

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

Id-Deputat Prim Ministru u Ministru għall-Affarijiet Barranin u t-Turiżmu, l-Onor. Ian Borg, f'isem il-Ministru għall-Edukazzjoni, l-Isport, iż-Żgħażaġh, ir-Riċerka u l-Innovazzjoni, 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 proprjetà lill-Marsamxett Valletta Regatta Club b'titolu ta' emfitewsi temporanju, liema proprjetà hija deskritta aħjar fl-abbozz tal-ftehim hawn anness ma' din il-Mozzjoni;

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

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

Għalhekk huwa b' dan riżolut illi l-proprjetà fuq imsemmija fil-Belt Valletta, kif deskritta aħjar fl-abbozz tal-ftehim anness bhala DOK MVRC, tiġi mogħtija b'titolu ta' emfitewsi temporanju lill-Marsamxett Valletta Regatta Club għaż-żmien, għall-iskop u skont il-pattijiet u kundizzjonijiet imsemmija fl-istess abbozz.

23.04.2026



Lista ta' Dokumenti Annessi mal-Mozzjoni Parlamentari:

Tip ta' Dokument	Pagn
DOK MVRC – Emfitewsi Temporanja Marsamxett Valletta Regatta Club	1 sa 5
DOK R – Club Resolution Marsamxett Valletta Regatta Club	6 sa 7
DOK LR – Form E tar-registru tal-Artijiet	8 sa 13
DOK V – Stima tal-Perit David Grima	14 sa 28
DOK V1 – Kalkolu tas-Sussidju tal-Valutazzjoni minn SportMalta	29

	<p style="text-align: center;">Illum,</p> <p>Quddiemi Nutar Dottor Joe Cilia, duttur tal-liġi, qegħdin jidhru personalment, wara li vverifikajt l-identità tagħhom permezz tad-dokumenti uffiċjali hawn taħt indikati:-</p> <p>Mill-ewwel parti:-</p> <p>Matthew Pisani, mizzewweg, iben Edwin Pisani u l-mejta Marcelline Pisani nee Scott, imwieleđ San Giljan fis-7/10/1977 u residenti Swieqi (Karta ta' l-identità' numru 487077M), li qed jidher fuq dan l-Att fil-kwalità tiegħu ta' Chairperson, għan-nom u in rappreżentanza ta' SportMalta (bħala s-suċċessur fit-titolu tal-Kunsill Malti għall-iSport), ta' Cottonera Sports Complex, Cottonera Avenue, Bormla BML 9020; kif debitament awtorizzat:-</p> <p>U għalhekk kull referenza f'dana l-att għal SportMalta għandu jinftehem bħala għall-Kunsill Malti għall-iSport u vice versa;</p> <p>- aktar 'l isfel imsejjaħ "SportMalta".</p> <p>Mit-tieni parti:-</p> <p>David Adrian Brydon, legalment isseparat, bin il-mejtin George Brydon u Carmela Brydon nee Titley, imwieleđ il-Pieta' fil-15/9/1965 u residenti f'numru sebgha u tletin (37), Flat numru tnejn (2), Triq HI Saflieni, Paola (Karta ta' l-identità' numru 467465M), Adolf Vella, ddivorzjat, bin il-mejjet Mario Vella u Maria Therese Vella nee Cachia, imwieleđ il-Pieta' fid-19/7/1979 u joqghod flat numru sbghatax ittra A (17A0, Flat numru tnejn (2), Triq San Xmun, Fgura (Karta ta' l-identità' numru 335879M), u Jesmond Debattista, guvni, bin Abraham Debattista u Theresa Debattista nee Grech, imwieleđ Valletta fit-28/7/1966 u joqghod f'numru hmistax (15), Triq San Mark, Valletta (Karta ta' l-identità' numru 314266M), li qed jidhru f'dan l-att fil-kariga tagħhom ta' President, Segretarju u Tezorier rispettivament kif debitament awtorizzati permezz ta' resoluzzjoni tal-kumitat ta' Marsamxett Valletta Regatta Club ta' Triq il-Lanca, Valletta (Numru tar-registrazzjoni ma' SportMalta ittri SM sink ittra C sbarra mitejn u hamsa (SM-C/205) ta' Marsamxett Valletta Regatta Club, Triq il-Lanca, Valletta, kif debitament awtorizzat permezz ta' riżoluzzjoni tal-kumitat hawn annessa u mmarkata "Dokument R";</p> <p>- aktar 'l isfel imsejjaħ "il-klabb".</p> <p>Minni Nutar identifikati permezz tad-dokumenti uffiċjali fuq indikati.</p> <p>Għaldaqstant bis-saħħa ta' dan l-att SportMalta qiegħed jikkonċedi b'titolu t'enfitewsi temporanja għal perjodu ta' hamsa u erbghin (45) sena b'effett mil-lum, lil fuq imsemmi klabb, li bl-istess</p>	<p>Att Numru:</p> <p>Enfitewsi Temporanja</p> <p>Ins:</p> <p>Vol.I :</p>
--	--	--

titolu qiegħed jaċċetta u jakkwista is-sit konsistenti f'binja fuq zewgt (2) livelli, wiehed fil-livell tat-triq [livell numru wiehed (1)], tal-kejl ta' circa tlett mija u erbgħa u hamsin metri kwadri (354mk) u l-oħra [livell numru zero (0)] fil-livell tal-moll tal-kejl ta' circa mitejn u wiehed u hamsin metri kwadri (251mk), fi Triq il-Lanca, Valletta, konfinanti minn-Nofsinhar u mix-Xlokk ma' Triq il-Lanca u mit-Tramuntana mal-bahar jew irjeh verjuri, kif murija ahjar delineata bil-kulur ahmar fuq il-*Property Drawing* numru elfejn u dsatax sottosink zero wiehed hamsa disghasottosink ittra A (P.D.2019_0159_A), li kopja tagħha tinsab annessa m' att tan-Nutar Roderick Gatt tas-sebgha u ghoxrin t'Ottubru, tas-sena elfejn u hamsa u ghoxrin (27/10/2025), kif deskritta ukoll fil-Valutazzjoni tal-Perit David Grima li qed tigi hawn annessa u mmarkata Dokument 'V', kif ukoll kif immarkat bl-aħmar fuq is-site plan formanti parti mill-Form E tal-Land Registry li kopja tagħha tinsab hawn annessa u mmarkata Dokument 'LR'.

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

(1) Versu ċ-ċens anwu u temporanju komplessiv t'erbgħa u ghoxrin elf, erbgħa mija u erbgħin ewro (€24,440) għal hamsa u erbgħin sena (45) dekorribbli minn dana l-att, liema ammont ta' ċens qed jiġi mnaqqas b'percentwal ta' hamsa u disghin fil-mija (95%) mill-SportMalta bħala sussidju mogħti minn SportMalta u cioè l-ammont ta' tlieta u ghoxrin elf, mitejn u tmintax il-ewro (€23,218) 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' **elf mitejn u tnejn u ghoxrin ewro (€1,222)**. F'għeluq kull perjodu ta' hames (5) snin mill-illum, dan l-ammont ta' ċens għandu jiġi rivedut b'zieda ta' għaxra fil-mija (10%) taċ-ċens eżistenti meta ssir ir-reviżjoni, biex b'hekk, ic-ċens li jithallas għal kull hames (5) snin wara kull reviżjoni, ikun iċ-ċens hekk rivedut u dan ab bazi tal-Valutazzjoni tal-Perit fuq indikata, kif ukoll il-kalkolu tas-sussidju ta' SportMalta li jinsabu hawn annessi u mmarkati Dokumenti 'V' u 'V1' rispettivament.

(2) Iż-żmien tal-konċessjoni 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 hames mija u tlieta u sebghin (KAP 573) tal-Liġijiet ta' Malta.

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

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

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

CG

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

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

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

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

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

(10) SportMalta, għandu jkollu d-dritt li jagħmel użu b'xejn mill-faċilitajiet sportivi tal-klabb għall-perjodu ta' mitejn (200) siegħa b'kollox fis-sena. It-tqassim ta' dawn is-siegħat, jiġifieri lill min jingħataw, kif ukoll meta jlgħu 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-faċilità sportiva.

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

(12) Il-proprjetà għandha tintuża esklussivament għall-attività sportiva, li tista' tinkludi ufficċini amministrattivi għall-attività sportiva, *gymnasiums*, *sport clinics*, u faċilità ta' bottegin għall-membri, iżda mhux b'tall mod li jibdel in-natura prinċipali tal-kompless 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 lill terzi persuni, mingħajr l-approvazzjoni tal-Kamra tar-Rappreżentanti. Il-klabb lanqas ma jista', mingħajr tali approvazzjoni tal-Kamra tar-Rappreżentanti jidhoi fi sħubija ma' terzi dwar it-tmexxija tal-proprjeta' imsemmija ħlief, u limitatament, għal xi faċilitajiet tal-bottegin, u dan dejjem bl-approvazzjoni ta' SportMalta, u basta ma tinbidlax in-natura prinċipali tal-kompless sportiv, kif stipulat fi klawżola tnax (12) ta' dan l-att.

CG

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

(15) Il-klabb għandu jkun irregiſtrat mal-Awtorità għall-Integrità fl-Iſport Malti (AIMS) u jforniha b'dak kollu stabbilit fl-Avvizi Legali numru mitejn u sebgha u għoxrin tal-elfejn erbgha u għoxrin u mija u wieħed u erbghin tal-elfejn u tlieta u għoxrin (A.L.227/2024) u (A.L.141/2023) jew kull liġi oħra li tiegħu post dan l-Avviz Legali, kif ukoll obbligat li jkun rregiſtrat ma' SportMalta.

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

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

Bħala garanzija tal-ħlas tal-imsemmi ċens annwali u temporanju u tal-eżekuzzjoni tal-obbligi l-oħra li joħroġu minn dan l-att, il-klabb qiegħed jipoteka favur ta' SportMalta, aċċettanti, l-beni kollha tiegħu in ġenerali preżenti u futuri oltre l-poteka Speċjali u Privileġġ Speċjali skont il-liġi, fuq il-proprjetà b'dan l-att trasferita. Għall-fini tal-iskrizzjoni ipotekarja, qed tiġi ffissata s-somma t'erbgha u għoxrin elf, erbgha mija u erbghin ewro (€24,440) 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 Dokumenti u Trasferimenti tas-sena elf disa' mija u tlieta u disghin (1993), qiegħed jiġi dikjarat illi l-proprjetà fuq deskritta tiffirma parti mill-proprjeta' li ġiet mghoddija lil SportMalta permezz tal-att ta' Trasferiment ta' Drittijiet u Obbligi fl-atti tan-Nutar Dottor Roderick Gatt datat tmienja u għoxrin t'Awwisu, tas-sena elfejn u erbgha u għoxrin (28/8/2024), kif ikkoregut b'att iehor tal-istess Nutar datat sebgha u għoxrin t'Ottubru, tas-sena elfejn u hamsa u għoxrin (27/10/2025), skond l-Artikolu numru hamsa (5) tal-Government Lands Act [Att numru sbatax (XVII) tas-sena elfejn u sbatax (2017)] u l-ebda hlas ta' taxxa tal-boll mhu dovut fuq dan l-att stante illi dan it-trasferiment huwa debitament eżentat permezz tal-Avviz Legali numru mija u ghaxra tas-sena elfejn u erbgha u għoxrin (A.L. 110/2024).

Għall-fini tat-Taxxa fuq id-Dhul [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 erbgha u tletin (34) tal-Att dwar l-Iſport, Kapitlu numru erba' mija hamsa u ħamsin (Kap 455) tal-Liġijiet ta' Malta.

Għall-fini tal-Kapitlu numru mitejn u sitta u erbghin (Kap.246) tal-Liġijiet ta' Malta dwar l-Akkwiſt ta' Proprjetà Immobbli minn Persuni Mhux Residenti, qed jiġi ddikjarat mill-akkwirenti illi l-klabb

CG

Jikkwalifika biex jakkwista il-proprjeta' li qiegħda tiġi ttrasferita aktar 'l fuq, mingħajr il-bżonn ta' permezz ta' l-akkwist ta' proprjeta' 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-liggi.

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

Għall-fini tal-Att Dwar Ir-Registrazzjoni t'Artijiet, jiena Nutar, hawn taht iffirmat, niddikkjara li l-propjeta' immobbli ttrasferita fuq dana l-att taqa f'area ta' registrazzjoni obligatorja, tinsab irregistrata fuq isem il-Gvern ta' Malta u tiffirma parti mic-Certifikat fit-Titolu numru zero wiehed zero zero wiehed hamsa erbgha tlieta (01001543), u dan kif jirrizulta mill-kopja tal-Form E li qed tigi hawn annessa u mmarkata Dokument 'LR'.

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

Il-komparenti partijiet qiegħdin 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 l-att ta' Trasferiment ta' Drittijiet u Obbligi fl-atti tan-Nutar Dottor Roderick Gatt datat tmienja u ghoxrin t'Awwisu, tas-sena elfejn u erbgha u ghoxrin (28/8/2024), kif ikkoregut b'att iehor tal-istess Nutar datat sebgha u ghoxrin t'Ottubru, tas-sena elfejn u hamsa u ghoxrin (27/10/2025) u 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 ċloe' b'titolu ta' enfitewsi temporanju li ma jaččedix il-perjodu ta' ħamsa u sittin (65) sena. Tali trasferiment qiegħed isir skond l-Att Dwar Artijiet tal-Gvern (Kap 573) tal-Ligijiet ta' Malta Artiklu numru ħamsa (5) u qiegħed isir wara l-approvazzjoni ta' dan it-trasferiment permezz ta' riżoluzzjoni speċjali tal-Kamra tad-Deputati skond Artikolu wiehed u tletin (Art 31) tal-istess Kapitolu numru hames mija u tlieta u sebghin (KAP. 573).

Magħmul, moqri u ppublikat wara ċerjorazzjoni skond il-liggi f'Malta, Paola, Triq il-Knisja, fl-ufficju bin-numru mija u sebgha (107).

CG



MARSAMXETT VALLETTA Regatta Club

Chief Executive Officer

SportMalta Head Office

Triq il-Kottonera,

Bormla

12th September 2024

Re: Official Committee Request Marsamxett Valletta Regatta Club

Dear Mr Cutajar,

The Marsamxett Valletta Regatta Club Committee, VO No. 2004, humbly requests SportMalta to allow the same Club to acquire the Regatta Club site, situated in Triq il-Lanca, Valletta, delineated in the attached document, marked "Doc MVR 1", hereinafter referred to as "the Site", through a contract of emphyteusis.

The Regatta Club, which has been steadily representing Valletta in traditional rowing competitions since 1968, has since its inception always operated from the Site. Over the past decades, the Club made numerous futile attempts to acquire a legal title over the Site, which were unsuccessful due to various Governmental shortcomings. Despite this legal uncertainty, the Regatta Club continued to invest substantial resources into maintaining and improving the facilities at the Site, while remaining deeply committed to fostering the love for this sport and promoting community engagement in the area.

The Committee has keenly followed numerous instances where SportMalta offered contracts of emphyteusis to various clubs operating in different disciplines. While we commend these initiatives, which are unarguably in the public interest, we hope the same concession is granted to the Marsamxett Valletta Regatta Club as this will allow us to secure the future of our operations.

Should SportMalta favorably consider the Committee's request, the undersigned President, Secretary and Treasurer have been duly authorized by the Club to appear on the Final Contract.

Sincerely,

David Adrian Brydon
President

Adolf Vella
Secretary

Jesmond Debattista
Treasurer

Club Premises: Triq il-Lanca, Valletta
Mailing address c/o 15, St. Mark Str, Valletta.

Details of each Signatory:

President- David Adrian Brydon

ID Card: 467465M

Date of birth: 15/09/1965

Place of Birth: Pieta

Address: 37 Flat 2, Truq Hal Saffieni Paola

Father name: (Late) George Brydon

Mother name: (Late) Carmela nee Titley

Marital Status: Separated

Secretary- Adolf Vella

ID Card: 335879M

Date of birth: 19/07/1979

Place of Birth: Pieta

Address 17A, Flat 2, Triq San Xmun, Fgura

Father name: (Late) Mario Vella

Mother name: Maria Therese Vella nee

Cachia Marital Status: Divorced

Treasurer- Jesmond Debattista

ID Card: 314266m

Date of birth: 28/7/1966

Place of Birth: Valletta

Address: 15, St Mark Street, Valletta

Father name: Abraham Debattista

Mother name: Theresa Debattista nee Grech

Marital Status: Single

Club Premises: Triq il-Lanca, Valletta
Mailing address c/o 15, St. Mark Str, Valletta.

CG



LAND REGISTRATION AGENCY

DATE: 18th February 2026

REPLY FORM E (ATTACHED) NUMBER: 2365

REGARDING PROPERTY: Marsamxett Valletta Regata Club, is-Sur tal-Germanizi, Valletta

REQUESTED BY: Notary Dr. Joe Cilia

LIST OF ATTACHED DOCUMENTS: Title 01001543 including plan

REPLY COVERS PERIOD TO: 11th February 2026

1. Valletta is a compulsory registration area for properties owned by the Government, by entities in which Government has a controlling interest or by parastatal bodies but applications for Voluntary Registration of other properties in Valletta are accepted (Date of Registration 01.01.1995).
2. Site as marked on LR plan 367676 forms part of registered title 01001543 which is registered as per plan attached to title.
3. *If plan is used for future registration it will be considered to be valid if it is in accordance with subsidiary legislation 296.08 END*

LAND REGISTRY OFFICIAL - SIGNATURE
f/LAND REGISTRAR

Carl Muscat
Property Registration Manager
Land Registration Agency

RUBBERSTAMP

The Reply to this Search Form is not valid

- (a) if reply is given in writing;
- (b) if any words are struck off or corrected in any way;
- (c) if any type of correcting fluid *is used*;
- (d) if this reply is not signed with blue ink and rubberstamped by Land Registry Official;
- (e) if words are printed outside the frame box;
- (f) if the reply does not contain the Land Registry letterhead
and
- (g) if the last word of the reply given is not followed by the word 'END'.



+356 2560 9700



enquirieslandregistry@gov.mt



landregistry.gov.mt



116, Casa Bolino

Triq il-Punent

Il-Belt Valletta

VLT 1535

CG

FORME:

002365

REQUEST FOR AN OFFICIAL SEARCH AND/OR INFORMATION:

Number:

Payment:

Receiver:



DESCRIPTION OF PROPERTY:

Marsamxett Valletta Regata Club - is-Sur tal-Germanizi, Valletta

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:

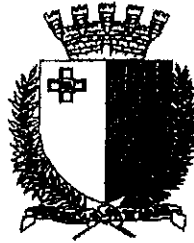
TO BE COLLECTED BY HAND.

Doctor Joe Cilia
Notary Public, Malta

RISPOSTA ANNESSA
SEE ATTACHED REPLY

CHIEF REGISTRAR
Land Registration Agency

CG



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

Proprjeta' Numru: 01001543

Attiva

Numru ta' ZSBP:

Tip ta' Proprjeta'	Art
Indirizz	Triq L-Assedju l-Kbir VALLETTA
Kunsill Lokali	VALLETTA

Kummenti*Il-proprjeta' tinsab ukoll fi Triq Marsamxett.**Inkluzi l-istrutturi u l-fondi bla numru li hemm fuqha.**Eskluza proprjeta trasferita l-terzi.**Parti minn dan it-titolu gie amalgamat mat-titolu 01002032 - EMENDAT ILLUM 18/7/2018**Dan ic-certifikat jinkludi dettalji dwar l applikazzjonijiet*

Mahrug skond l-Att
Dwar ir-Registrazzjoni ta' Artijiet, Kap 296.
sid fid-data tal-hrug.
Soggetti għall-interessi li jipprevalu jekk
mhux espressament eskluzi. Saret Area
ta' registrazzjoni fl- 01-10-1997

Land Registration Agency
116, "Casa Bolino"
Triq il-Punent,
Valletta

Registatur tal-Artijiet



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

Applikazzjoni Numru: 201301638M
 Applikanti: 1
 Trasferiment parzjali maħduma fil-05/02/2013

Proprjeta' Numru: 01001543
 Ref: LRA1149/99
 Approvata fil-06/05/2013

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

Bażi

Permezz ta' dikjarazzjoni presentata fil - 23/07/1999 b'titolu Liberu u Frank

Kummenti ohra fuq applikazzjoni numru 201301638M
 LRA3939/22 - Registrazzjoni Doppja

Mahnug skond l-Att
 Dwar ir-Registrazzjoni ta' Artijiet, Kap 296.
 sid fid-data tal-hrug.
 Soggett għall-interessi li jipprevalu jekk
 mhux espressament esklużi. Saret Arca
 ta' registrazzjoni fil- 01-10-1997

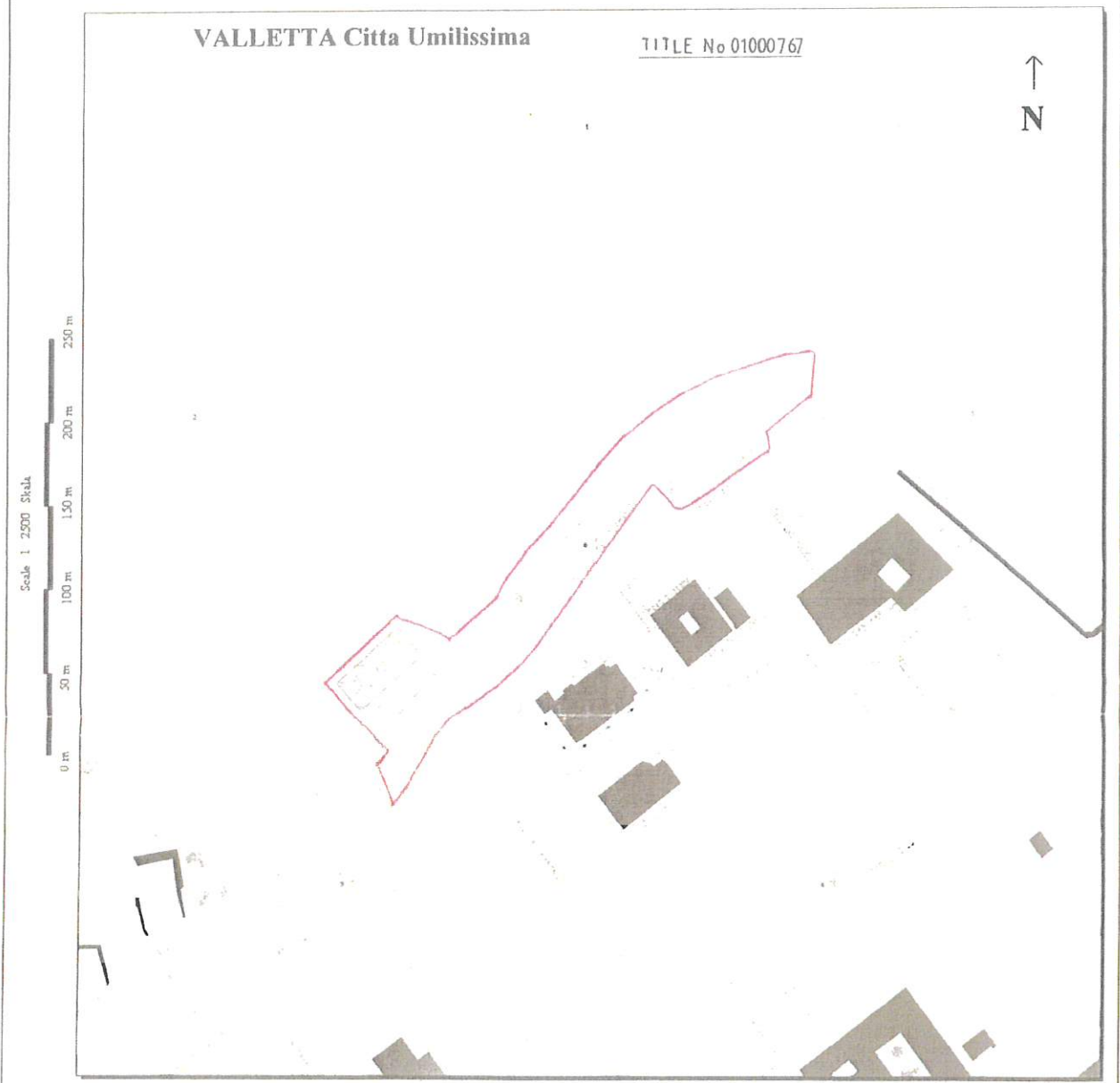
Land Registration Agency
 116, "Casa Bolino"
 Valletta

Registratur tal-Artijiet

18 Feb 2026 10:42 AM

Pagina Nru 2 minn 2

CG



VALLETTA Citta Umilissima

TITLE No 01000767



LAND REGISTRY
116, WEST STREET I,
VALLETTA

Registru ta' l-Artijiet

Land Registry

Casa Bolino, 116 Triq il-Punent, Valletta

Casa Bolino, 116 West Street, Valletta



Nru tal-Mappa: Map Number	27874M	Posizzjoni Centrali. Centre Coordinates	x = 56018 y = 73335	Parti minn SS: Extracted from SS	5672 5472 5473 5673	Data: Date	
Perit Architect	[Signature]			Qies (metri kwadri) Area (square metres)	[Blank]		
Timbru tal-Perit Architect's Stamp	[Blank]			Firma tal-Applikant Applicant's signature	[Signature]		



Dati
Fees

CG



11/10/2024

Re: Valuation Certificate 2585aa -- Marsamxett Regatta Club, Is-Sur tal-Germanizi, Valletta

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	2585aa
Property Address	Marsamxett Regatta Club, Is-Sur tal-Germanizi, Valletta
Customer	Sport Malta
Date of Inspection	07/10/2024
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 2018 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: Restaurant / Club
General Description	- The property in reference is the Marsamxett Regatta Club, located in Valletta. The building is made up of 2 floors, the lower one is at the Quay Level and the upper one is at Road Level. Currently, the lower level is used as a Regatta Club but the upper level is all used as a restaurant. One should note that there has been a planning enforcement going on regarding the upper level being used as a restaurant since 2017.

Structural//Architectural//Solutions
1B Ha-Bb Centre, Horta Road, Gjø. 1349012
m: +356) 9907 8005
t: +356) 2262 1766
e: info@sasmalta.com
w: www.sasmalta.com

Page 1 of 15

Valuation Certificate 2585aa

CG

Level (If applicable)	Not Applicable
Availability of Views	No Views
Availability of Lift	No
Construction Type	The construction of the regatta club consists of masonry stone blocks and hollow concrete blocks together with reinforced concrete roofs.
Current State of Finish	Finished
New Building	No
Schedule of Accommodation	Refer to appendix B for schedule of accommodation.
External Accommodation	Refer to appendix B for schedule of external accommodation.
Areas	Level 0: 220 m ² Level 1: 350 m ²
Site Footprint	350 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	The comparison valuation approach is considered the most suitable methodology in determining the current market value. In principle this model is based on the current market value of similar properties. The annual ground rent is extrapolated from the investment method. Valuation Calculations are hereby presented in Appendix B below.

Special Conditions

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

Annual Rent

Given the above considerations, the property (sports facilities and field) has in my opinion as an annual rent of € 24,440 (Euro twenty four thousand, four hundred and four).

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.

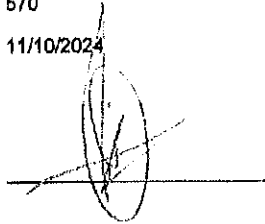
Warrant No.

570

Date

11/10/2024

Signature

A handwritten signature in black ink, appearing to be 'David Grima', is written over a horizontal line. The signature is somewhat stylized and includes a large loop.

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

Comparable Rates

The rate per square meters for garages according to the presented in Table B1 below.

Location	Type of Property	Property State	Size of Property	Gross Internal Area	Contract Value	Rate per Square Meters
			m ²	m ²	€	€/m ²
Floriana	storage	needs refurbishment	21.00	21.00	€ 32,550.00	€ 1,550.00
Floriana	garage	Finished	38.00	38.00	€ 143,220.00	€ 3,768.95
Valletta	garage	Finished	60.00	60.00	€ 213,900.00	€ 3,565.00
Average Rate per Square Meter						2961.32

Table B1 – Comparable rates per square meters for garages

As shown in the table above only one storage was found. Comparing the rate per square meter the rate of a storage space is considerably less than that of the garage. Therefore, the rate was reduced to obtain a fair market value.

Marsamxett Valletta							
Rate per sq.m	€/m ²	Reduction Factor					
Storage	2,961.32	0.60					
Unit Name/Number	Floor	Type	Area Considered	Gross Area	Rate per sqm	Market Value	Total Market Value
				m ²	€/m ²	€	€
Storage			Site Footprint	220.00	1,776.79	390,893.68	390,893.68
			Subtotal				390,893.68
			Rounded				391,000.00

Table B4 – Market Value of the Marsamxett Regatta Club

The Market Value of the Marsamxett Regatta Club is compared to the rates per square meters of a storage area, i.e. garages.

Value	Yield	Net rental income	Management Cost percentage	Gross Rental income
€	%	€	%	€
391000	6.25%	24437.5	0.00	24437.50
Total				24440.00

Table B5 – 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 = € 24,440.00

Appendix C: Data Summary

Property Address	Marsamxett Regatta Club, Is-Surtal-Germanzli, Valletta
Property Title	Freehold
Years Remaining	- NA -
Ground Rent Payable	€ Nil
Property Usage	Commercial: Restaurant / Club
Current State	Finished
New Building	No
Site Footprint	220 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 (Net Income)
Annual Ground rent	€ 24,440
Valuer	Perit David Grima
Warrant No.	570
Date of Issue	11/10/2024

Appendix D: Planning History and Constraints

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

Case Number	Description of Works	Case Status
PA/02290/22	To sanction; 1) internal and external alterations to the regatta club building, 2) installation of signage, down lighters and marble features on facades, 3) change of use of upper level and part of lower level from regatta club premises and boathouse to a restaurant Class 4D, 4) extension of building at the upper level, 5) services at roof level, 6) installation of a light weight retractable canopy over the outdoor area to accommodate catering facilities, 7) lpg gas tank and planters on pavement. Proposed screening around chimney pipe and roof services	Withdrawn by the applicant
PA/03642/17	To sanction the installation of a retractable canopy to the Capo Crudo restaurant, over the outdoor terrace, instead of the approved umbrellas in (DN 00594/16) which forms part of the approved Class4D restaurant + sanctioning of a 500 ltr. LPG gas tank, chimney, aluminium screening, facade down lighters, services at roof level, signage, planters, internal alterations. Proposed services screening	Withdrawn by the applicant
PA/06628/99	Miscellaneous alterations at quay level and placing of chairs and tables on terrace	Refused
DN/01099/16	Proposed installation of a retractable canopy instead of the approved umbrellas	Not Accepted
EC/00038/17	Illegality consists of both internal and external alterations, installation of a retractable canopy, installation of services at roof level including a chimney, installation of signage and lighting along the facades and installation of an aluminium room and planters on a public land	N/A

Location & Planning Policy Considerations

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

- GC03 - Recreational Use Of The Waterfront
- GC04 - Marsamxett Waterfront

As shown in the Valletta Inset Map, the area in question is indicated as "GC03" and "GC04". In addition with reference to the "Grand Harbour Local Plan" policy Recreational Use Of The Waterfront – GC03 and Marsamxett Waterfront GC04, state;

GC03 - Recreational Use Of The Waterfront

The Planning Authority will encourage investments from both the private and public sectors for improvement and embellishment of the urban waterfront and the provision of appropriate facilities for recreation in accordance with the zoning and use guidelines contained in this Local Plan, together with Structure Plan policies on access and coastal areas, particularly CZM 3. Particularly for Valletta, it will prepare an Action Plan for the entire waterfront, from the entrance to the Great Ditch on Marsamxett side, to Lascaris on the Grand Harbour side.

The extensive waterfront is one of the most impressive features of the Local Plan area, contributing enormously to its amenity and atmosphere. Whilst accepting that along some commercial parts of the Grand Harbour, public access will be inappropriate for security and safety reasons, much of the rest of the waterfront would benefit from improvement and represents a potentially very important resource in terms of recreation. That potential is currently far from being realised, and together with other specific area policies, this policy attempts to underline the Authority's approach to the issue.

GC04 - Marsamxett Waterfront

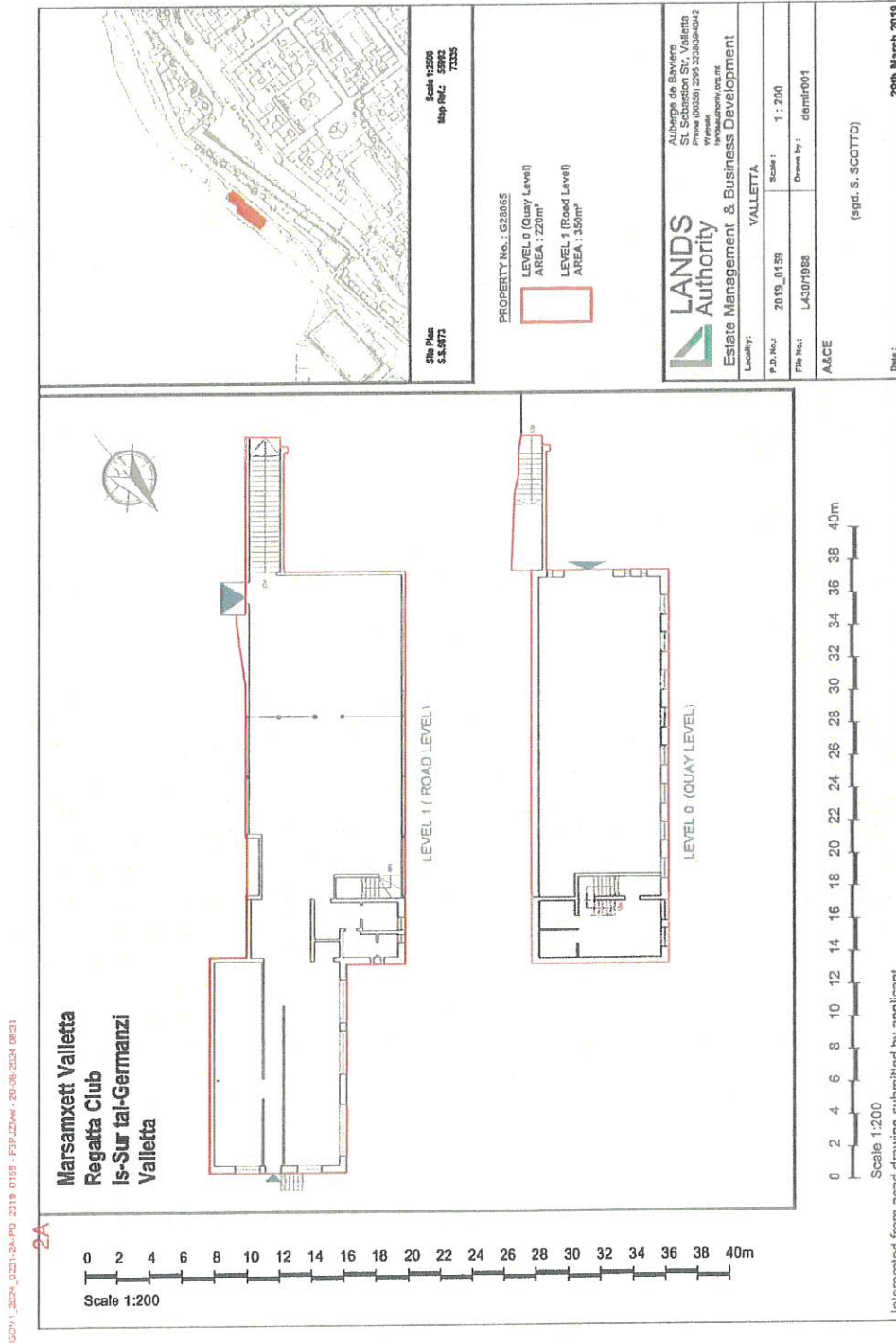
The Planning Authority will support the upgrading of the Marsamxett waterfront for public use on the Valletta stretch, and for the retention of existing uses on the Floriana stretch, namely as an inter-island ferry terminal, for military (Armed Forces of Malta) use and for leisure uses. Other policies in this Plan and in the Structure Plan will need to be respected.

The Marsamxett Waterfront is presently used for activities which in the Plan period indicate a need for upgrading. Starting from Sa Maison, the Gozo ferry terminal presently creates problems for motorists using the adjacent road network. It is expected that this situation could be resolved by some land reclamation to increase and improve both the site area and berthing facilities.

Its next door neighbour, the Naval base also indicates the need for intensification of use, and its location is consolidated in this Plan. The rest of the Floriana waterfront (Hay Wharf zone) can be used for leisure and education related activities, including water related users such as the existing Nautical School, yachting facilities, and similar activities.

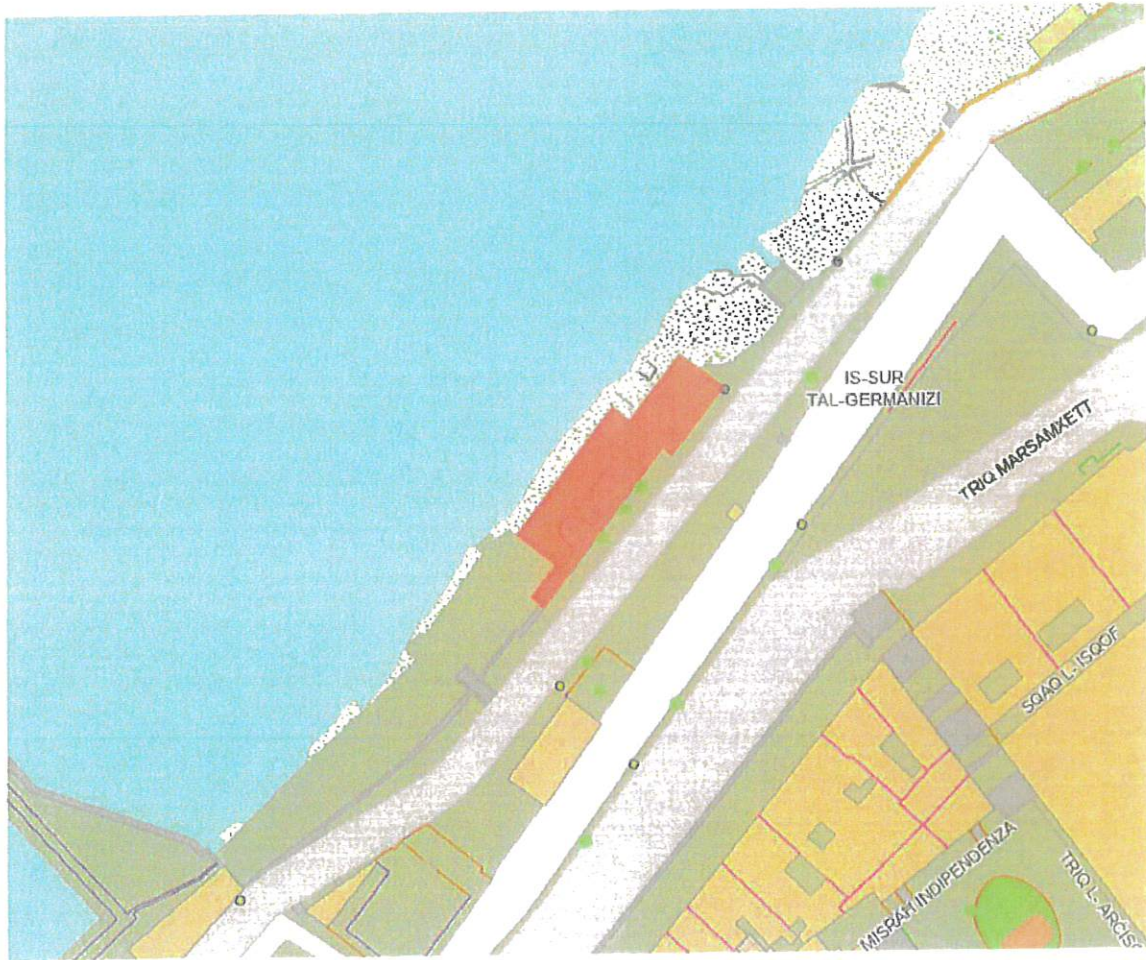
Beyond the Excelsior Hotel on the Valletta waterfront, an active programme of improvements to the area should be pursued, and could include open air, sitting out areas served by water related sports activities like water polo, sailing, and diving. The rocky beaches in the area will be protected and structures should be minimised, preferably kept to what already exists. Ferry landing points also need to be safeguarded and upgraded. No constructions will be permitted below Fort St. Elmo.

Appendix E: Site Plan





Orthophoto 2018

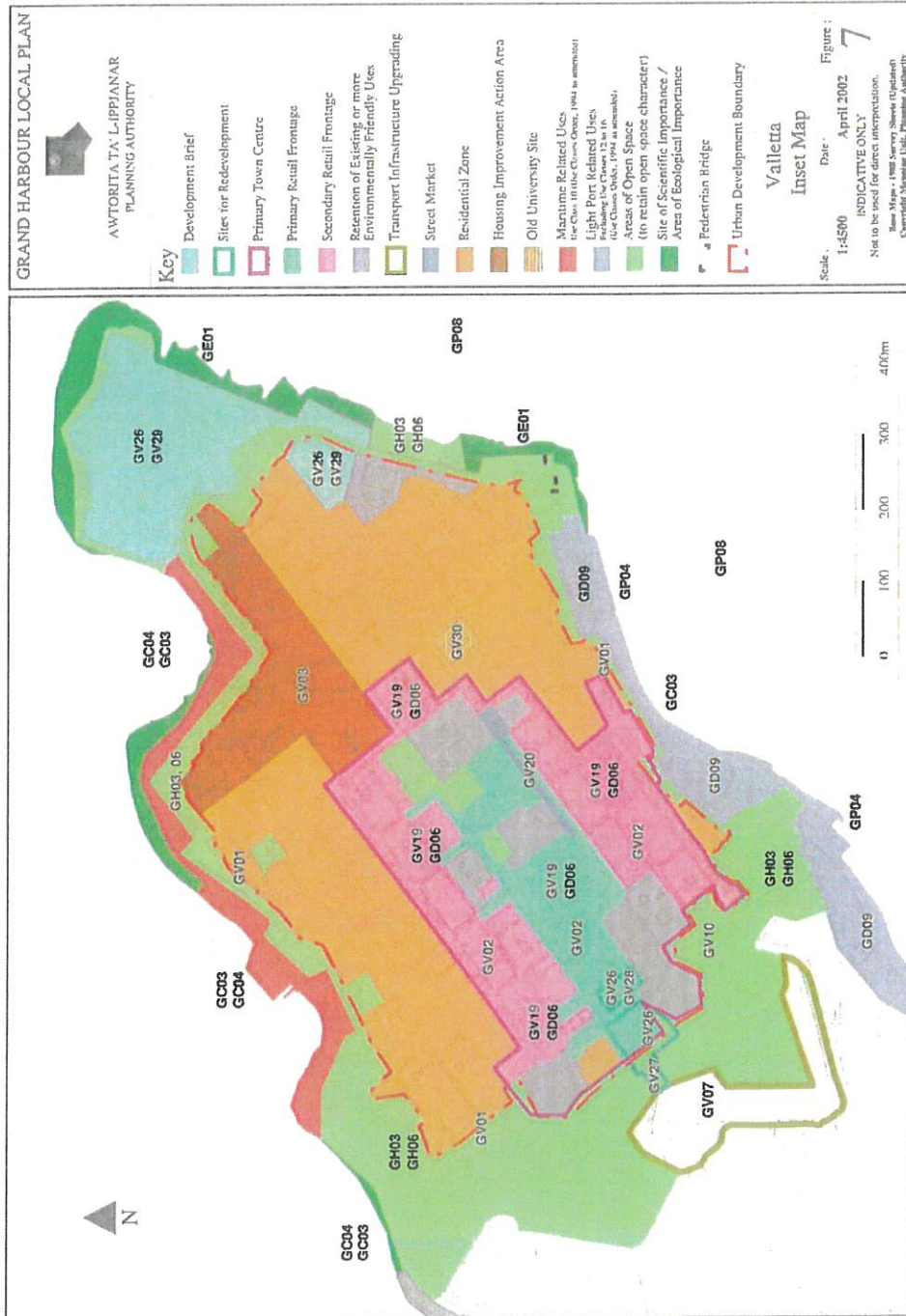


Planning Authority Basemap



Planning Authority Basemap, incl. constraints

Appendix F: Grand Harbour Policy Map



Valuation Certificate 2585aa

Page 15 of 15

Page 28 minn 29

CG



Date: 21/11/2024

Request for calculation of valuation subsidy

As per Lands Department SoP procedures kindly provide the department with the following values for the valuation performed on a pocket of land located in TRIQ 13 - SUR TAL-GERMANIJI, VALLETTA (attached with this document as annex 1):

- 1) Original Rental Value of property in question as indicated in Valuation:
€ 24,440

- 2) The value of the 95% subsidy offered by government for leases/ground rents on Sport Facilities:
€ 23,218

- 3) The 5% value of the Original Rental Value that is to be paid by the club to the accounts department every year:
€ 1,222



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 0000
Website: www.sportmalta.org.mt
E-mail: info@sportmalta.org.mt