

472. 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 jhegġeġ l-isport kif ukoll is-sehem fil-qasam soċjali ta' għaqdiet volontarji, il-Gvern tar-Repubblika ta' Malta beħsiebu jagħti proprjetà lill-Valletta Football Club kif ukoll proprjetà lill-Floriana Young Stars Hockey Club b'titolu ta' emfitewsi temporanju, liema proprjetà huma deskritti aħjar fl-abbozz tal-ftehim hawn annessi ma' din il-Mozzjoni;

U billi huwa maħsub fil-paragrafu (ċ) tal-artikolu 31 tal-Att dwar Artijiet tal-Gvern (Kapitolu 573), li art li tkun proprjetà tal-Gvern jew amministrata minnu tista' tiġi trasferita skont riżoluzzjoni speċjali tal-Kamra tad-Deputati li tkun fis-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 f'Pembroke u fil-Furjana rispettivament, kif deskritti aħjar fl-abbozz tal-ftehim annessi bħala DOK VFC, u DOK FYS, jiġu mogħtija b'titolu ta' emfitewsi temporanju lill-Valletta Football Club u lill-Floriana Young Stars Hockey Club għaż-żmien, għall-iskop u skont il-pattijiet u kundizzjonijiet imsemmija fl-istess abbozz.

23.04.2026

Illum,

Att Numru:

Quddiemi Nutar Dottor Joe Cilia, duttur tal-liġi, qegħdin jidhru personalment, wara li vverifikajt l-identità tagħhom permezz tad-dokumenti uffiċjali hawn taħt indikati:-

Enfitewsi Temporanja

Mill-ewwel parti:-

Ins:

Matthew Pisani, mizzewweg, iben Edwin Pisani u l-mejta Marcelline Pisani nee Scott, imwield San Giljan fis-sebgha t'Ottubru, tas-sena elf disgha mija u sebgha u sebghin (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** ta' Cottonera Sports Complex, Cottonera Avenue, Bormla BML 9020; kif debitament awtorizzat:-

Vol.l.:

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

Mit-tieni parti:-

Caludio Grech, mizzewweg, bin Vincent Grech u l-mejta Mary Natalizia sive Marion Grech nee Cutajar, imwield San Giljan fit-tnejn t'Awwissu tas-sena elf disgha mija u erbgha u sebghin (2/8/1974) u residenti 'Oia', Triq it-Torri, Madliena, Swieqi (Karta ta' l-identità numru 0392174M);

Kevin Bonello, bin Philip Bonello u Mary Rose Bonello nee Vella, imwield H'Attard fl-erbghatax ta' Dicembru, tas-sena elf disgha mija u hasma u sebghin (14/12/1975) u residenti f'numru tmeinja (8), Highburym Triq l-Orangjo, Marsaskata (Karta ta' l-identità numru 0052176M);

Jake Scerri Seychell, guvni, bin Wilfred Scerri u Charlene Seychell nee Seychell, imwield il-Pieta' fid-dsatax ta' Settembru, il-Pieta' tas-sena elf disgha mija u sebgha u disghin (19/9/1997) u residenti flat numru sitta (6), blokk numru tnejn (2), Triq il-Merkanti, Valletta (Karta ta' l-identità numru 0371197M);

Roderick Axisa, mizzewweg, bin Joseph Axisa u Emmanuela Axisa nee Caruana, imwield il-Pieta' fis-sittax ta' Lulju, tas-sena elf disgha mija u sitta u tmenin (16/7/1986) u residenti blokk numru disgha (9), flat numru wiehed (1), Triq Pawlu Aquilina, Siggiewi, (Karta ta' l-identità numru 0321686M); u

Benjamin Andrew Pule', mizzewweg, bin Michael Pule' u Carmelina Pule' nee Pace, imwield il-Pieta' fis-sitta u ghoxrin t'Awwissu, tas-sena elf disgha mija u sebgha u tmenin (26/8/1987) residenti f'numru erbgha (4), Aurora, Sqaq Santa Marija numru wiehed (1), Zejtun (Karta ta' l-identità numru 0387287M),

li ikoll qegħdin jidhru fil-kariga tagħhom ta' **President**,

Segretarju Generali, Tezorer, Vici President u Vici President rispettivament, għan-nom u in rappreżentanza ta' Valletta Football Club ta' numru mija u sitta u ghoxrin (126), Triq Santa Lucija, Valletta VLT 1183) [b'numru tar-Registrazzjoni ittri VO sbarra elfejn u erbghatax (VO/2014), kif debitament awtorizzati permezz ta' riżoluzzjoni tal-kumitat hawn annessa u mmarkata "Dokument R";

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

Minni Nutar identifikati permezz tad-dokumenti uffiċjali fuq indikati.

U bis-saħħa ta' dan l-att, SportMalta qiegħed jikkoncedi b' titolu t enfitewsi temporanja għall-perjodu ta' hamsa u erbghin (45) sena b' effett mill-lum, lil fuq imsemmi klabb, li bl-istess titolu qiegħed jaċċetta u jakkwista is-sit li jinsab biswit (Off) Triq Gabriele Henin, Pembroke, Malta, tal-kejl ta' circa tnejn u ghoxrin elf tlett mija u tnejn u ghoxrin metri kwadr (22,322m.k.), magħrufha bħala proprjeta' ittra E numru tnejn disgħa tlieta tmienja sitta erbgha (E293864) konfinanti mit-Tramuntana u mill-Grigal ma Triq il-Mediterran, u mill-irjiħat l-oħrajn kollha ma' proprjeta' ta' nies mhux magħrufin, jew irjieħ verjuri, kif murija aħjar delineata bil-kulur aħmar fuq il-pjanta indikata bħala Property Drawing numru elfejn u hamsa u ghoxrin sottomillimetri zero disgħa sebgha sebgha sottomillimetri wieħed (PD2025_0977_1). Li kopja tagħha qed tigi hawn annessa u mmarkata Dokument 'X', 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 bħala 'Dokument LR'.

L-imsemmija proprjeta' hija accessibbli minn Triq il-Mediterran u mit-tarf ta' Triq il-Kurunell Lorenzo Manche, u soggetta għal kwalunkwe servituziet ezistenti riziżanti, kif indikat fl-istess pjanta fuq imsemmija.

L-imsemmija proprjeta' qed tigi ttrasferita bid-drittijiet u l-pertinenzi kollha tagħha.

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

(1) Versu ċ-ċens annwu u temporanju ta' tmien mija u hamsa u erbghin elf tlett mija u ghoxrin ewro (€845,320) għal hamsa u erbghin sena (45) dekorribbli minn dana l-att, liema ammont ta' ċens qed jiġi mnaqqas b'percentwal ta' hamsa u disgħin fil-mija (95%) minn SportMalta bħala sussidju mogħti minn SportMalta ekwivalenti għal tmien mija u tlett elf u erbgha u hamsin ewro (€803,054), b'dana għalhekk li l-ammont ta' ċens dovut mill-klabb kull sena u li għandu jithallas kull sena bil-quddiem huwa ta' hamsa fil-mija (5%) taċ-ċens annwu u temporanju komplessiv ekwivalenti għal tnejn u erbghin elf mitejn u sitta u sittin ewro (€42,266). 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 ezistenti meta ssir ir-reviżjoni, biex b'hekk, iċ-ċens li jithallas għal kull hames (5) snin wara kull revizjoni, ikun iċ-ċens hekk rivedut.

Għal kull fini u effett tal-liġi qed tiġi hawn annessa valutazzjoni magħmula mill-Perit Johann Farrugia tal-proprjetà indikata li kopja tagħha qed tiġi hawn annessa u mmarkata Dokument 'S', kif ukoll tal-kalkolu tas-sussidju ta' SportMalta li qed tiġi hawn annessa u mmarkata Dokument S1.

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

(3) Il-ħlas taċ-ċens jifhallas lil 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 lil SportMalta.

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

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

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

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

(8) Il-proprjetà tkun għall-użu wkoll tal-Youth Nursery tal-istess klabb u fil-hinijiet tal-iskola, bi ftehim, il-proprjetà tinfetaħ għall-użu tat-tfal tal-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 tithalla tidhol 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 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, m'għandux ikun hemm diskriminazzjoni min'habba kulur, razza, religjon, politika, sess jew ġibdiet sesswali.

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

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

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

(15) Il-klabb għandu jkun irregistrat ma' l-Awtorità għall-Integrità fl-Isport Malti (AIMS) u jfornih b'dak kollu stabbilit fl-Avviżi Legali numru mitejn u sebgha u ghoxrin tal-elfejn erbgħa u ghoxrin u mija u wieħed u erbgħin tal-elfejn u tlieta u ghoxrin (A.L.141/2023) u (A.L.227/2024) jew kull liġi oħra li tiegħu post dan l-Avviż Legali.

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

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

Bħala garanzija tal-ħlas tal-imsemmi ċens annwali u temporanju u tal-eżekuzzjoni tal-obbligi l-oħra li joħroġu minn dan l-att, il-klabb qiegħed jipoteka favur ta' SportMalta, aċċettanti, l-beni kollha tiegħu in generali preżenti u futuri oltre l-poteka Speċjali u Privileġġ Speċjali skont il-liġi, fuq il-proprjetà b'dan l-att trasferita. Għall-fini tal-iskrizzjoni ipotekarja, qed tiġi ffixxata s-somma ta' **tmien mija u hamsa u erbgħin elf tlett mija u ghoxrin ewro (€845,320)**, bejn il-kompajenti partijiet.

Għall-fini tal-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 akkwistata minn SportMalta mingħand il-Gvern ta' Malta b'titolu ta' Trasferiment ta' Drittijiet u Obbligi in forza ta' kuntratt ippubblikat minn-Nutar Dottor Roderick Gatt t' April, tas-sena elfejn u sitta u għoxrin (10/04/2026);

Għal kull fini u effett tal-Ligi qed jiġi iddikjarat mill-komporenti partijiet illi l-valuri indikati minnhom fuq dana l-att huwa wiehed reali u gust wara li jiena Nutar sottoffirmat spjegajtilhom l-importanza dwar il-veracità tagħha.

Qed jiġi ddikjarat ukoll illi l-ebda flus ta' taxxa tal-bolla mhi dovuta fuq dan l-Att mill-klabb akkwirenti stante illi dan it-trasferiment odiern gie debitament eżentat permezz tal-Awviz Legali numru mija u għaxra tas-sena elfejn u erbgħa u għoxrin (A.L. 110/2024).

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

Għall-finijiet tas-sub-artikolu tnax (12) tal-Artikolu ħamsa ittra 'A' (5A) tal-Kapitulu numru mija u tlieta u għoxrin (123) tal-Liġijiet ta' Malta dwar it-Taxxa fuq il-Qliegħ, il-partijiet jiddikjaraw, wara li jiena Nutar Pubbliku sottoffirmat spjegajtilhom l-importanza tal-veracità ta' din id-dikjarazzjoni tagħhom illi fil-preżenti kuntratt, il-fatti kollha li jiddeterminaw jekk it-trasferiment ta' illum hux wiehed li japplika għalih l-Artikolu ħamsa ittra 'A' (5A) u l-fatti kollha li huma rilevanti sabiex jiġi kkalkulat il-valur tat-taxxa li trid titħallas jew xi eżenzjoni tagħha, inkluz il-valur, li fl-opinjoni tagħhom jirrifletti b'mod raġonevoli il-valur fis-suq miftuħ tal-imsemmija proprjeta', fejn dan il-valur huwa oġġla mill-prezz ta' dan it-trasferiment.

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 nomine illi l-klabb jikkwalifika biex jakkwista il-proprjetà li qiegħda tiġi ttrasferita aktar 'l fuq, mingħajr il-bżonn ta' permess tal-akkwist ta' proprjetà immobbli minn persuni mhux residenti peress illi l-istess klabb, kif ukoll l-akkwirenti nomine qed jiddikjaraw li huma residenti cittadini tal-Unjoni Ewropea u li l-klabb kien stabbilit f'Malta u l-akkwirenti nomine għexu f'Malta għal perjodu kontinwu matul ħajjithom, ta' ħames (5) snin. Din id-dikjarazzjoni qiegħda ssir wara li jiena Nutar sottoffirmat spjegajtilhom l-importanza tagħha skont il-liġi.

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

Magħmul, moqri u ppublikat wara ċerjorazzjoni skont il-liġi f'Malta,



Valletta Football Club

AFFILIATED WITH THE MALTA FOOTBALL ASSOCIATION

BOARD RESOLUTION

By means of a board resolution of the committee held on the 7th February 2026 of VALLETTA FOOTBALL CLUB, having its address at 126, Triq Santa Lucija, Valletta, Malta, the committee has granted its approval for the signing of a contract of temporary emphyteusis with SportMalta for the acquisition for a period of forty five (45) years and subject to any terms and conditions related thereto of football campus and facilities situated on land in Pembroke, situated off Triq Gabrielle Henin to the east and bounded by Triq il-Mediterran to the north.

It was resolved that the club be represented on the relative deed by:

CLAUDIO GRECH (PRESIDENT – holder of Maltese ID card number 0392174M and resident at Oia, Triq it-Torri, Madliena, Swieqi)

KEVIN BONELLO (SECRETARY GENERAL – holder of Maltese ID card number 0052176M and resident at 8, Highbury, Triq I-Oranġjo, Marsaskala)

JAKE SCERRI SEYCHELL (TREASURER – holder of Maltese ID card number 0371197M and resident at Blk 2, Flt 6, Triq il-Merkanti, Valletta)

RODERICK AXISA (VICE PRESIDENT – holder of Maltese ID card number 0321686M and resident at Fawwara, Flat 1, Triq Pawlu Aquilina, Siġġiewi)

BENJAMIN ANDREW PULE' (VICE PRESIDENT – holder of Maltese ID card number 0387287M and resident at 4, Aurora, Sqaq Santa Marija Nru 1, Zejtun)

Signed by all committee members listed hereunder, this 7th day of February 2026 in Valletta, Malta.

📍 126, St Lucia str, Valletta, VLT 1183, Malta

☎ Tel: +356 2122 4939 Tel: +356 7711 6055

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Valletta Football Club

AFFILIATED WITH THE MALTA FOOTBALL ASSOCIATION

Claudio Grech

Kevin Bonello

Jake Scerri

Roderick Axisa

Benjamin Pule'

Pierre Farrugia

Nicholas Saliba

Clinton Farrugia

Claudette Taliana

Odette Azzopardi

Jean Pierre Baldacchino

Andrew Bezzina

Stefan Debattista

Kurt Farrugia

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12A



Site Plan Scale: 1:5000
S.S. 5276 Map Ref. X:52842 X:452784
Y:76457 (ED50) Y:3976261 (WGS84)

Property No. E293864
Area: 22,322m²
Right of access



Site subject to any existing servitudes.

OFFICE COPY

LANDS Authority
Estate Management & Business Development
Anberge de Baviere
St. Sebastian Str, Valletta
Phone (00356) 2295 3238/3940/42
Website: landsauthority.org.mt

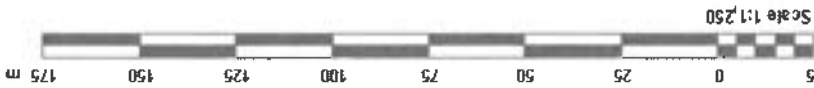
Locality: PEMBROKE	P.D. No.: 2025_0977_1	Scale: 1:1250
A&CE Date: 12/03/2026	File No.: L/0299/2025/0001	Drawn by: Bonarr051
	Date: 12/03/2026	



Site off
Triq Gabriele Henin
PEMBROKE

Planning Authority
Limit to Development

Indicative Planning
Authority Scheme
Alignment



Scale 1:1,250

Extent interpreted from plan of proposed land division i/c/w SPORT1/2026/0001 (Minute 3 in application).

FORM E:

REQUEST FOR AN OFFICIAL SEARCH AND/OR INFORMATION:



Number:

Payment:

Receiver:

DESCRIPTION OF PROPERTY:

Triq G. Henin, Pembroke

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:

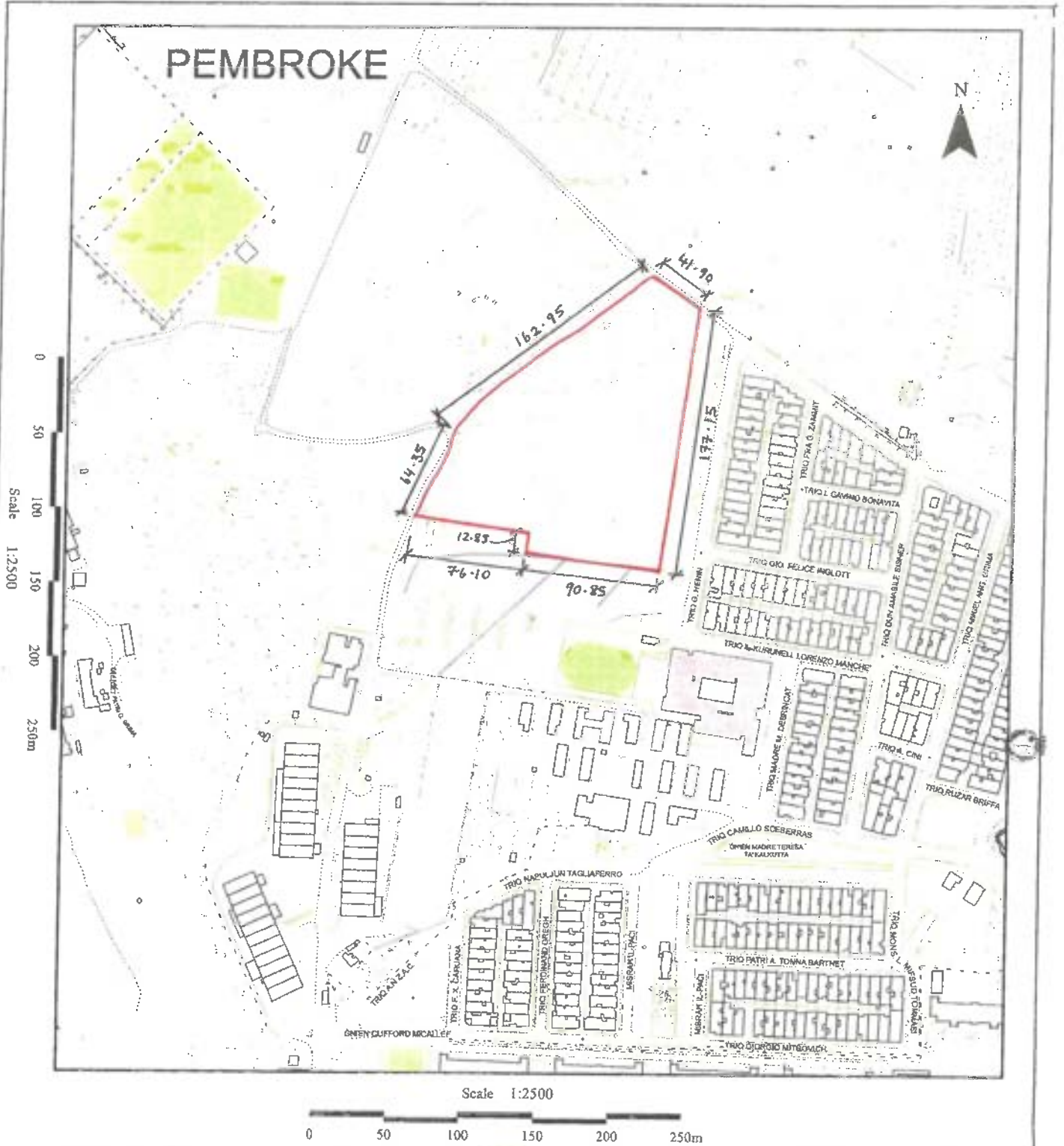
TO BE COLLECTED BY HAND.

Cilia and Associates
 107, Triq il-Kroja,
 Paola, Malta
 Doctor Paolo Cilia
 Tel: +356 2166 4103
 NMBB: +356 9942 3144

Riċerka tkopri sa - 7 APR 26
 F'Zona ta' Registrazzjoni iżda
 mhux registrata
 Il-pjanta titqies valida għal skopijiet ta'
 registrazzjoni futura jekk tkun skont il-L.S. 296 08
 Zona ta' Registrazzjoni minn 01/01/1988

Victor Vella
 Junior Administrative Officer
 Land Registration Agency

14 APR 2026




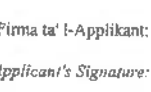
LR 45486
Aġenzija għar-Registrazzjoni tal-Artijiet
 116, Casa Bolino, Triq il-Punent, Il-Belt Valletta

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

Nr. tal-Mappa: **435445 E** | Pozizzjoni Ċentrali: **x = 52830**
 Map Number: | Centre Coordinates: **y = 76395**

Parti min S.S.: **5276** | Date: **08/04/2026**
 Extracted from S.S.: | Date:

Perit: **DAVID FELICE DBA AP VALLETTA**
 Architect:
 Timbru tal-Perit: 
 Architect's Stamp: **AP Valletta
 4 Sappers Street
 Valletta VLT 1320 Malta
 Tel: +356 2124 3921**

Qies (metri kwadri): **22,322 m²**
 Area (square metres):
 Firma ta' l-Applikant: 
 Applicant's Signature:
 Drit imballas **008020**
 Fee Paid



Johann Farrugia
B.E. & A. (Hons) M.Sc. (Proj. Mgmt) ~ (Melit) A.+C.E. – EPC Evaluator
“L'Elysee”
Triq Ta' Lanza
Zabbar
ZBR 3271
TEL : 21665650
FAX : 21827322
MOB : 79423084

10th February 2026

To whom it may concern

INTRODUCTION

I the undersigned architect and civil engineer declare to have reviewed the premises at Triq G. Henin Pembroke.

The premises consists of a portion of land.

SITUATION

The property in question is accessed through Triq Mediterran from extension Triq Kurunell Lorenzo Manche.

The site is situated inside the development zone of Pembroke.

The total area of the property is twenty two thousand three hundred and twenty two square metres.

The main use of the property is for sporting activity.

I have been informed that the property is freehold.

Johann Farrugia
B.E. & A. (Hons) M.Sc. (Proj. Mgmt) ~ (Melit) A.+C.E. – EPC Evaluator
“L'Elysee”
Triq Ta' Lanza
Zabbar
ZBR 3271
TEL : 21665650
FAX : 21827322
MOB : 79423084

10th February 2026

EVALUATION

When considering all the above said and considering the location, condition and the fact that the premises are going to be used solely for sporting activities, I estimate their current market value to be that of:

Eight hundred and forty-five thousand three hundred and twenty euro.

This evaluation takes into consideration the current market prices of similar properties in similar areas and that of similar properties in the same area. Moreover, due consideration has been given to the current labour prices in vigour on the island.

The current market rental value of the property is eight hundred and three thousand and fifty-four euro.

The temporary emphyteusis value for forty-five years of the premises is that of forty-two thousand two hundred and sixty six euro (5%)

Best Regards



Johann Farrugia
Architect & Civil Engineer

Date: 10/04/2026

Request for calculation of valuation subsidy

As per SportMalta Lands Section procedures kindly provide the section with the following values for the valuation performed on a pocket of land located in Pembroke:

- 1) Original Rental Value of property in question as indicated in Valuation:

€ 845,320

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

€ 803,054

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

€ 42,266

Omar Farrugia

SportMalta Employee



Signature

	<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, imwieved San Giljan fis-sebgha t'Ottubru, tas-sena elf disgha mija u sebgha u sebghin (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 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>James Lawrence Mizzi, mizzewweg, bin il-mejjet Saviour Mizzi u Maria Anna sive Mary Anne Mizzi nee Mamo, imwieved Coburg, l-Awstralja fl-ghaxra ta' Gunju, tas-sena elf disgha mija u tlieta u sebghin (10/6/1973) u joqghod ittra E tleta u ghoxrin (E23), Naxxar Gardens, Triq il-Markiz Censu Depiro, Naxxar (Karta ta' l-identità numru 573585M) u Luke Borg Costanzi, guvni, bin Michael Borg Costanzi u Maria Borg Costanzi nee Buttigieg, imwieved il-Pieta' fid-disgha ta' Settembru, tas-sena elf disgha mija u tmienja u tmenin (9/9/1988) u joqghod f'numru mija u tlettax (113), flat numru mija u tmienja (108), Urban Hive, Triq C. Farrugia, Lija (Karta ta' l-identità numru 413788M), li qegħdin jidhru fil-kariga tagħhom ta' President u Segretarju rispettivament, għan-nom u in rappreżentanza ta' Floriana Young Stars Hockey Club ta' Triq Vincenzo Dimech, Floriana [b'numru tar-Registrazzjoni ittri 'VO' sbarra elf disgha mija u disghin (VO/1990), kif debitament awtorizzati permezz ta' riżoluzzjoni tal-kumitat hawn annessa u mmarkata "Dokument R";</p> <p>- aktar 'l isfel flimkien u solidament bejniethom imsejħin "il-klabb".</p> <p>Minni Nutar identifikati permezz tad-dokumenti uffiċjali fuq indikati.</p> <p>Għaldaqstant bis-saħħa ta' dan l-att, SportMalta qiegħed jikkonċedi b'titolu t'enfitewsi temporanja għal perjodu ta' ħamsa u erbghin (45) sena b'effett mil-lum, lil fuq imsemmi klabb, li bl-istess titolu qiegħed jaċċetta u jakkwista il-<i>hockey pitch</i> li jinsab fil-Furjana, tal-kejl ta' circa elf hames mija u erbgha metri kwadri (1504mk), li jinsab fi Triq Vincenzo Dimech, il-Furjana. L-imsemmi <i>hockey pitch</i> jikkonfina mill-Lbic ma' parking area accessibbli minn Triq Vincenzo Dimech, mill-Grigal ma' <i>basketball court</i>, u mix-Xlokk</p>	<p>Att Numru:</p> <p>Enfitewsi Temporanja</p> <p>Ins:</p> <p>Vol.I.:</p>
--	---	--

ma' passagg pubbliku li tista' tidhol ghalih kemm minn-Triq Vincenzo Dimech, kif ukoll minn Triq il-Mall, jew irjeh verjuri, kif murija delineata bl-aħdar fuq il-pjanta ittri PD numru mija u tmienja u ghoxrin sottosink elfejn u wiehed (PD. 128_2001), li kopja taghha qed tigi hawn annessa u mmarkata Dokument 'X', kif ukoll kif immarkat bl-aħmar fuq is-site plan formanti parti mill-Form E tal-Land Registry li kopja taghha tinsab hawn annessa u mmarkata bhala 'Dokument LR'.

L-imsemmija proprjeta' qed tigi ttrasferita bid-drittijiet u l-pertinenzi kollha taghha.

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

(1) Versu ċ-ċens annwu u temporanju ta' hamest elef disgha mija u wiehed u ghoxrin ewro u hames centezmi (€5921.05), għal hamsa u erbghin sena (45) dekorribbli minn dana l-att, liema ammont ta' ċens qed jiġi mnaqqas b'percentwal ta' hamsa u disghin fil-mija (95%) minn SportMalta bhala sussidju mogħti minn SportMalta ekwivalenti għal hamest elef sitt mija u hamsa u ghoxrin ewro (€5625), b'dana għalhekk li l-ammont ta' ċens dovut mill-klabb kull sena u li għandu jithallas kull sena bil-quddiem huwa ta' hamsa fil-mija (5%) taċ-ċens annwu u temporanju komplessiv ekwivalenti għal mitejn u sitta u disghin ewro u hames centezmu (€296.05). F'għeluq kull perjodu ta' hames (5) snin mill-illum, dan l-ammont ta' ċens għandu jiġi rivedut b'zieda ta' ghaxra fil-mija (10%) taċ-ċens eżistenti meta ssir ir-revizjoni, biex b'hekk, iċ-ċens li jithallas għal kull hames (5) snin wara kull revizjoni, ikun iċ-ċens hekk rivedut.

Għal kull fini u effett tal-liġi qed tigi hawn annessa valutazzjoni magħmula mill-Perit David Grima tal-proprjeta' indikata li kopja taghha qed tigi hawn annessa u mmarkata Dokument 'S', kif ukoll tal-kalkolu tas-sussidju ta' SportMalta li qed tigi hawn annessa u mmarkata Dokument S1.

(2) Iż-żmien tal-koncessjoni enfitewtika jista' jiġi mgedded favur il-klabb fl-għeluq tiegħu għal żmien iehor, 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-hlas taċ-ċens jithallas lil 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 proprjeta' jerġa' jirritorna lura lil SportMalta.

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

(6) Il-klabb għandu l-obbligu li jzomm il-proprjeta' fi stat tajjeb u

jagħmel dawk ix-xogħlijiet u tiswijiet ordinarji u straordinarji kollha neċessarji tul il-perjodu kollu ta' din il-koncessjoni.

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

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

(8) Il-proprjetà tkun għall-użu wkoll tal-Youth Nursery tal-istess klabb u fil-hinjiet tal-iskola, bi ftehim, il-proprjetà tinftaħ għall-użu tat-tfal tal-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 tithalla tidhol 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 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-faċilità sportiva.

(11) Fl-użu tal-faċilitajiet sportivi tal-klabb, m'għandux ikun hemm diskriminazzjoni minhabba kulur, razza, reliġjon, 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 faċilità 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-proprjetà in kwistjoni lil terzi persuni, mingħajr l-approvazzjoni tal-Kamra tad-Deputati. Il-klabb lanqas ma jista', mingħajr tali approvazzjoni tal-Kamra tad-Deputati jidhol fi sħubija ma' terzi dwar it-tmexxija tal-proprjetà msemmija hief, u limitament, għal xi faċilitajiet tal-bottegin, u dan dejjem bl-approvazzjoni ta' SportMalta, u basta ma tinbidilx in-natura prinċipali tal-kumpless sportiv, kif stipulat fi klawżola tnax (12) ta' dan l-att.

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

(15) Il-klabb għandu jkun irregistrat ma' l-Awtorita' għall-Integrita' fl-Isport Malti (AIMS) u jfornih b'dak kollu stabbilit fl-Avviżi Legali numru mitejn u sebgha u ghoxrin tal-elfejn erbgħa u ghoxrin u mija u wiehed u erbgħin tal-elfejn u tlieta u ghoxrin (A.L.141/2023) u (A.L.227/2024)jew kull liġi oħra li tieħu post dan l-Avviż Legali.

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

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

Bħala garanzija tal-ħlas tal-imsemmi ċens annwali u temporanju u tal-eżekuzzjoni tal-obbligi l-oħra li joħorġu 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-proprjeta b'dan l-att trasferita. Għall-fini tal-iskrizzjoni ipotekarja, qed tiġi ffissata s-somma ta' hamest elef disgħa mija u wiehdu ghoxrin ewro u hames centezmi (€5921.05) bejn il-komparenti partijiet.

Għall-fini tal-Att numru wiehed u tletin tas-sena elf disa' mija u wiehed 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-proprjeta fuq deskritta giet mgħoddija lil SportMalta permezz ta' l-Att Dwar L-Isport [Kapitolu numru erba' mija hamsa u hamsin (Kap 455) tal-Liġijiet ta' Malta].

Għall-fini tal-Att dwar it-Taxxa fuq id-Dokumenti u Trasferimenti tal-elf disa' mija tlieta u disgħin (1993), qiegħed jiġi dikjarat illi l-proprjeta fuq deskritta qed tiġi akkwistata mill-klabb, mingħand SportMalta u l-ebda ħlas ta' taxxa tal-boll mhu dovut mill-klabb fuq dan l-att stante illi dan it-trasferiment huwa debitament eżentat permezz tal-Avviż Legali numru mija u għaxra tas-sena elfejn u erbgħa u ghoxrin (A.L. 110/2024).

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

Għall-fini tal-Kapitlu numru mitejn u sitta u erbgħin (Kap.246) tal-Liġijiet ta' Malta dwar l-Akkwist ta' Proprjeta Immobbli minn Persuni Mhux Residenti, qed jiġi ddikjarat mill-akkwirenti nomine illi l-klabb jikkwalifika biex jakkwista il-proprjeta li qiegħda tiġi ttrasferita aktar 'l fuq, mingħajr il-bżonn ta' permess tal-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 perjodu kontinwu matul tliet snin, ta' hames (5) snin. Din id-dikjarazzjoni qiegħda ssir wara li jiena Nutar sottoffirmat spjegajtilhom l-importanza tagħha skont il-liġi.

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

Għal fini tal-Att dwar ir-Registrazzjoni tal-Partijiet, jiena Nutar, hawn taht iffirmit, niddikjara li l-propjeta immobbli ttrasferita fuq dana l-att

f'area ta' registrazzjoni obligatorja kif muri mill-kopja tal-Form E rilevanti li tinsab hawn annessa u mmarkata dokument 'LR'.

Dan il-kuntratt mhux bl-ebda mod jaħfer u/jew jippreġudika d-dritt ta' SportMalta għal kwalunkwe ammont dovut lilhu salim minhabba l-okkupazzjoni tal-istess propjeta.

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.

Magħmul, moqri u ppublikat wara ċerjorazzjoni skont il-liġi f'Malta,



Vincent Dimech Street, Floriana FRN 1504, Malta.

Tel: 79860818

Email: florianayoungstarshc@gmail.com

By means of a resolution of the committee held on the 4th March 2026 of Floriana Young Stars Hockey Club, Triq Vincenzo Dimech, Floriana, FRN 1504 , the committee has granted its approval for the signing of a contract of temporary emphyteusis with SportMalta for the acquisition for a period of forty five (45) years and subject to any terms and conditions related thereto of the Field Hockey and Other Sports Complex situated at Triq Vincenzo Dimech, Floriana, FRN 1504.

It was resolved that the club be represented on the relative deed by:

Luke Borg Costanzi
113, Flat 108, Urban Hive, C Farrugia Street, Lija
413788M

James Mizzi
E23, Naxxar Gardens, Triq il-Markiz Censu Depiro, Naxxar
573585M

James Mizzi
President
573585M

Luke Borg Costanzi
Secretary
413788M


Karl Chircop
Treasurer
428598M

Chris Attard
Member
94873M

Andrew Camilleri
Member
161475M

Doc. X

FLORIANA (18)
Floriana Sports Complex
Triq. Vincenzo Dimocki 04/ Triq. il-Mall



Site Plan
S.S. 432

Scale
1:500
Map Ref. SJA10
1/21

STEFAN SCOTTO
Sunkr. Anghel
& Civil Engineers

Stefan Scotto
Sunkr. Anghel

GOVERNMENT PROPERTY DIVISION
LOCALITY: FLORIANA

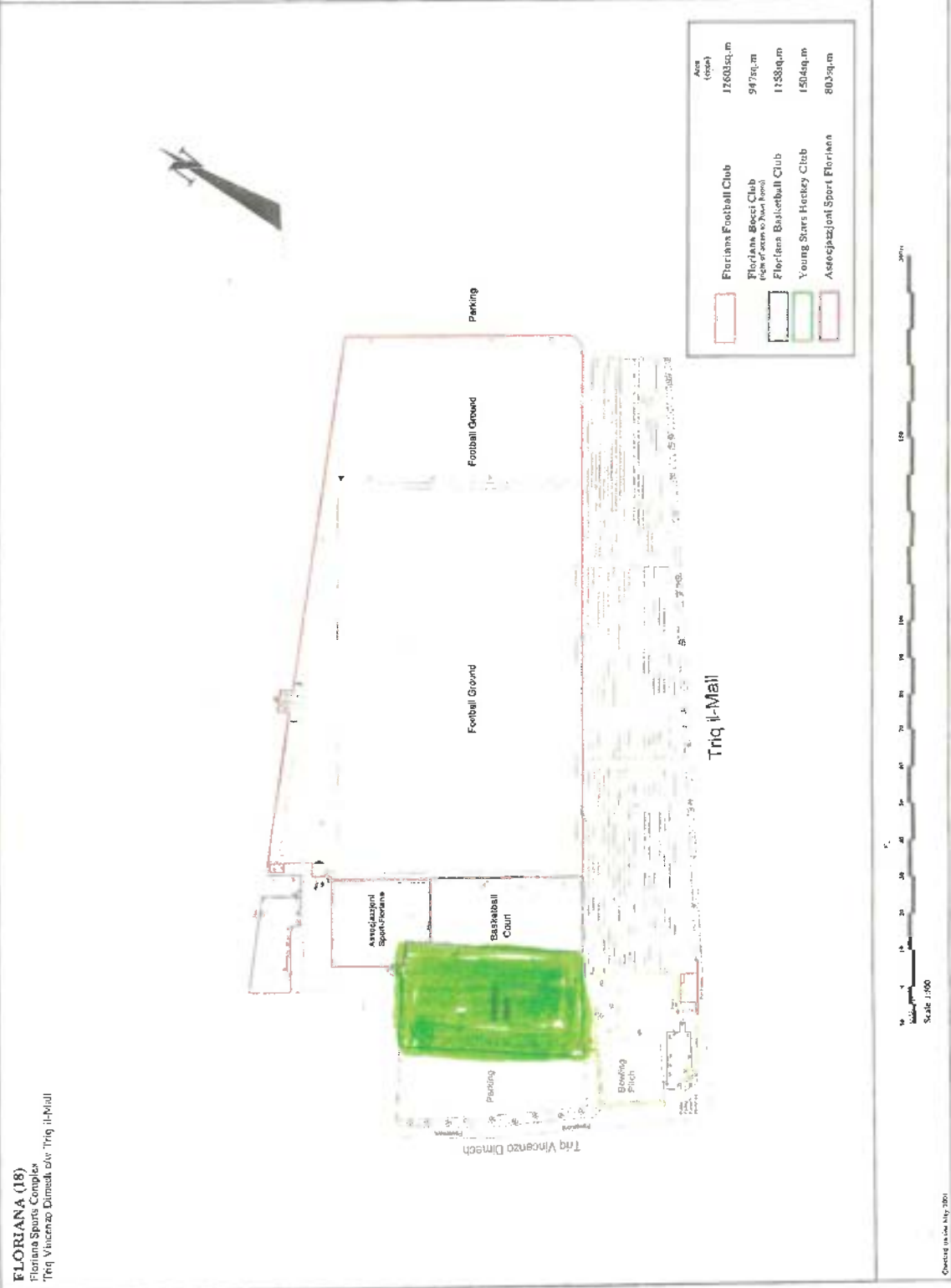
P.D. No. 138/2021 SCALE 1:500

PL. 21452/2021

Area: 1.000000 m²

Appl. 9/2021 (Appl. J. Gattina)

LAZCE 0175/M/2021 1.000000 m² (LAZCE/M/2021)



Checked on 04 May 2021



LAND REGISTRATION AGENCY

DATE: 19th February 2026

REPLY FORM E (ATTACHED) NUMBER: 1192

REGARDING PROPERTY: Floriana Hockey Club, Independence Ground, Floriana.

REQUESTED BY: Notary Dr. Joe Cilia LL. D

LIST OF ATTACHED DOCUMENTS: Certificates no.18000008 and plan

REPLY COVERS PERIOD TO: 12th February 2026

1. Site as indicated on LR Plan 369048 E – LR 375144 is in registration area since 01/10/1997 and forms part of title 18000008. (Vide attached certificate)
2. *If plan is used for future registration, it will be considered to be valid if it is in accordance with subsidiary legislation 296.08 END.*

 19/02/26

LAND REGISTRY OFFICIAL - SIGNATURE
f/LAND REGISTRAR

MARK CARUANA
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

001192

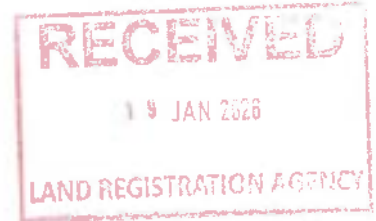
FORM E:

REQUEST FOR AN OFFICIAL SEARCH AND/OR INFORMATION:

Number:

Payment:

Receiver:



DESCRIPTION OF PROPERTY:

Floriana Hockey Club, Independence Ground, Floriana

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:

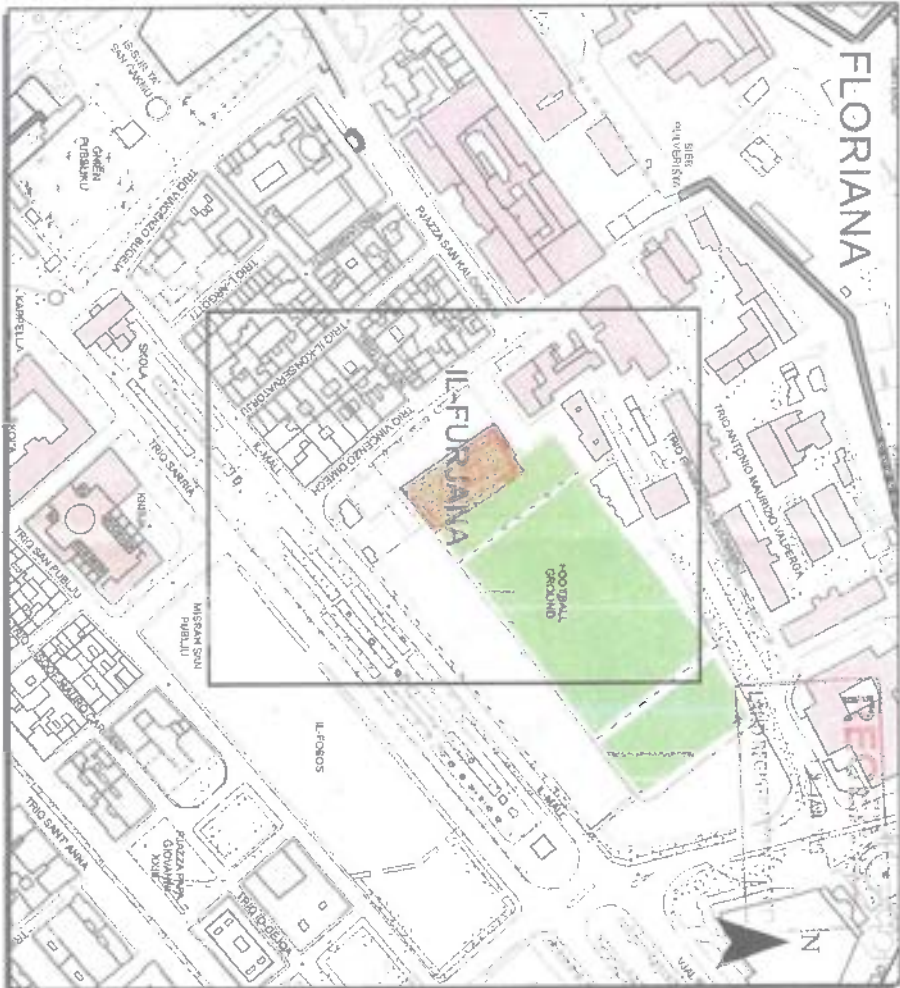
TO BE COLLECTED BY HAND.



Doctor Joe Cilia
Notary Public, Malta

MARK CARUANA
Property Registration Manager
Land Registration Agency

**RISPOSTA ANNESSA
REPLY ATTACHED**



Pjanta tas-Sit 1:2500 Site Plan

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



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

Nu tal-Mappa: **369048 E**
 Map Number: **Centre Coordinates: x = 55345 y = 72499**

Parti min S.S.: **5472**
 Extracted from S.S. **Date: 21/10/2024**

Perit: **ANĠELO DE CARO**
 Architect:

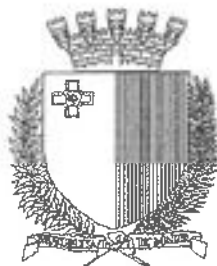
Qies (metri kwadrati): **AREA CIRCA:**
 Area (square metres): **1504 m²**

Timbru tal-Perit:
Architect's Stamp/Stamp of the Architect
 Dr. ANĠELO DE CARO, M.Sc. (Survey), A.R.C.E.
 22, Birlikkara

Firma tal-Applikant:
 Applicant's Signature:

LR 375144

Date Imballas Fee Paid



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

Proprjeta' Numru: 18000008

Attiva

Numru ta' ZSBP: 970002497

Tip ta' Proprjeta'	Art
Indirizz	Triq il-Mall FLORIANA
Kunsill Lokali	FLORIANA
Kejl dikjarat (m.k.)	61390

Kummenti

Inkluzi wkoll xi struturi mibnija fuqha.

Dan ic-certifikat jinkludi dettalji dwar 1 applikazzjonijiet



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

Applikazzjoni Numru: 199807895M

Proprjeta' Numru: 18000008

Applikanti 1

Ref: LRA2497/97

L-Ewwel Registrazzjoni mahduma fil-03/07/1998

Approvata fil- 23/07/1998

Numru ta' Identita'

Isem U Kunjom

CB0006

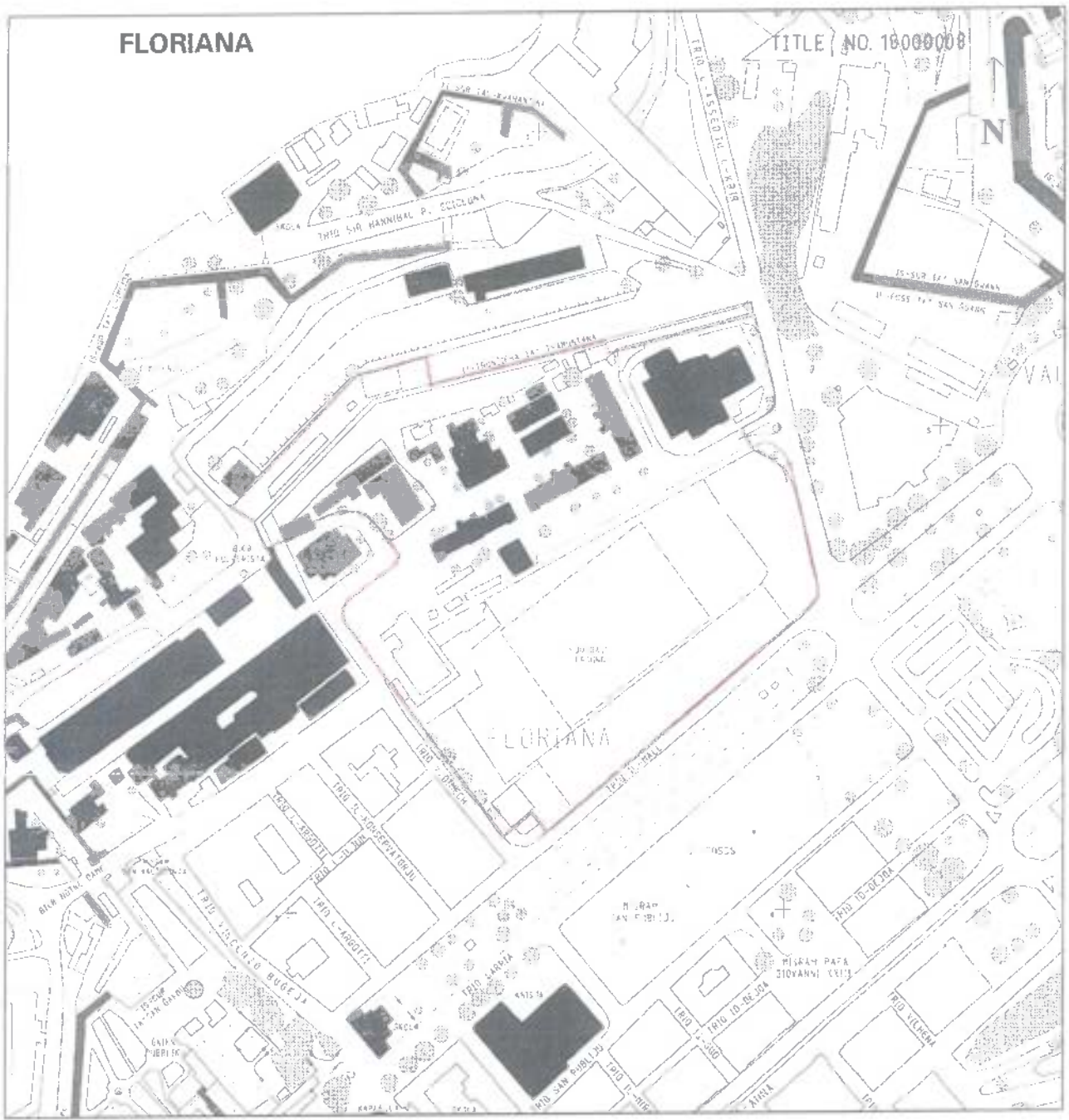
O

Gvern ta' Malta **

Sehem shih.

Bazi

Permezz ta' dikjarazzjoni presentata fil - 04/11/1997 b'titoli Liberu u Frank



TITLE NO. 18000008

Scale 1:2500



Pjaneta tas-sit 1:2500 Site Plan



LAND REGISTRY
116, WEST STREET
VALLETTA

Registru ta' l-Artijiet

Casa Bolino, 116 Triq il-Panent, Valletta



Land Registry

Casa Bolino, 116 West Street, Valletta

Nru tal-Mappa: Map Number:	16188	Posizzjoni Centrli: Centre Coordinates:	x = 55357.5 y = 72660.45	Parti minn SS: Extracted from SS	5472	Data: Date:	06/19/1997
Perit Architect:	M. C. C.			Qies (metri kwadri) Area (square metres)	61,390 m.k.		
Timbru tal-Perit Architect's Stamp:				Firma tal-Applikant Applicant's signature:			
				Dritt Mhallas Fee Paid			



14/10/2024

Re: Valuation Certificate 2585ab - Independence Ground, Floriana

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	2585ab
Property Address	Independence Ground, Floriana
Customer	Sport Malta
Date of Inspection	3/10/2024
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 2016 Article EVS 1 that is <i>"The estimated amount for which the property should exchange on the date of valuation between a willing buyer and a willing seller in an arm's length transaction after proper marketing wherein the parties had each acted knowledgeably, prudently and without being under compulsion."</i>
Property Title	Freehold: Remaining term - NA - years Ground Rent Payable: € Nil Other Encumbrances: Not applicable
Sources of Information	The above information has been provided by the client.
Description	
Property Classification	Commercial: Sports Complex
General Description	The property in reference is a section of a tract of land in Floriana, referred to as Independence Ground. The property in question is that of a hockey pitch.
Level (if applicable)	Not Applicable
Availability of Views	No Views
Availability of Lift	No
Construction Type	The construction of the hockey pitch consists of masonry stone blocks around its perimeter with fencing all around, as well as light fixtures.

Current State of Finish	Finished
New Building	No
Schedule of Accommodation	Refer to appendix B for schedule of accommodation.
External Accommodation	Refer to appendix B for schedule of external accommodation.
Areas	
Site Footprint	1504 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 discounted cash flow valuation approach is considered the most suitable methodology in determining the current market value. In principle this model is based on the future cash flow the property can generate.</p> <p>The annual ground rent is extrapolated from the investment method.</p> <p>Valuation Calculations are hereby presented in Appendix B below.</p>
Special Conditions	<ul style="list-style-type: none"> • This valuation does not consider furniture, fittings, movable equipment and customer's personal goodwill which is not considered part of the immovable security. • Valuation for proposed development is based on the finishing specifications indicated by customers during site inspection. • The sole purpose for this valuation is for use by Sport Malta. The valuer does not accept liability if this certificate is relied upon by anyone else, whether for banking, accounting or any other purposes. • Neither the whole nor any part of this Valuation Report, nor any reference thereto may be included in any published document, circular or statement, nor published in any way without the valuer's and the bank's written approval of the form and context in which it may appear.

- The valuer hereby declares that he/she holds no known no conflict of interest in this assignment and may thus considered as independent appraiser.
- Unless otherwise states it is assumed that the property is held on a free and unencumbered basis.
- Unless otherwise stated, I have assumed that the freehold and leasehold properties are capable of unrestricted transfer to third party purchasers (in the case of leasehold properties subject to the lessors' consent, not to be unreasonably withheld).
- I have not been made aware of any survey or report indicating the resence of contaminants or hazardous materials. No responsibility is thus assumed for the existence of any contaminant. Any subsequent identification of such substances may reduce the reported value and would be updated accordingly in an addendum report.
- A measured site survey was not undertaken, but areas are calculated by reference to identified boundaries of the property and the appropriate scaled drawings were provided.
- When proposed development is still underway when issuing this report, compliance to planning permit may be certified at time of issue.
- The valuation is being provided and is based on available data and key assumptions as declared above.

Annual Rent

Given the above considerations, the property (sports and parking facilities) has, in my opinion, an annual ground rent of € **5,921.05** (Euro five thousand nine hundred twenty-one).

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

14/10/2024

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

Discounted Cash flow

Annual Rent from existing facilities

5 a side	Rent of Foot ball pitch	35
	Hours Available	11
	Occupancy	20.00%
	Daily Rent	77
	Annual Rent	28105

Table B1 – Annual Rent income from the available sports facilities

Start of Year	Current ERV (Estimated Rental Value)	A (Future Value) of 1 Euro @	0.00%	Projected Income	Outgoings	Forecast Income	PV @	8.00%	Present Value	YP perp @ %	
1	28,105.00	0	0	1,000	28,105.00	(2,810.50)	25,294.50	0	1,000	25,294.50	16,000
2	28,105.00	1	0	1,000	28,105.00	(2,810.50)	25,294.50	1	0.926	23,420.83	16,000
3	28,105.00	2	0	1,000	28,105.00	(2,810.50)	25,294.50	2	0.857	21,685.96	16,000
4	28,105.00	3	0	1,000	28,105.00	(2,810.50)	25,294.50	3	0.794	20,079.59	16,000
5	28,105.00	4	0	1,000	28,105.00	(2,810.50)	25,294.50	4	0.735	18,592.21	16,000
6	28,105.00	5	5	1,000	28,105.00	(2,810.50)	25,294.50	5	0.681	17,215.01	16,000
7	28,105.00	6	5	1,000	28,105.00	(2,810.50)	25,294.50	6	0.630	15,939.83	16,000
8	28,105.00	7	5	1,000	28,105.00	(2,810.50)	25,294.50	7	0.583	14,759.10	16,000
9	28,105.00	8	5	1,000	28,105.00	(2,810.50)	25,294.50	8	0.540	13,665.83	16,000
10	28,105.00	9	5	1,000	28,105.00	(2,810.50)	25,294.50	9	0.500	12,653.55	16,000
11	28,105.00	20	20	1,000	28,105.00	(2,810.50)	25,294.50	20	0.215	5,436.89	16,000
					281,050.00	(28,105.00)	252,945.00			183,306.41	

Sale of Property @ Year 10	
Projected Rent	28,105.00
Outgoings	(2,810.50)
Forecast Income	25,294.50
YP perp @ %	16,000
PV @ % def'd 20 years	0.215
	86,830.23

Valuation	86,830.23
Agency Fees	0.00
Value of Complete Property	86,830.23

Rounded: 90,000.00

Table B2 – Existing Market Value of the sport facilities

Property	Value	Yield	Net rental income	Management Cost percentage	Gross Rental income
	€	%	€	%	€
Sports facilities	90000	6.25%	5625	5.00	5921.05
Total					5921.05

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 = € 5,921.05

Appendix C: Data Summary

Property Address	Independence Ground, Floriana
Property Title	Freehold
Years Remaining	- NA -
Ground Rent Payable	€ Nil
Property Usage	Commercial:
Current State	Finished
New Building	No
Site Footprint	1504 m ²
Availability of Garden	
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	DCF on cashflows (Net Income)
Annual Ground rent	€ 5,921.05
Valuer	Perit David Grima
Warrant No.	570
Date of Issue	14/10/2024

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/01352/02	N/A	N/A
PA/05958/01	To operate fun fair (luna park) on a temporary basis from 27/05/02 to 27/07/02	Approved
PA/01969/10	Construction of a (street level) surface car park, works to include partial taking up and levelling and surfacing of existing concrete stepped open area on Triq il-Mall, Floriana (adjacent to playing fields).	Approved
PA/02893/98	Underground Car-park and Sports Complex	Withdrawn by applicant
PA/04227/22	To remove a temporary pvc/steel structure for tables and chairs for premises as approved in PA7246/04 and to fix a new structure in wood plastic composite steel materials and platform for tables and chairs including planters	Refused
PA/07246/04	Alterations to existing hockey pitch, laying out of synthetic turf, alterations to stands, alterations to fencing and construction of pitch facilities	Approved

Location & Planning Policy Considerations

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

- Urban Conservation area
- Scheduled Property/Area
- Commutated parking payment scheme

As shown in the Floriana Inset Map, the area in question is indicated as "Areas of Open Space(to retain open space character)". In addition with reference to the " Grand harbor Local Plan" policy GF17 Independence Area, which states;

"The open character of the former parade grounds at Independence Arena will be maintained, for social, recreational and historical reasons. No development which jeopardizes this position will be approved, and no constructions will be allowed above the nearest road level on any point of the area shown in the Inset Map. Within these parameters, the area will however be subject to improvements in terms of the amount and quality of sports facilities provision."

Appendix E: Site Plan

Valuation Reference: 2585ab



		Area (circa)
	Floriana Football Club	12603sq.m
	Floriana Bocci Club (right of access to Pump Room)	947sq.m
	Floriana Basketball Club	1158sq.m
	Young Stars Hockey Club	1504sq.m
	Assocjazzjoni Sport Floriana	803sq.m

GOVERNMENT PROPERTY DIVISION		
LOCALITY: FLORIANA		
P.D. No: 128_2001	SCALE 1:500	
FILE: 374/97-779/64	DRAWN BY: MIFSD004	CHECKED BY:
(sgd. S. Scotto)	(sgd. J. Caruana)	
A&CE DATE: 05/06/2001	Director Estate Management DATE: 05/06/2001	



Orthophoto 2018



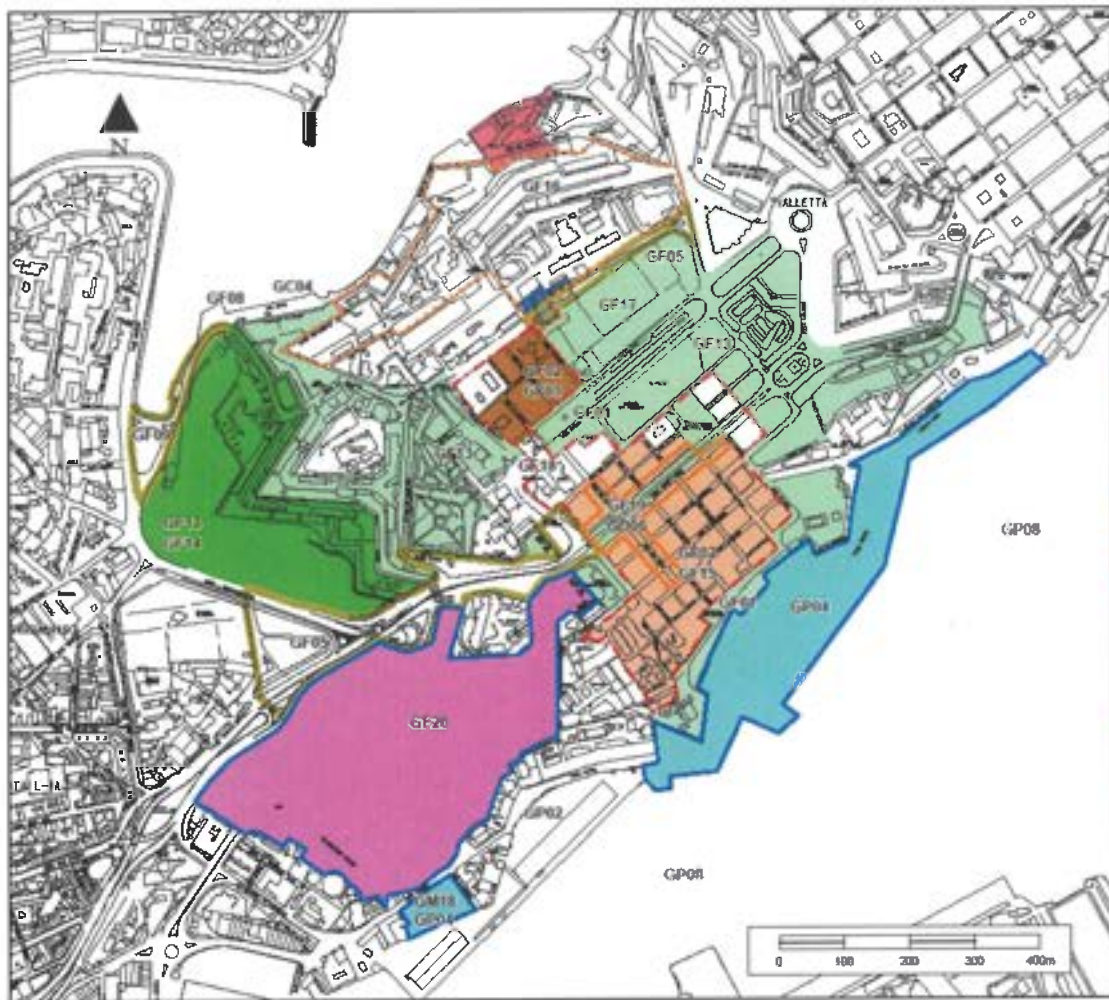
Planning Authority Basemap



Planning Authority Basemap, incl. constraints

Appendix F: Floriana Policy Maps

Valuation Reference: 2585a



GRAND HARBOUR LOCAL PLAN



AWTORITA TA' L-IPPIANAR
PLANNING AUTHORITY

Key

- Urban Development Boundary
- Public Office Enclave
- Tertiary Town Centre
- Development Brief
- Inland Revenue Block
- Transport Infrastructure Upgrading
- Sea Passenger Terminal Development Brief
- Crown Works Horn Works Action Plan
- Residential Zone
- Housing Improvement Action Area
- Maritime Related Uses
Use Class 30 (Use Classes Order, 1994 as amended)
- Port Related Uses
- Light Port Related Uses
Excluding Use Classes 12 to 16
(Use Classes Order, 1994 as amended)
- Informal Recreation
- Retention of Existing or more Environmentally Friendly Uses
- Areas of Open Space
(to retain open space character)

**Floriana
Inset Map**

Scale: 1:5500	Date: April 2002	Figure: 10
INDICATIVE ONLY		
Not to be used for other interpretation.		
Base Maps - 1988 Survey Maps (Updated) Copyright Mapping Unit, Planning Authority		



GRAND HARBOUR LOCAL PLAN

AWTORITA TA L-IPPIANAR
PLANNING AUTHORITY

Key

- Arterial Road
- Distributor Road
- Local Access Road
- Local Access Road Realignment
- Pedestrian Zone
- Pedestrian Priority Area
- Junction Improvement
(N.B. Junctions of Triq Mtarica/
Triq Ja Mtarica not shown)
- P Parking Area
- Residential Zone Parking
- >>> Traffic Direction
- ←→ Two Way Traffic

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

**Floriana
Transport Strategy**

Scale : 1:3500	Date : April 2002	Figure : 11
<small>INDICATIVE ONLY Not to be used for direct interpretation.</small>		
<small>Base Maps - 1998 Survey Plans (Optional) Copyright Mapping Data, Planning Authority</small>		

Date: 16.10.2024**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 Independence Grand, Floriana (attached with this document as annex 47): (hockey pitch)

- 1) Original Rental Value of property in question as indicated in Valuation:
€ 5,921.05

- 2) The value of the 95% subsidy offered by government for leases/ground rents on Sport Facilities:
€ 5,625

- 3) The 5% value of the Original Rental Value that is to be paid by the club to the accounts department every year:
€ 296.05



Rebecca Saré
Finance Manager

Name of Accounts Officer
tasked with carrying out
the valuation calculation

Signature

Head Office:
Cottonera Sports Complex, Cottoner Avenue,
Cospicua BML 9020 - Malta
Tel: (+356) 2203 8000
Website: www.sportmalta.org.mt
E-mail: info@sportmalta.org.mt