal-elf disa' mija tlieta u disgħin (1993), qiegħed jiġi dikjarat illi l-proprjetà fuq deskritta giet mgħoddija lil SportMalta permezz tal-att ta' Trasferiment ta' Drittijiet u Obbligi fl-atti tan-Nutar Dottor Roderick Gatt tat-tmienja ta' Frar, tas-sena elfejn u erbgħa u għoxrin (08/02/2024), skond l-Artikolu numru hamsa (5) tal-Government Lands Act Att numru sbatax (XVII) tas-sena elfejn u sbatax (2017) u l-ebda ħlas ta' taxxa tal-boll mhux dovut fuq dan l-att stante illi dan it-trasferiment huwa debitament eżentat permezz tal-Avviz Legali numru mija u għaxra tas-sena elfejn u erbgħa u għoxrin (A.L. 110/2024).

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

Għall-fini tal-Kapitlu numru mitejn u sitta u erbgħin (Kap.246) tal-Liġijiet ta' Malta dwar l-Akkwist ta' Proprjetà Immobbli minn Persuni Mhux Residenti, qed jiġi ddikjarat mill-akkwirenti illi l-klabb jikkwalifika biex jakkwista il-proprjetà li qiegħda tiġi ttrasferita aktar 'l fuq, mingħajr il-bżonn ta' permess ta' l-akkwist ta' proprjetà immobbli minn persuni mhux residenti peress illi l-istess klabb, kif ukoll l-akkwirenti nomine qed jiddikjaraw li huma residenti ċittadini ta' l-Unjoni Ewropea u li l-klabb kien stabbilit f'Malta u l-akkwirenti nomine għexu f'Malta għal perijodu kontinwu matul ħajjithom, ta' ħames (5) snin. Din id-dikjarazzjoni qiegħda ssir wara li jiena Nutar sottoffirmat spjegajtilhom l-importanza tagħha skont il-liġi.

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

Jiena Nutar, hawn taht iffirmit, niddikkjara li l-propjeta' immobbli ttrasferita fuq dana l-att ma' taqax f'area ta' registrazzjoni obbligatorja, skond il-kopja tal-Form E li qed tigi hawn annessa u mmarkata Dokument 'LR'

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

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

Qiegħed jiġi dikjarat illi dan it-trasferiment ġie approvat skond att tas-sebgha ta' Dicembru, tas-sena elfejn u wieħed u għoxrin (07/12/2021) ippubblikat min- Nutar Dottor Roderick Gatt tat-tmienja ta' Frar, tas-sena elfejn u erbgha u għoxrin (08/02/2024) li permezz tiegħu Sport Malta għandu d-dritt li jittrasferixxi l-imsemmija propjeta' lil persuni sportivi irregistrati ma' Sports Malta taht l-att tal-ISports (KAP 455) tal-Ligijiet ta' Malta u cioe' b'titolu ta' enfitewsi temporanju li ma jačcedix il-perjodu ta' hamsa u sittin (65) sena. Tali trasferiment qiegħed isir skond l-Att Dwar Artijiet tal-Gvern (Kap 573) tal-Ligijiet ta' Malta Artiklu numru hamsa (5) u qiegħed isir wara l-approvazzjoni ta' dan it-trasferiment permezz ta' rizzoluzzjoni speċjali tal-Kamra tad-Deputati skond Artikolu wieħed u tletin (Art 31) tal-istess Kapitolu numru hames mija u tlieta u sebghin (KAP. 573).

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

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

ELENKU TAD-DOKUMENTI – Dok X

Dok A: Pjanta tal-proprjeta’;

Dok LR: Kopja tal-Land Registry Form E;

Dok R: Rizoluzzjoni ta’ Senglea Athletics FC;

Dok V: Valutazzjoni tal-Perit David Grima

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

Dok X: Elenku tad-Dokumenti (prezenti)



08th January, 2025.

Our Ref: SAFC/08/01/2025.

The Executive Chairman

Sport Malta

Cottonera Avenue

Cospicua. BML 9020.

Attn: Mr. Mark Cutajar

Re: Transfer of Land to Senglea Athletic Football Club

We are writing on behalf of the Senglea Athletic Football Club in relation to the transfer of the parcel of land hatched in red on the attached site plan to the Football Club.

This will enable Senglea Athletic Football Club to integrate the area (which is currently earmarked for Sports/Recreation as per PA Grand Harbour Local Plan Map 16 with a Sports Facilities Project being proposed by the Football Club on a site which lies adjacent to the parcel of land in question and which is already managed by Senglea Athletic Football Club.

The integration of the vacant site within the project would ensure the upgrading to the area from a vacant parcel of land, susceptible to dumping and other illegal activities into a zone comprehensively developed for sports facilities.

The signatories are that will sign the contract are as all here under Senglea Athletic Football Club officials. Mr. Neil Carter President, Mr. Vincent Parnis Secretary and Mr. Stephen Buttigieg Treasurer.

Kindly acknowledge receipt of this correspondence.

Best Regards,

Neil Carter.
President.

Vincent Parnis.
Secretary.

Stephen Buttigieg.
Treasurer.



**SITE NEAR CORRADINO GROUND
KORDIN INDUSTRIAL ESTATE
I/o PAOLA**



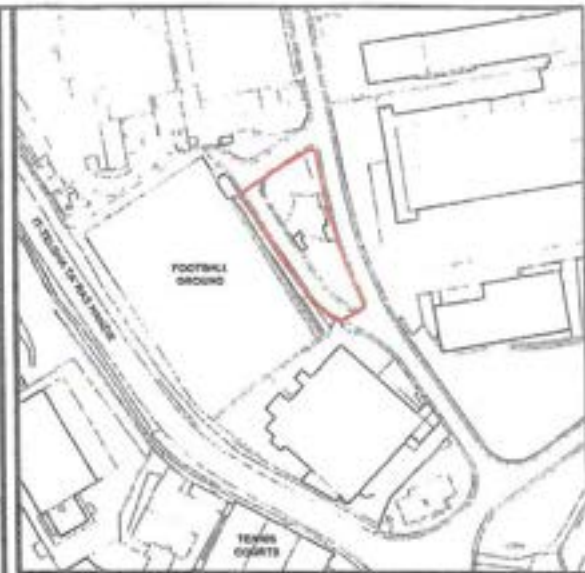
FOOTBALL GROUND

R. Gou
True copy of the original
Taken from my records
Today 15/02/2009
Notary Dr. Rodolick Gott
Notary Public with the Lands Authority Malta



Scale 1:500

Site illustrated by GPS/RTK measurements. Meters Truncated to 2 Dec. 0th. Area: 2450



Site Plan
S.S. 5471

Scale 1:2000
Map Ref.: 55800
71120

Property No : E21137
Area : 2,450m²

R. Gou

Handwritten signature

LANDS Authority
Estate Management & Business Development

Auberge de Baviere
St. Sebastian Str, Valletta
Phone (356) 2295 3236/3510042
Website landsauthority.org.mt

Locality:	PAOLA	
P.D. No.:	2009_741_A	Scale: 1:500
File No.:	L/0191/2009	Drawn by: bugem151

A&CE sgd (J. Schembri)

DR. A

Today, the eighth (8th) day of February of the year two thousand and twenty-four (2024).

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

On the one part:

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

The file bears the letter 'L' and number one hundred and ninety-one stroke two thousand and nine (L 191/2009).

On the other part:

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

The parties hereby declare and premise that:

Whereas the Government is the owner of a site measuring circa two thousand four hundred and fifty metres squared (2,450 m²) in an unnamed road abutting onto It-Telgha Ta' Ras Hanzir, in Kordin Industrial Estate, limits of Paola, Malta, bounded on the West, North and East with an unnamed road abutting onto a street named onto It-Telgha Ta' Ras Hanzir or more correct boundaries as better shown bordered in red on

Deed Number:

5 /2024

**Transfer of
Rights and
Obligations**

Enrolled:

/2024

Number:

/2024



the plan indicated as Property Drawing number two thousand and nine underscore seven hundred and forty-one underscore letter 'A' (P.D. No. 2009_741_A) and which plan is being attached to this deed and marked as document letter 'X'.

Whereas SportMalta has requested the Government and is desirous to be assigned in its favour the rights and obligations over the same above-described site situated in Paola, Malta for its enjoyment, possession, use and management.

Whereas the Government has acceded to the SportMalta's request.

Now therefore by virtue of this deed and Article five (5) of the Government Lands Act, Act number seventeen (XVII) of two thousand and seventeen (2017), the Government hereby assigns in favour of SportMalta in whose name appearer Matthew Pisani accepts, the rights and obligations over the site measuring circa two thousand four hundred and fifty metres squared (2,450 m²) in an unnamed road abutting onto It-Telgha Ta' Ras Hanzir, in Kordin Industrial Estate, limits of Paola, Malta, bounded on the West, North and East with an unnamed road abutting onto a street named onto It-Telgha Ta' Ras Hanzir or more correct boundaries as better shown bordered in red on the plan indicated as Property Drawing number two thousand and nine underscore seven hundred and forty-one underscore letter 'A' (P.D. No. 2009_741_A) and which plan is attached to this deed and marked as document letter 'X'.

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

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

Statutory Declarations

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



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

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

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

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

Signed:- Matthew Pisani nomine
Dottor Marisa Grech nomine

Notary Roderick Gatt
Notary Public with the Lands Authority Malta



True copy of the original
Taken from my records
Today 15/02/2024
Notary Dr. Roderick Gatt
Notary Public with the Lands Authority Malta



15/03/2024

Re: Valuation Certificate 2585p – A Dilapidated Tract of Land in Il-Qortin, Qasam Industrijali Ta' Kordin, Kordin, Paola

To whom it may concern,

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

Valuation Reference	2585p
Property Address	A Dilapidated Tract of Land, Il-Qortin, Qasam Industrijali Ta' Kordin, Kordin, Paola
Customer	Sport Malta
Date of Inspection	15/03/2024
Purpose of Valuation	Valuation of immovable property for collateral purposes.
Basis of Valuation	This report leads to the valuation of the "Market Value" of the property, as defined in The European Valuation Standards 2016 Article EVS 1 that is <i>"The estimated amount for which the property should exchange on the date of valuation between a willing buyer and a willing seller in an arm's length transaction after proper marketing wherein the parties had each acted knowledgeably, prudently and without being under compulsion."</i>
Property Title	Freehold: Remaining term - NA - years Ground Rent Payable: € Nil Other Encumbrances: Not applicable
Sources of Information	The above information has been provided by the client.
Description	
Property Classification	Commercial: Agricultural Land
General Description	- The property in question consists of an existing barren stretch of land that has an agricultural value. It consists of a number of rooms while there are also a number of trees on site. The area in question also comprises of a short stretch of its adjacent road.

Structural//Architectural//Solutions
1B, Ilu-Bis Centre, Mosta Road, Lija, LJA 9012
m. (+356) 9587 8005
t. (+356) 2702 1706
e. info@sasmalta.com
w. www.sasmalta.com

Availability of Views	No Views
Availability of Lift	No
Construction Type	N/A
Current State of Finish	Undeveloped
New Building	N/A
Schedule of Accommodation	Refer to appendix B for schedule of accommodation.
External Accommodation Areas	Refer to appendix B for schedule of external accommodation.
Site Footprint	2,450 m ²
Other Comments	
Energy Related Features (Existing)	Not Applicable.
Year of Construction	N/A
Location Type	Other:
Planning Issues	
Planning Permit	Refer to Appendix D
Variations Noted	N/A
Further Comments	Nil
Defects Observed	No structural tests for said building have been commissioned. Comments below are based on visual observations undertaken during the valuer's site visit.
Valuation Methodology	<p>The comparable valuation approach is considered the most suitable methodology in determining the current market value. In principle this model is based on the comparable market prices of the same property types in the area.</p> <p>The annual ground rent is extrapolated from the market value.</p> <p>Valuation Calculations are hereby presented in Appendix B below.</p>

Special Conditions

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

Annual Rent

Given the above considerations, the property has in my opinion as an annual ground rent of € 3,800 (Euro three thousand and eight hundred).

Declaration

The undersigned Perit hereby certifies that, to the best of his knowledge, the declarations in this report are correct, and that all material considerations in respect of the valued property have been hereby disclosed.

Perit David Grima

B.E.&A. (Hons.), MS.c (Lond), PG Dip (Cons Tech), A.&C.E., C.Eng, D.I.C, Eur Ing, M.I.C.E.

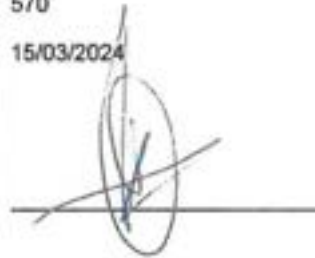
Warrant No.

570

Date

15/03/2024

Signature



Appendix A: Definitions

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

Appendix B: Development Profile and Calculations

Comparison Method

Location	Type of Property	Property State	Size of Property	Gross Internal Area	Contract Value	Rate per Square Meters	Views	Availability of Pool	Availability of Garage/Parking Space	Availability of Garden	Availability of Lift
			m ²	m ²	€	€/m ²					
Zejtun	Agricultural Land	Agricultural Value	8800	8800	€ 520,000.00	56.14		No	Yes	No	No
Zejtun	Agricultural Land	Agricultural Value	1100	1100	€ 88,510.00	76.44		No	Yes	No	No
Zejtun	Agricultural Land	Land with reservoir	4400	4400	€ 478,000.00	103.20		No	Yes	No	No
Zabbar	Agricultural Land	Land having a room	4550	4550	€ 400,000.00	83.52		No	Yes	Yes	No
Average Rate per Square Meters						€ 79.82					

Table B1 – Comparable Method for the Agricultural Land

Unit Name/Number	Floor	Type	Area Considered	Gross Area	Rate per sqm	Market Value	Total Market Value
				m ²	€/m ²	€	€
Dilapidated Land			Site Footprint	1602.00	79.82	127,878.79	127,878.79
Road			Site Footprint	848.00	26.61	23,691.90	23,691.90
Subtotal							151,570.69
Rounded							152,000.00

Table B4 – Market Value of the Land

The Market Value of the dilapidated land is compared to the rates per square meters of agricultural land. Moreover, as the land in question comprises of a short stretch of road, the market value of the road has to be adjusted according to the Lands Authority Guidelines on Appraisals of Land or Buildings. According to the 'LGS 4 – Valur tal-Art ghal Triq' found in the latter Guidelines, it states that:

"Din il-linja gwida għandha tiġi applikata wara li jkun gie maħdum il-valur fis-suq għal kull metru kwadru jew globali tal-art.

Allevolja ma jistax isir żvilupp fuq l-art allokata bħala triq, din il-triq għanda valur għax qed tipprovdli access għal art oħra biex issir fabbrikabbli. Huwa għalhekk li l-valur tal-art allokata għal triq normalment jittiehed bħala proporzjon tal-valur tal-art li tkun ser issir fabbrikabbli bit-triq in kwistjoni. Il-valur tal-art għal triq għandu jkun ta' 35% tal-valur fis-suq tal-art li għaliha l-triq tkun ser tipprovdli l-access."

Therefore, the final market value was found by multiplying the calculated market value by 0.35, according to the Lands Authority Guidelines.

Property	Value	Yield	Net rental income	Management Cost percentage	Gross Rental income
	€	%	€	%	€
Dilapidated Tract of Land	152,000	2.50%	3800	0.00	3800.00
				Rounded	3800.00

Table B3 – Calculation for annual rent

Valuation Conclusion

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

Total Annual Ground Rent = € 3,800

Appendix C: Data Summary

Property Address	A Dilapidated Tract of Land in Il-Qortin, Qasam Industrijali Ta' Kordin, Kordin, Paola
Property Title	Freehold
Years Remaining	- NA -
Ground Rent Payable	€ Nil
Property Usage	Commercial:
Current State	N/A
New Building	N/A
Site Footprint	2,450 m ²
Availability of Garden	No
Availability of Pool	No
Availability of Lift	No
Floor Level	Not Applicable
EPC Value	Not Available
Availability of Views	No Views
Year Built	N/A
Valuation Methodology	Comparison Method
Annual Ground rent	€ 3,800
Valuer	Perit David Grima
Warrant No.	570
Date of Issue	15/03/2024

Appendix D: Planning History and Constraints

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

Case Number	Description of Works	Case Status
EC/00060/18	Use of land as scrapyards, dumping of mixed waste, construction of various structures and shifting of soil	Active

Location & Planning Policy Considerations

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

- GI10 Sports/Recreation

As shown in the Grand Harbour Local Plan Kordin Inset Map, the area in question is indicated as "Sports/Recreation". In addition with reference to the same Inset Map, policy Sports/Recreation GI10 states;

GI10 - Sports Area

"The area of land located between the Malta Drydocks and Kordin Industrial estate as identified in the Inset Map will be exclusively reserved for sports and recreation activities. Landscape considerations will be given importance in any design proposals, and each development application will be expected to include an afforestation programme. Every effort will be made not to prejudice the conservation and suitable reuse of the underground power station network below the area.

Another area located within the industrial boundary and presently used for recreation/sports will be retained until such space is required for further industrial expansion. Such change of use must be tied with access to other sports facilities in the area for use by the workers of the Industrial Estate during the day.

Although sports activities are currently established at Kordin, there still remain substantial parts which are either undeveloped or in a disused or semi-derelict state. This policy is aimed at making more land available for sports related and other complementary uses, which, in the Grand Harbour Local Plan area are very much in short supply. It also sets the context for relocation of existing facilities in areas designated for other uses.

The policy also provides for the enablement of the possibility of the conservation and proper reuse of the old power station network located under this zone. This implies measures like safeguarding means of access and protection of the ventilation shafts until an appropriate use of the site is secured."

Additionally, as shown in the Grand Harbour Local Plan General Proposals Map, the area in question falls in the "GD03 - Recycling Of Redundant/Abandoned Sites" and "GD04 - Upgrading Of Existing Industrial Estates".

GD03 - Recycling Of Redundant/Abandoned Sites

"In order to encourage the recycling and redevelopment of redundant or abandoned sites, the Planning Authority will normally approve the use for industrial or commercial purposes of a site not previously allocated or used for that purpose.

This does not apply to all such sites, but only to those developments which satisfy all of the following criteria:

- the proposal does not involve the loss of residential use or open space;
- the site is no longer required or suitable for its current use or allocation;
- the development is of a form and scale appropriate to its location, and would not have an adverse impact on the local environment and residential amenity;
- the proposal is acceptable in terms of traffic, noise and other effects;
- the proposal is not in conflict with other policies of this Local Plan.

Recycling and efficient use of land is one of the most important considerations of this Plan. The effect of strictly circumscribing the occasions when change of use to industry or commerce is acceptable is to encourage the recycling and redevelopment of redundant or abandoned sites and premises, and to discourage the take-over of residential areas by commercial and industrial development. It may also help to maximise the range of premises and locations brought forward, by removing the 'easy option' of attempting to develop greenfield sites or open land in the built-up area or outside

development boundaries.*

GD04 - Upgrading Of Existing Industrial Estates

"The Planning Authority will encourage and support the improvement of the existing industrial estates at Kordin and Ricasoli.

M.D.C. have a programme of improvement which includes securing boundaries, rationalising and controlling access, and carrying out of other partial redevelopment works, including the introduction of planting.

This is strongly supported in principle by the Planning Authority, which encourages early implementation. Appropriate planting schemes along the boundary of the estates are considered to be a major contribution to improving the environment, both as seen from outside the estate and also for the workers themselves. This aspect will therefore be expected to be a major consideration in upgrading proposals.*

Appendix E: Photos



Photo 1: Photo showing the stretch of road together with the boundary wall, all making part of the land in question.

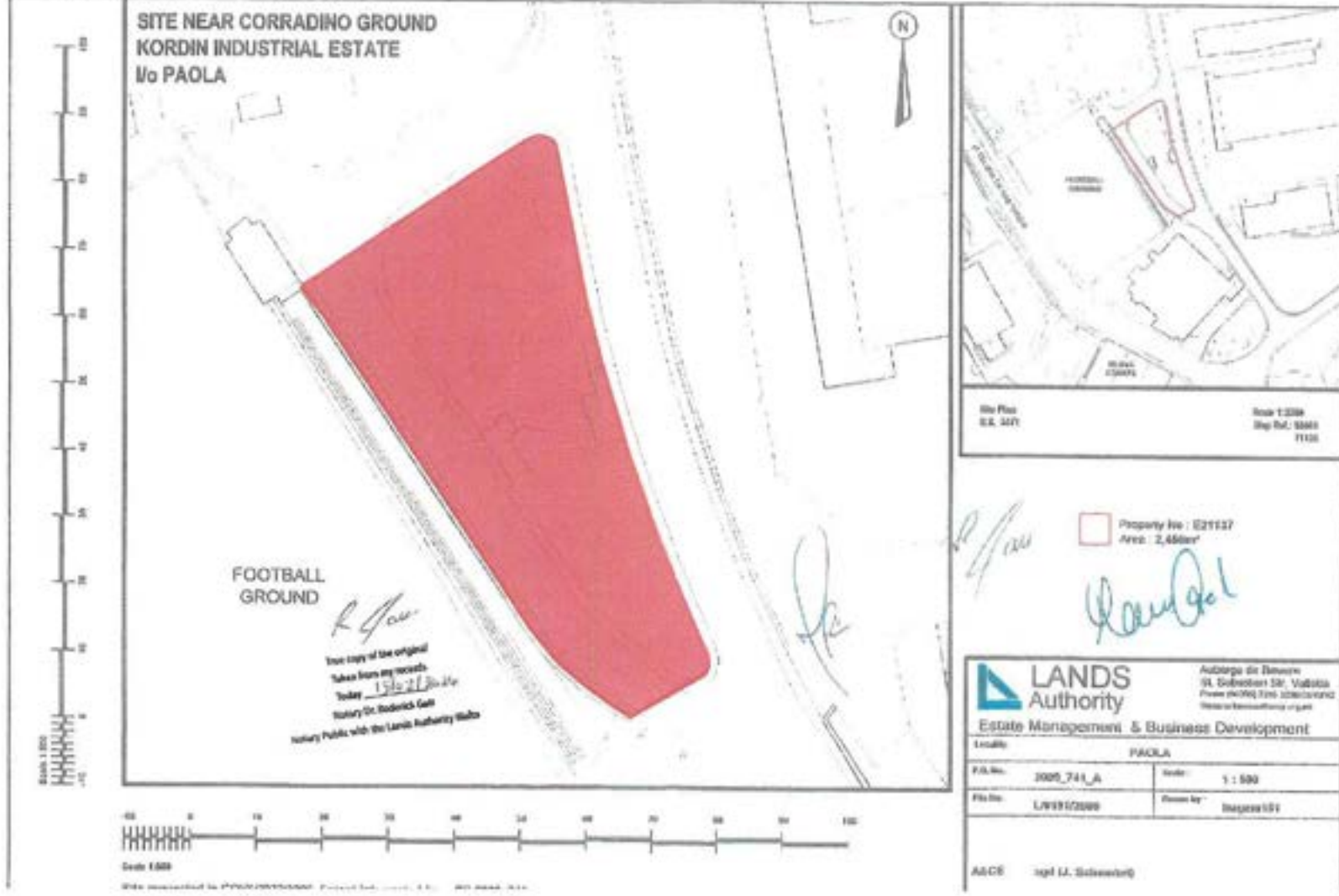


Photo 2: Photo showing the boundary wall of the land in question from the other road.



Photo 3: Photo showing the entrance to the land in question.

Appendix F: Site Plan





Orthophoto 2018



Planning Authority Basemap



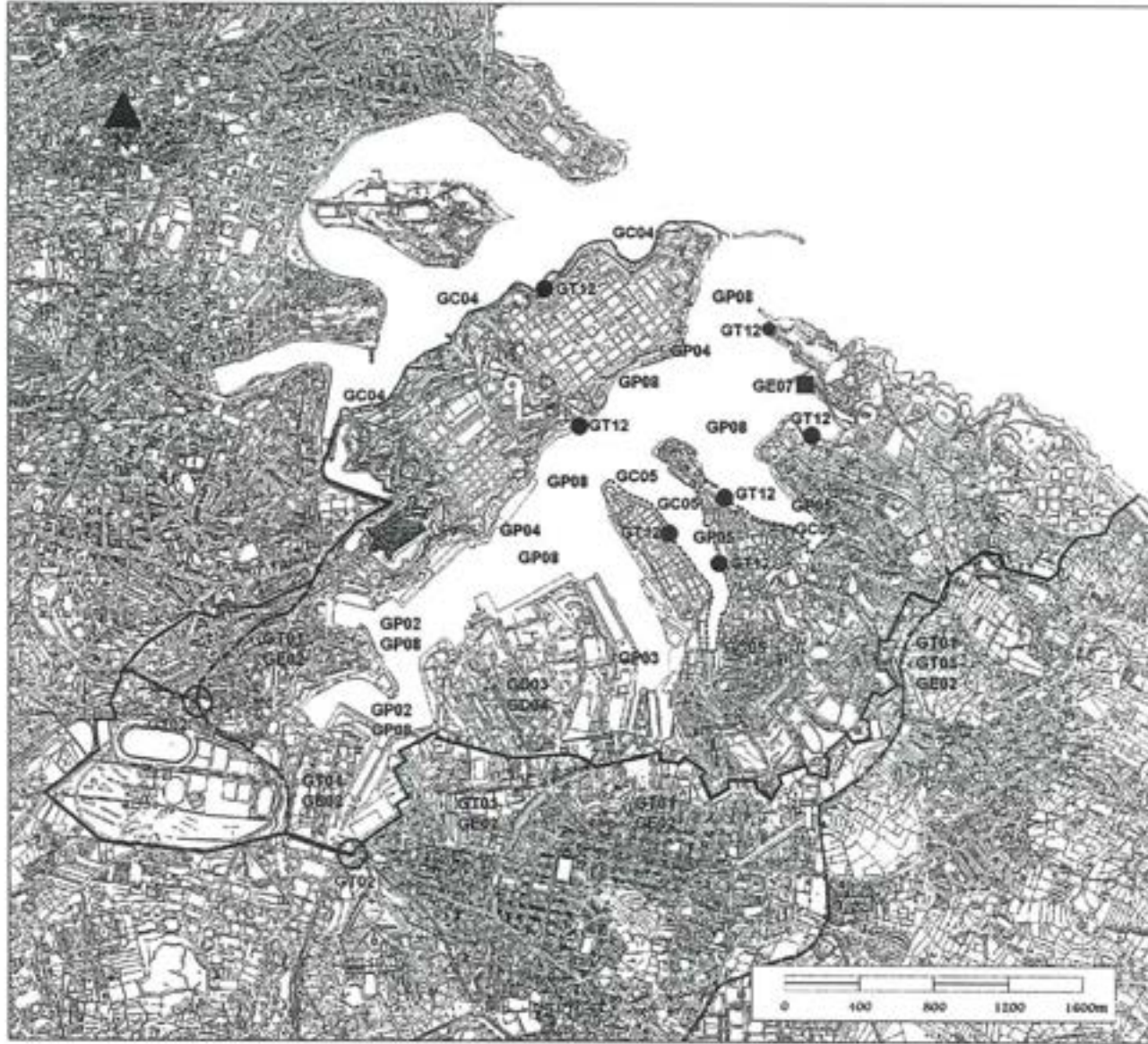
Planning Authority Basemap, incl. constraints

Appendix G: Grand Harbour Local Plan

Kordin Inset Map











General Proposals Map



GRAND HARBOUR LOCAL PLAN
REVIEW



L-*Avvisat* ta' Malta Dejn, *Avvisat* ta' Hija
Malta Environment & Planning Authority

- Key
-  Park and Ride Facility
 -  Major Junction Improvement
 -  South Harbour Link Road
 -  Marsamxett Harbour Waterfront
 -  Cottonera Promenade
 -  Ferry Landing Points
 -  Tank Cleaning Facility
 -  Local Plan Boundary

General Proposals Map

Scale:	Date:	Figure:
1 : 20,000	September 2006	6
INDICATIVE ONLY Not to be used for direct interpretation		
Base Map - 1998 Survey Shows Copyright Mapping Unit, Malta Environment & Planning Authority		

Date: 22/03/2024**Request for calculation of valuation subsidy**

As per SportMalta Lands Section SoP procedures kindly provide the section with the following values for the valuation performed on a pocket of land located in Qasam Industrijali Ta' Kordin, Kordin, Paola (attached with this document as annex 47):

- 1) Original Rental Value of property in question as indicated in Valuation:
€3,800

- 2) The value of the 95% subsidy offered by government for leases/ground rents on Sport Facilities:
€3,610

- 3) The 5% value of the Original Rental Value that is to be paid by the club to the accounts department every year:
€ 190

Rebecca Sare'

Name of Accounts Officer
tasked with carrying out
the valuation calculation



Signature

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

008639

DOK. LR

Sengela Athletic FC

FORM E : VERY URGENT

85744

REQUEST FOR AN OFFICIAL SEARCH AND/OR INFORMATION:

Number:

Payment:

Receiver:



DESCRIPTION OF PROPERTY: Sengela Athletic FC

INFORMATION REQUESTED:

Whether the site is in a registration area?

Whether it is registered?

Whether there are any registered charges, and in favour of whom?

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

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

Karmenu Dalli o.b.o.
Notary Dr. Joe Cilia L.L.D

Search Covers Period to 30/04/24
Out of Registration Area

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

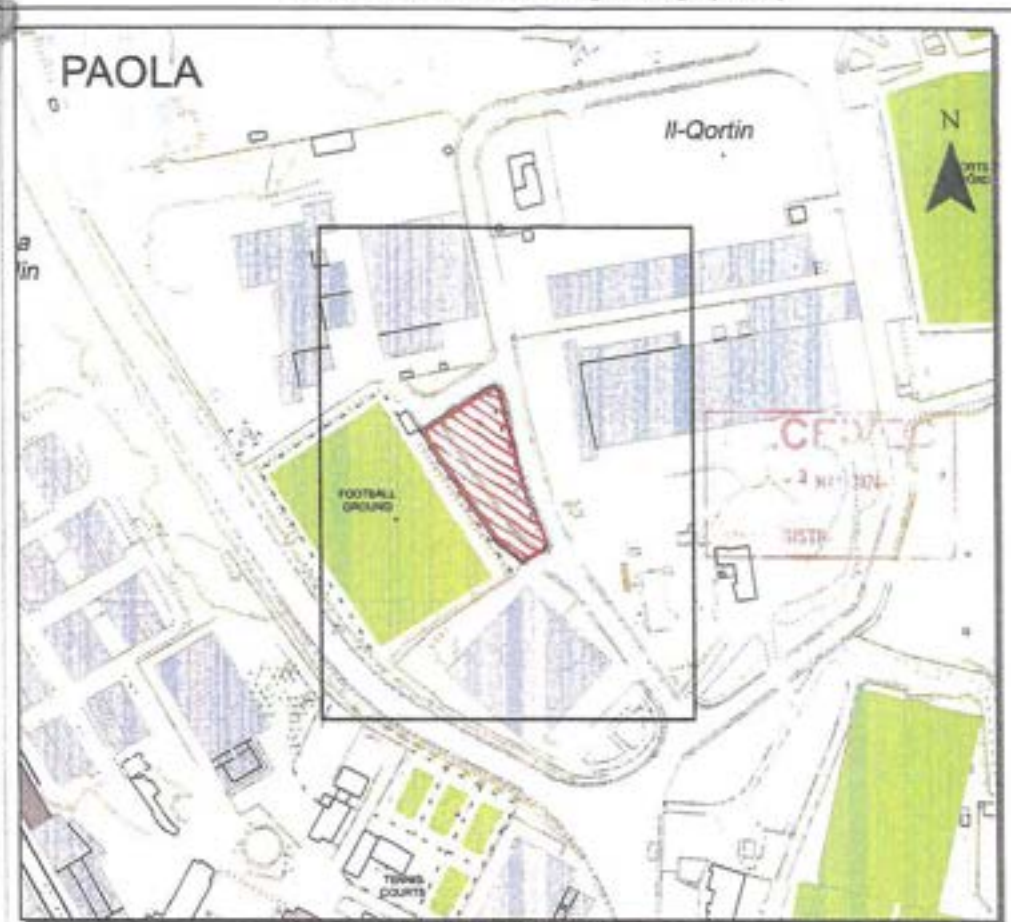
Kylie Bugeja
Junior Administrative Officer
Land Registration Agency
06/05/24



Scale 1:1000



Pagina 33 minn 33



Pjanja ta-Sit 1:2500 Site Plan

Agenzija għar-Registrazzjoni tal-Artijiet

116, Casa Bolino, Triq il-Panett, il-Belt Valletta



Land Registration Agency

116, Casa Bolino, Triq il-Panett, il-Belt Valletta

Nru tal-Mappa: 343507 E
Map Number:

Posizzjoni/Centru: x = 55871
Centre Coordinates: y = 71127

Parti min S.S.: 5471
Extracted from S.S.:

Data: 26/03/2014
Date:

Perit:

Architect:

JG

DR GARETH ALLEN
Surveyor (No. 100)

Timbru tal-Perit
Architect's Stamp: E R I T I

Tel: 2100 0248
M: 398 794 6329
E: gareth@eriti.com

12, JL Building, Office 2
Lions Road, Paola PLA 9045, Malta

www.jgpaola.com

Qies (metri kwadrati):
Area (square metres):

2450 m² ca. rrb.

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

LR 348224

Dritt imballas
Fee Paid