

Ok 15

A Study of Rental Rates in Malta 2018



159 Labour avenue naxxar NXR 9025
Tel: +356 79446688

Bedrooms	1		2		3	
	From	To	From	To	From	To
Birkirkara Studio Apartment						
Birkirkara Apartment	750	825	775	850	875	1050
Birkirkara Maisonette	700	750			1125	1200
Birkirkara Penthouse	800	875	900	1075		
Birkirkara Townhouse			850	1025		
Birkirkara Terraced House						
Bugibba Studio Apartment	725	800				
Bugibba Apartment	675	725	775	850	1050	1125
Bugibba Maisonette			675	835	825	900
Bugibba Penthouse						
Bugibba Townhouse						
Bugibba Terraced House			850	1025	1150	1250
Gzira Studio Apartment	675	750				
Gzira Apartment	775	850	1050	1125	1250	1350
Gzira Maisonette	725	800	1025	1125	1450	1575
Gzira Penthouse	875	850	1200	1325	1450	1575
Gzira Townhouse			1125	1200		
Gzira Terraced House						
Mosta Studio Apartment	625	700				
Mosta Apartment	775	850	825	900	1025	1100
Mosta Maisonette			750	825	1025	1125
Mosta Penthouse	825	1100	850	925	875	1475
Mosta Townhouse	600	675				
Mosta Terraced House			875	1050	1350	1475
M'Scala Studio Apartment						
M'Scala Apartment	650	700	725	800	750	825
M'Scala Maisonette			725	800	825	800
M'Scala Penthouse			800	875		
M'Scala Townhouse						
M'Scala Terraced House						
Msida Studio Apartment	675	725				
Msida Apartment	750	825	875	1050	1150	1250
Msida Maisonette	675	750	875	1075		
Msida Penthouse	675	850	1150	1250	1275	1400
Msida Townhouse						
Qawra Studio Apartment	675	750				
Qawra Apartment	600	650	725	800	1050	1125

Bedrooms	1		2		3	
	From	To	From	To	From	To
Qawra Maisonette			825	875	1075	1150
Qawra Penthouse	825	900	875	1050	1675	1850
Qawra Townhouse						
Qawra Terraced House						
San Gwann Studio Apartment						
San Gwann Apartment	775	850	900	1075	1075	1150
San Gwann Maisonette	750	825	800	875	1350	1475
San Gwann Penthouse	625	675	1050	1250		
San Gwann Townhouse						
San Gwann Terraced House						
Sliema Studio Apartment	775	850				
Sliema Apartment	850	1050	1225	1325	1575	1725
Sliema Maisonette	850	1075	1200	1300		
Sliema Penthouse	875	1050	1200	1575	2275	2475
Sliema Townhouse	875	1050	1625	1375	1425	1550
Sliema Terraced House			1625	1775		
St. Julian's Studio Apartment	625	700				
St. Julian's Apartment	875	1050	1450	1575	1450	1600
St. Julian's Maisonette	775	850	1475	1600	1550	1650
St. Julian's Penthouse	775	850	1475	1600	1550	1675
St. Julian's Townhouse	1125	1200	1250	1375	1450	1575
St. Julian's Terraced House			875	1050	1825	2000
St. Paul's Bay Studio Apartment						
St. Paul's Bay Apartment	625	700	800	875	900	1075
St. Paul's Bay Maisonette	625	700				
St. Paul's Bay Penthouse	725	775	825	1125	1400	1525
St. Paul's Bay Townhouse						
St. Paul's Bay Terraced House						
Swieqi Studio Apartment	850	825				
Swieqi Apartment	925	900			1375	1475
Swieqi Maisonette	925	900			1675	1825
Swieqi Penthouse	1025	1125			1250	1375
Swieqi Townhouse						
Swieqi Terraced House						

CONSTITUTION OF MALTA

The Republic of Malta

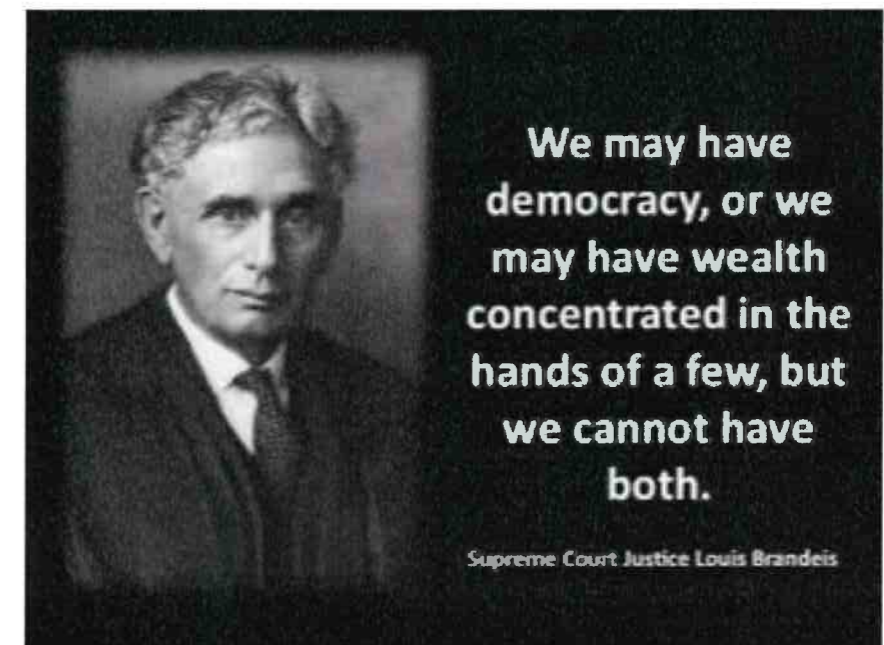
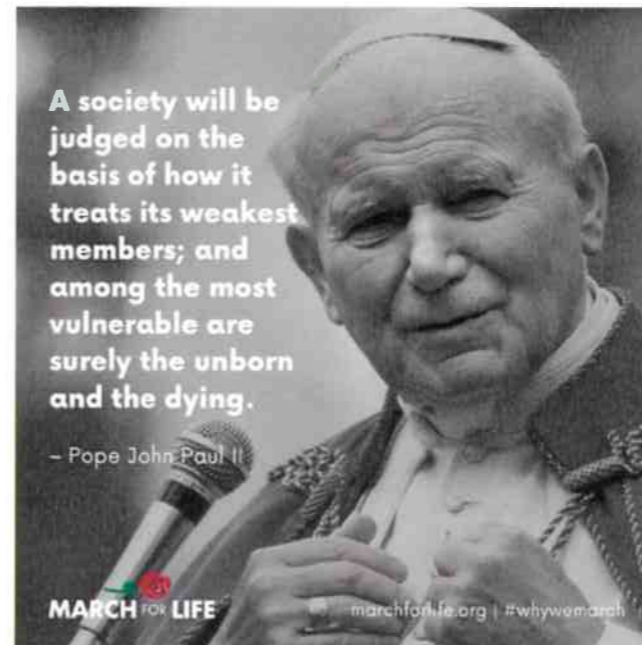
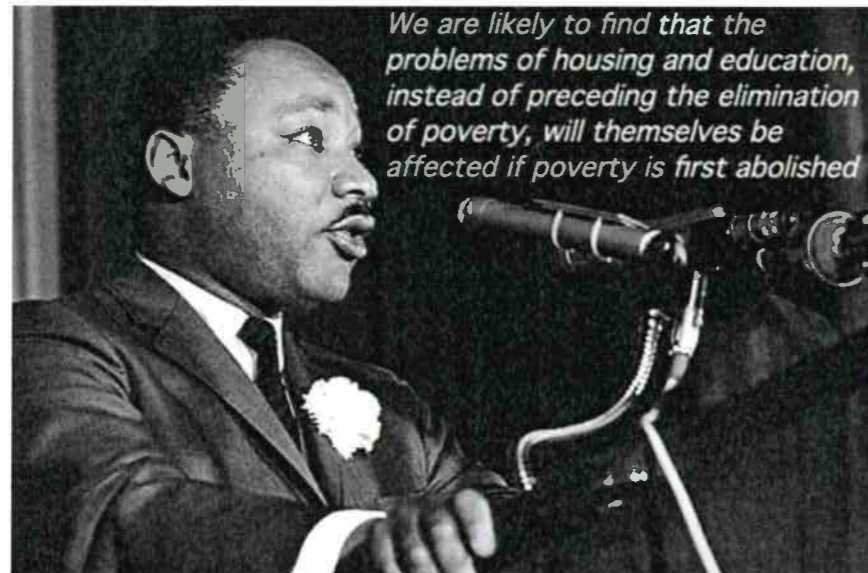
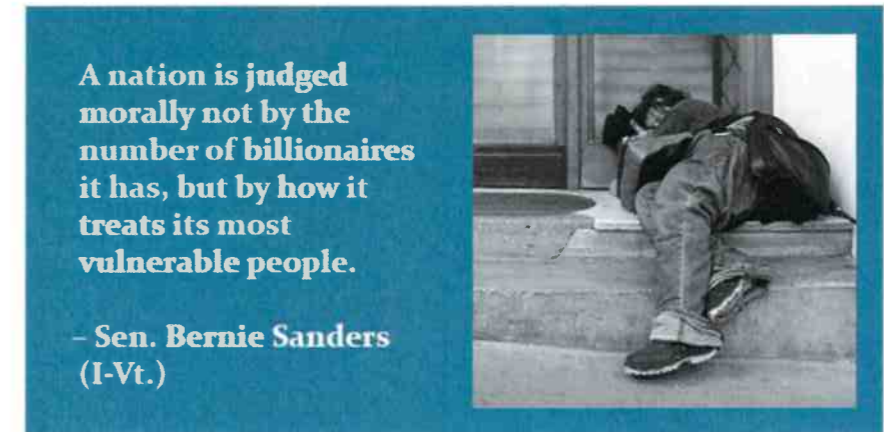
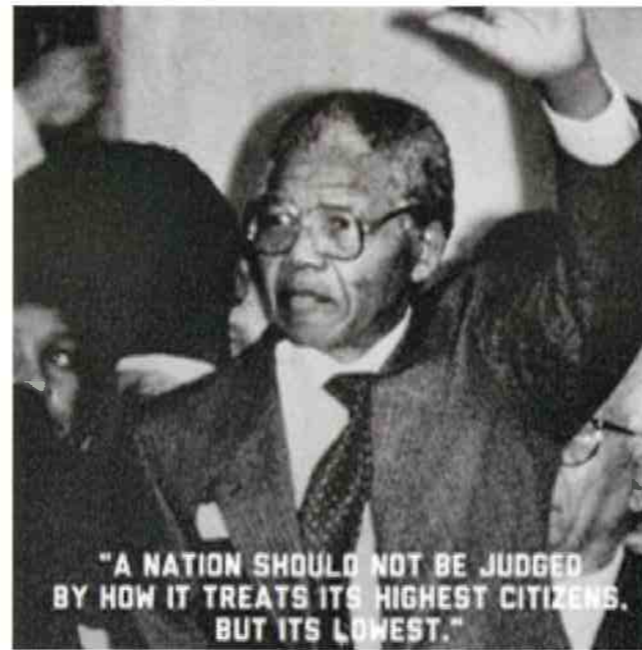
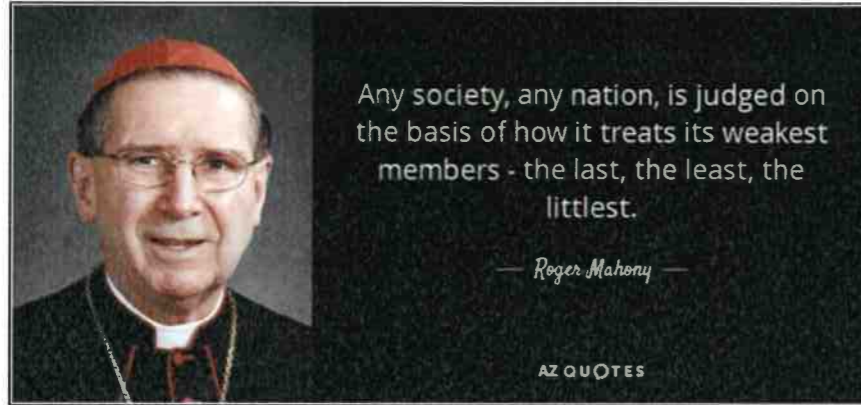
36.

(1) No person shall be subjected to inhuman or degrading punishment or treatment.

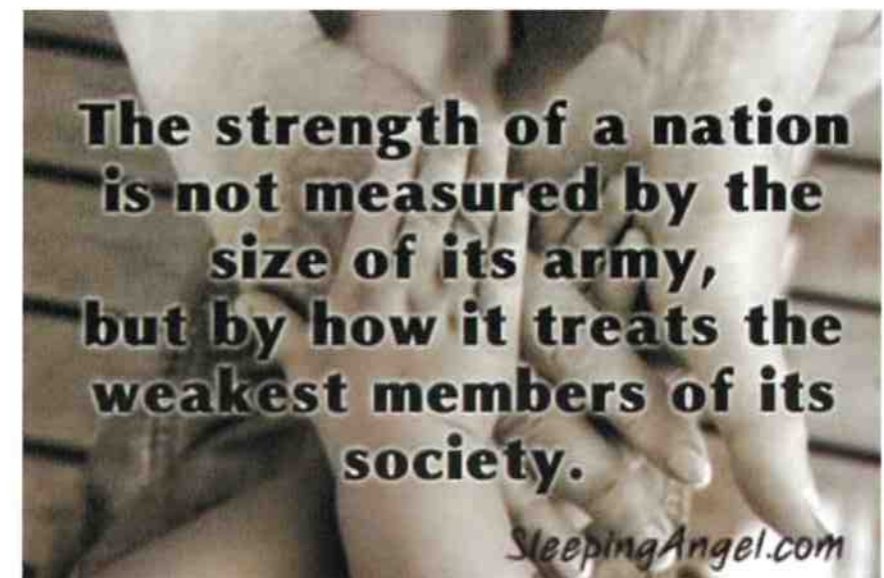
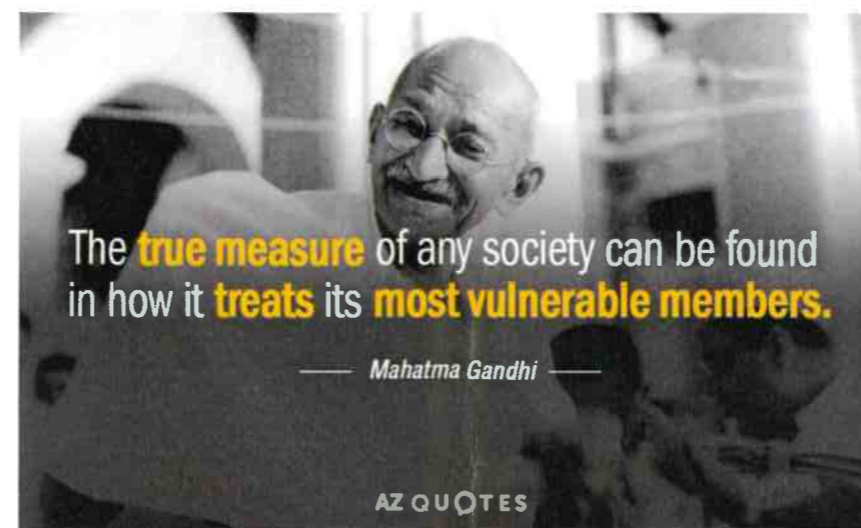
(2) Nothing contained in or done under the authority of any law shall be held to be inconsistent with or in contravention of this article to the extent that the law in question authorises the infliction of any description of punishment which was lawful in Malta immediately before the appointed day.

(3) (a) No law shall provide for the imposition of collective punishments.

(b) Nothing in this sub-article shall preclude the imposition of collective punishments upon the members of a disciplined force in accordance with the law regulating the discipline of that force



The Best Way To Predict The Future Is To Create It 😎



The Century Scroll: The 100 Times that our obligation to take care of the poor is mentioned in the Bible.

Proverbs 1917 Whoever is generous to the poor lends to the LORD, and he will repay him for his deed. **Deuteronomy 15**:11 For there will never cease to be poor in the land. Therefore I command you, 'You shall open wide your hand to your brother, to the needy, and to the poor, in your land.' **Luke 14**:13 But when you give a feast, invite the poor, the crippled, the lame, the blind **Proverbs 14**:31 Whoever oppresses a poor man insults his Maker, but he who is generous to the needy honors him. **Proverbs 29**:9 Whoever has a bountiful eye will be blessed, for he shares his bread with the poor. **Mark 10**:21 And Jesus, looking at him, loved him, and said to him, "You lack one thing; go, sell all that you have and give to the poor, and you will have treasure in heaven; and come, follow me." **Luke 4**:18 "The Spirit of the LORD is upon me, because he has anointed me to proclaim good news to the poor. He has sent me to proclaim liberty to the captives and recovering of sight to the blind, to set at liberty those who are oppressed," **Luke 6**:20-21 And he lifted up his eyes on his disciples, and said: "Blessed are you who are poor, for yours is the kingdom of God. "Blessed are you who are hungry now, for you shall be satisfied. "Blessed are you who weep now, for you shall laugh. **Proverbs 28**:27 Whoever gives to the poor will not want, but he who hides his eyes will get many a curse. **Matthew 19**:21 Jesus said to him, "If you would be perfect, go, sell what you possess and give to the poor, and you will have treasure in heaven; and come, follow me." **Luke 6**:20-26 And he lifted up his eyes on his disciples, and said: "Blessed are you who are poor, for yours is the kingdom of God. "Blessed are you who are hungry now, for you shall be satisfied. "Blessed are you who weep now, for you shall laugh. **Galatians 3**:10 Only they, they asked us to remember the poor, the very thing I was eager to do. **Proverbs 21**:13 Whoever when they exclude you and revile you and spurn your name as evil, on account of the Son of Man! Rejoice in that day, and leap for joy, for behold, your reward is great in heaven; for so their fathers did to the prophets. "But woe to you who are rich, for you have received your consolation. " **Galatians 3**:10 Only they, they asked us to remember the poor, the very thing I was eager to do. **Proverbs 21**:13 Whoever closes his ear to the cry of the poor will himself call out and not be answered. **Matthew 26**:41 For you always have the poor with you, but you will not always have me. **Proverbs 29**:7 A righteous man knows the rights of the poor; a wicked man does not understand such knowledge. **Proverbs 14**:21 Whoever despises his neighbor is a sinner, but blessed is he who is generous to the poor. **1 John 3**:17 But if anyone has the world's goods and sees his brother in need, yet closes his heart against him, how does God's love abide in him? **Matthew 5**:3 "blessed are the poor in spirit, for theirs is the kingdom of heaven. **2 Corinthians 8**:9 For you know the grace of our Lord Jesus Christ, that though he was rich, yet for your sake he became poor, so that you by his poverty might become rich. **Matthew 11**:5 The blind receive their sight and the lame walk, lepers are cleansed and the deaf hear, and the dead are raised up, and the poor have good news preached to them. **Isaiah 29**:4 For you have been a stronghold to the poor, a stronghold to the needy, in his distress, a shelter from the storm and a shade from the heat for the breath of the ruthless is like a storm against a wall. **Psalm 140**:12 I know that the LORD will maintain the cause of the afflicted, and will execute justice for the needy. **Matthew 25**:40 And the King will answer them, 'Truly, I say to you, as you did it to one of the least of these my brothers, you did it to me.' **Proverbs 22**:23 Do not rob the poor, because he is poor, or crush the afflicted at the gate, for the LORD will plead their cause and rob of life those who rob them. **Proverbs 22**:16 Whoever oppresses the poor to increase his own wealth, or gives to the rich, will only come to poverty. **Proverbs 17**:5 Whoever mocks the poor insults his Maker; he who is glad at calamity will not go unpunished. **Jeremiah 22**:16 He judged the cause of the poor and needy; then it was well. Is not this to know me? declares the LORD. **Psalm 35**:10 All my bones shall say, "O LORD, who is like you, delivering the poor from him who is too strong for him, the poor and needy from him who robs him?" **Psalm 125** "Because the poor are plundered, because the needy groan, I will now arise," says the LORD; "I will place him in the safety, for which he longs." **Luke 3**:11 And he answered them, "Whoever has two tunics is to share with him who has none, and whoever has food is to do likewise." **Deuteronomy 15**:7-8 "If among you, one of your brothers should become poor, in any of your towns within your land that the LORD your God is giving you, you shall not harden your heart or shut your hand against your poor brother, but you shall open your hand to him and lend him sufficient for his need, whatever it may be. **Proverbs 31**:8-9 Open your mouth for the mute, for the rights of all who are destitute. Open your mouth, judge righteously, defend the rights of the poor and needy. **Psalm 146** You would shame the plans of the poor, but the LORD is his refuge. **Luke 14**:12-14 He said also to the man who had invited him, "When you give a dinner or a banquet, do not invite your friends or your brothers or your relatives or rich neighbors, lest they also invite you in return and you be repaid. But when you give a feast, invite the poor, the crippled, the lame, the blind, and you will be blessed, because they cannot repay you. For you will be repaid at the resurrection of the just." **Isaiah 61**:1 The Spirit of the Lord God is upon me, because the LORD has anointed me to bring good news to the poor; he has sent me to bind up the brokenhearted, to proclaim liberty to the captives, and the opening of the prison to those who are bound; **James 1**:27 Religion that is pure and undefiled before God, the Father, is this: to visit orphans and widows in their affliction, and to keep oneself unstained from the world. **Ezekiel 16**:49 Behold, this was the guilt of your sister Sodom: she and her daughters had pride, excess of food, and prosperous ease, but did not aid the poor and needy. **1 Samuel 28** He raises up the poor from the dust; he lifts the needy from the ash heap to make them sit with princes and inherit a seat of honor. For the pillars of the earth are the LORD's, and on them he has set the world. **Matthew 6**:3-4 But when you give to the needy, do not let your left hand know what your right hand is doing, so that your giving may be in secret. And your Father who sees in secret will reward you. **Isaiah 58**:10 If you pour yourself out for the hungry, and satisfy the desire of the afflicted, then shall your light rise in the darkness and your gloom be as the noonday. **Leviticus 23**:22 "And when you reap the harvest of your land, you shall not reap your field right up to its edge, nor shall you gather the gleanings after your harvest. You shall leave them for the poor and for the sojourner. I am the LORD your God." **Matthew 23**:34-40 Then the King will say to those on his right, 'Come, you who are blessed by my Father, inherit the kingdom prepared for you from the foundation of the world. For I was hungry and you gave me food, I was thirsty and you gave me drink, I was a stranger and you welcomed me, I was naked and you clothed me, I was sick and you visited me, I was in prison and you came to me.' Then the righteous will answer him, saying, 'Lord, when did we see you hungry and feed you, or thirsty and give you drink? And when did we see you a stranger and welcome you, or naked and clothe you? .. **Isaiah 41**:17 When the poor and needy seek water, and there is none, and their tongue is parched with thirst, I the LORD will answer them; I the God of Israel will not forsake them. **Psalm 68**:10 Your flock found a dwelling in it; in your goodness, O God, you provided for the needy. **Leviticus 19**:15 "You shall do no injustice in court. You shall not be partial to the poor or defer to the great, but in righteousness shall you judge your neighbor. **Proverbs 22**: The rich and the poor meet together; the LORD is the maker of them all. **Psalm 9**:18 For the needy shall not always be forgotten, and the hope of the poor shall not perish forever. **Isaiah 1**:17 Learn to do good; seek justice, correct oppression; bring justice to the fatherless, plead the widow's cause. **Jeremiah 23** Thus says the LORD: Do justice and righteousness, and deliver from the hand of the oppressor him who has been robbed. And do no wrong or violence to the resident alien, the fatherless, and the widow, nor shed innocent blood in this place. **Isaiah 58**:6-7 "Is not this the fast that I choose: to loose the bonds of wickedness, to undo the straps of the yoke, to let the oppressed go free, and to break every yoke? Is it not to share your bread with the hungry and bring the homeless poor into your house; when you see the naked, to cover him, and not to hide yourself from your own flesh? **Matthew 25**:35 For I was hungry and you gave me food, I was thirsty and you gave me drink, I was a stranger and you welcomed me, **Luke 12**:33 Sell your possessions, and give to the needy. Provide yourselves with moneybags that do not grow old, with a treasure in the heavens that does not fail, where no thief approaches and no moth destroys. **Matthew 5**:42 Give to the one who begs from you, and do not refuse the one who would borrow from you. **Zachariah 7**:10 Do not oppress the widow, the fatherless, the sojourner, or the poor, and let none of you devise evil against another in your heart." **Leviticus 25**:35 "If your brother becomes poor and cannot maintain himself with you, you shall support him as though he were a stranger and a sojourner, and he shall live with you. **Leviticus 19**:10 And you shall not strip your vineyard bare, neither shall you gather the fallen grapes of your vineyard. You shall leave them for the poor and for the sojourner. I am the LORD your God. **1 Timothy 6**:17-19 As for the rich in this present age, charge them not to be haughty, nor to set their hopes on the uncertainty of riches, so that they may take hold of that which is truly life. **Psalm 68**:3 Father of the fatherless and protector of widows is God in his holy habitation. **Deuteronomy 15**:7 "If among you, one of your brothers should become poor, in any of your towns within your land that the LORD your God is giving you, you shall not harden your heart or shut your hand against your poor brother, **Ezekiel 22**:29 The people of the land have practiced extortion and committed robbery. They have oppressed the poor and have extorted from the sojourner without justice. **Jeremiah 20**:13 Sing to the LORD; praise the LORD; for he has delivered the life of the needy from the hand of evildoers. **Proverbs 28**:6 Better is a poor man who walks in his integrity than a rich man who is crooked in his ways. **Deuteronomy 15**:10 You shall give to him freely, and your heart shall not be grudging when you give to him, because for this the LORD your God will bless you in all your work and in all that you undertake. **Deuteronomy 15**:10-11 You shall give to him freely, and your heart shall not be grudging when you give to him, because for this the LORD sets the prisoners free; and you yourself shall be free. **Matthew 25**:35 For I was hungry and you gave me food, I was thirsty and you gave me drink, I was a stranger and you welcomed me, and not to hide yourself from beloved brothers, has not God chosen those who are poor in the world to be rich in faith and heirs of the kingdom, which he has promised to those who love him? **Matthew 6**:24 "No one can serve two masters, for either he will hate the one and love the other, or he will be devoted to the one and despise the other. You cannot serve God and money. **Proverbs 31**:20 She opens her hand to the poor and reaches out her hands to the needy. **Psalm 112**:9 He has distributed freely; he has given to the poor; his righteousness endures forever; his horn is exalted in honor. **1 John 3**:17-18 But if anyone has the world's goods and sees his brother in need, yet closes his heart against him, how does God's love abide in him? Little children, let us not love in word or talk but in deed and in truth. **Acts 20**:35 In all things I have shown you that by working hard in this way we must help the weak and remember the words of the Lord Jesus, how he himself said, 'It is more blessed to give than to receive.'" **Acts 9**:36 Now there was in Joppa a disciple named Tabitha, which, translated, means Dorcas. She was full of good works and acts of charity. **Luke 6**:38 Give, and it will be given to you. Good measure, pressed down, shaken together, running over, will be put into your lap. For with the measure you use it will be measured back to you." **Proverbs 31**:9 Open your mouth, judge righteously, defend the rights of the poor and needy. **Ephesians 4**:28 Let the thief no longer steal, but rather let him labor, doing honest work with his own hands, so that he may have something to share with anyone in need. **Psalm 99** The LORD is a stronghold for the oppressed, a stronghold for the oppressed, a stronghold in times of trouble. **Malachi 3**:5 "Then I will draw near to you for judgment. I will be a swift witness against the adulterers, against those who swear falsely, against those who oppress the hired worker in his wages, the widow and the fatherless, against those who thrust aside the sojourner, and do not fear me, says the LORD of hosts. **2 Corinthians 9**:7 Each one must give as he has decided in his heart, not reluctantly, or under compulsion, for God loves a cheerful giver. **Exodus 23**:11 But the seventh year you shall let it rest and lie fallow; that the poor of your people may eat; and what they leave the beasts of the field may eat. You shall do likewise with your vineyard, and with your olive orchard. **Luke 21**:1-4 Jesus looked up and saw the rich putting their gifts into the offering box, and he saw a poor widow put in two small copper coins. And he said, "Truly, I tell you, this poor widow has put in more than all of them. For they all contributed out of their abundance, but she out of her poverty put in all she had to live on." **Deuteronomy 15**:4 But there will be no poor among you; for the LORD will bless you in the land that the LORD your God is giving you for an inheritance to possess— **Mark 10**:25 It is easier for a camel to go through the eye of a needle than for a rich person to enter the kingdom of God." **Isaiah 10**:1-2 Woe to those who decree iniquitous decrees, and the writers who keep writing oppression, to turn aside the needy from justice and to rob the poor of my people of their right; that widows may be their spoil, and that they may make the fatherless their prey! **Proverbs 23**:1 A good name is to be chosen rather than great riches, and favor is better than silver or gold. **Romans 12**:13 Contribute to the needs of the saints and seek to show hospitality. **Acts 10**:4 And he stared at him in terror and said, "What is it, Lord?" And he said to him, "Your prayers and your alms have ascended as a memorial before God. **Isaiah 29**:19 The meek shall obtain fresh joy in the LORD, and the poor among mankind shall exult in the Holy One of Israel. **Acts 24**:17 Now after several years I came to bring alms to my nation and to present offerings. **Matthew 9**:36 When he saw the crowds, he had compassion for them, because they were harassed and helpless, like sheep without a shepherd. **Psalm 113**:7 He raises the poor from the dust and lifts the needy from the ash heap. **Ezekiel 18**:12-13 Oppresses the poor and needy, commits robbery, does not restore the pledge, lifts up his eyes to the idols, commits abomination, lends at interest, and takes profit; shall he then live? He shall not live. He has done all these abominations; he shall surely die; his blood shall be upon himself. **Luke 7**:22 And he answered them, "Go and tell John what you have seen and heard: the blind receive their sight, the lame walk, lepers are cleansed, and the deaf hear, the dead are raised up, the poor have good news preached to them. **Romans 15**:26 For Macedonia and Achaia have been pleased to make some contribution for the poor among the saints at Jerusalem. **Luke 11**:41 But give as alms those things that are within, and behold, everything is clean for you. **Isaiah 61**:1-2 The Spirit of the Lord God is upon me, because the LORD has anointed me to bring good news to the poor; he has sent me to bind up the brokenhearted, to proclaim liberty to the captives, and the opening of the prison to those who are bound; to proclaim the year of the LORD's favor, and the day of vengeance of our God; to comfort all who mourn; **Matthew 19**:24 Again I tell you, it is easier for a camel to go through the eye of a needle than for a rich person to enter the kingdom of God." **Deuteronomy 15**:4-23 "At the end of every seven years you shall grant a release. And this is the manner of the release: every creditor shall release what he has lent to his neighbor. He shall not exact it of his neighbor, his brother, because the LORD's release has been proclaimed. Of a foreigner you may exact it; but whatever of yours is with your brother your hand shall release. But there will be no poor among you; for the LORD your God is giving you for an inheritance to possess— if only you will strictly obey the voice of the LORD your God, being careful to do all this commandment that I command you today. " **Luke 18**:22 When Jesus heard this, he said to him, "One thing you still lack. Sell all that you have and distribute to the poor, and you will have treasure in heaven; and come, follow me." **Matthew 8**:20 And Jesus said to him, "Foxes have holes, and birds of the air have nests, but the Son of Man has nowhere to lay his head." **Psalm 78**:4 May he defend the cause of the poor of the people, give deliverance to the children of the needy, and crush the oppressor.

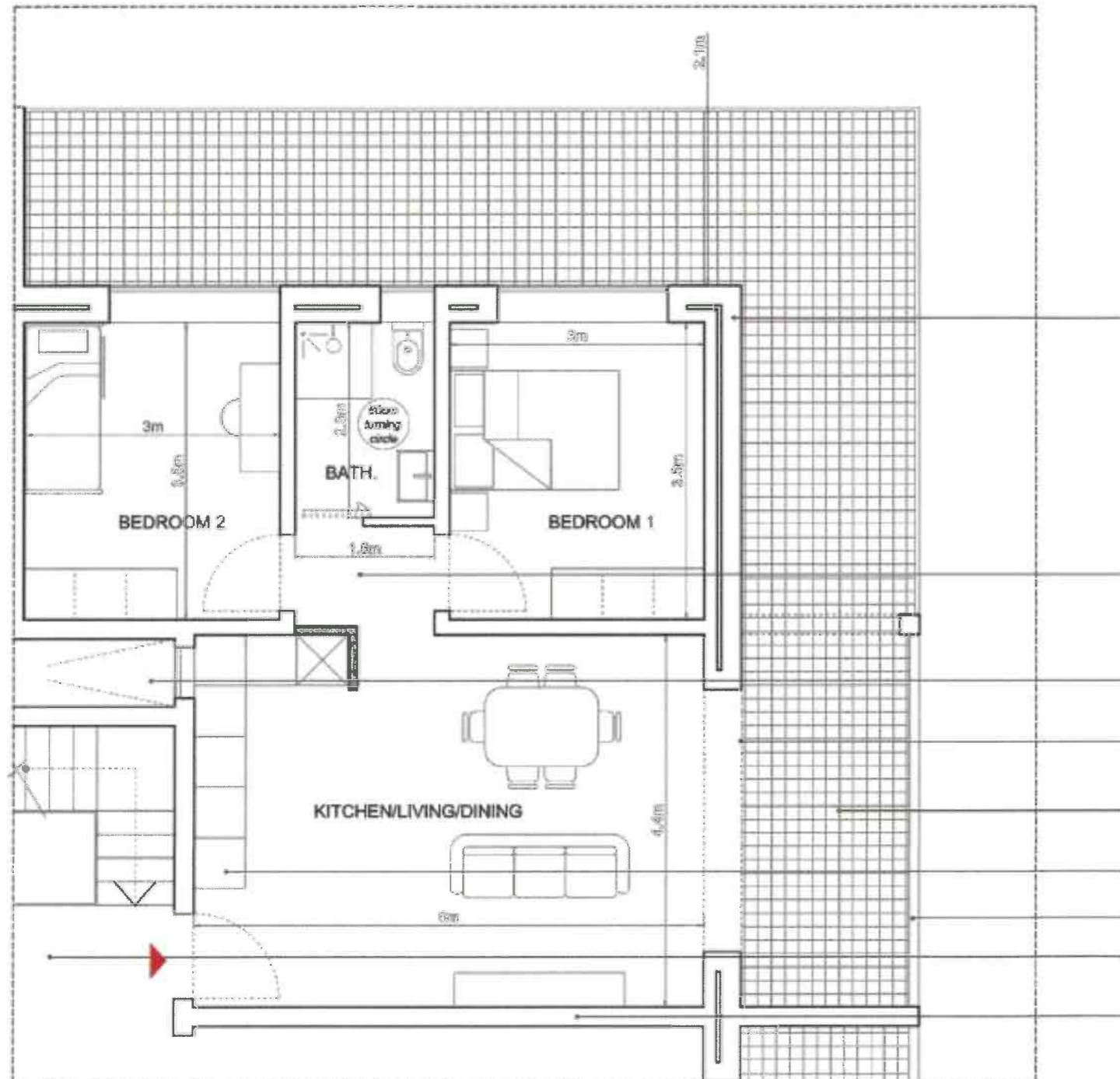


The Constantinian Order of St. George and the Cross of Constantinople (Byzantium)





HOUSING PROJECT PROPOSAL
50SQM APARTMENT TYPOLOGY CONCEPT



KEY FEATURES

1. **THERMAL COMFORT** - The use of double skin external walls with air cavity gap to reduce heat gains and losses, requiring less energy for heating and cooling resulting in electricity savings for the resident
2. **GLAZING** - The use of double glazing apertures continues to reduce heat gains/losses
3. **EXTERNAL SHADES** - The use of easy to operate external shades reduces direct sunlight falling over the main large terrace aperture and increases degree of privacy, it also creates a dynamic facade as different residents will set the louvers to their needs
4. **PRIVATE TERRACE** - Providing private outdoor areas for recreational use and possible space for domestic plants
5. **COMPACT KITCHEN** - A compact kitchen to serve all basic needs whilst allowing space for an open plan living area
6. **PRIVACY SEGREGATION** - introducing a circulation area to segregate sleeping quarters from the living area
7. **ENHANCED PRIVACY** - Simple measures in the finishes to enhance sound insulation in the dividing walls thus reducing any nuisance between residents and increasing privacy
8. **COMMON AREA** - Spacious common area (refer to D01 for full layout) to cater for access for all, practical needs such as carrying shopping items to the unit, 2 lift units to prevent excessive waiting times and keep a good vertical transportation flow. Staircase is open to allow light from an overhead skylight.

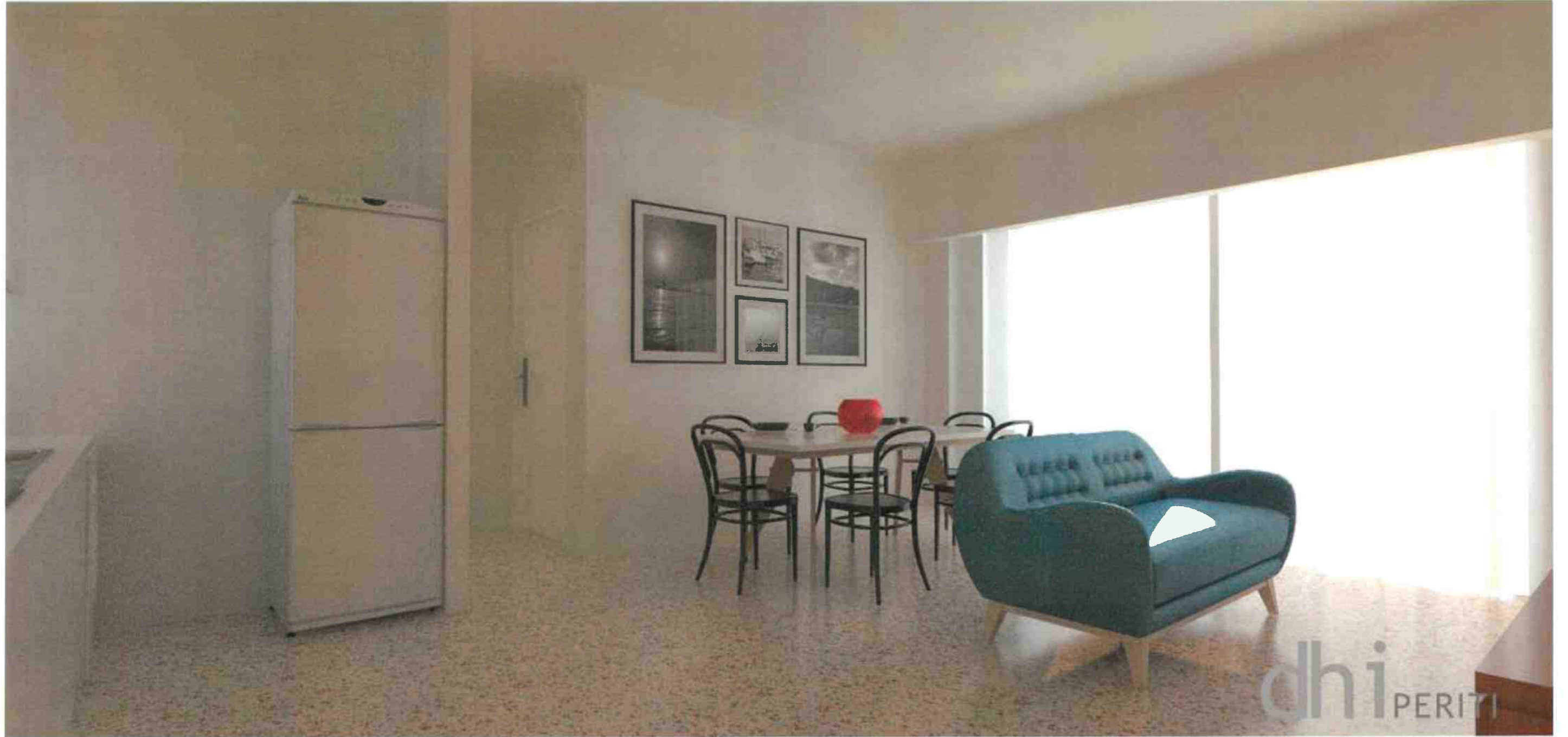


Terrace Conceptual Idea



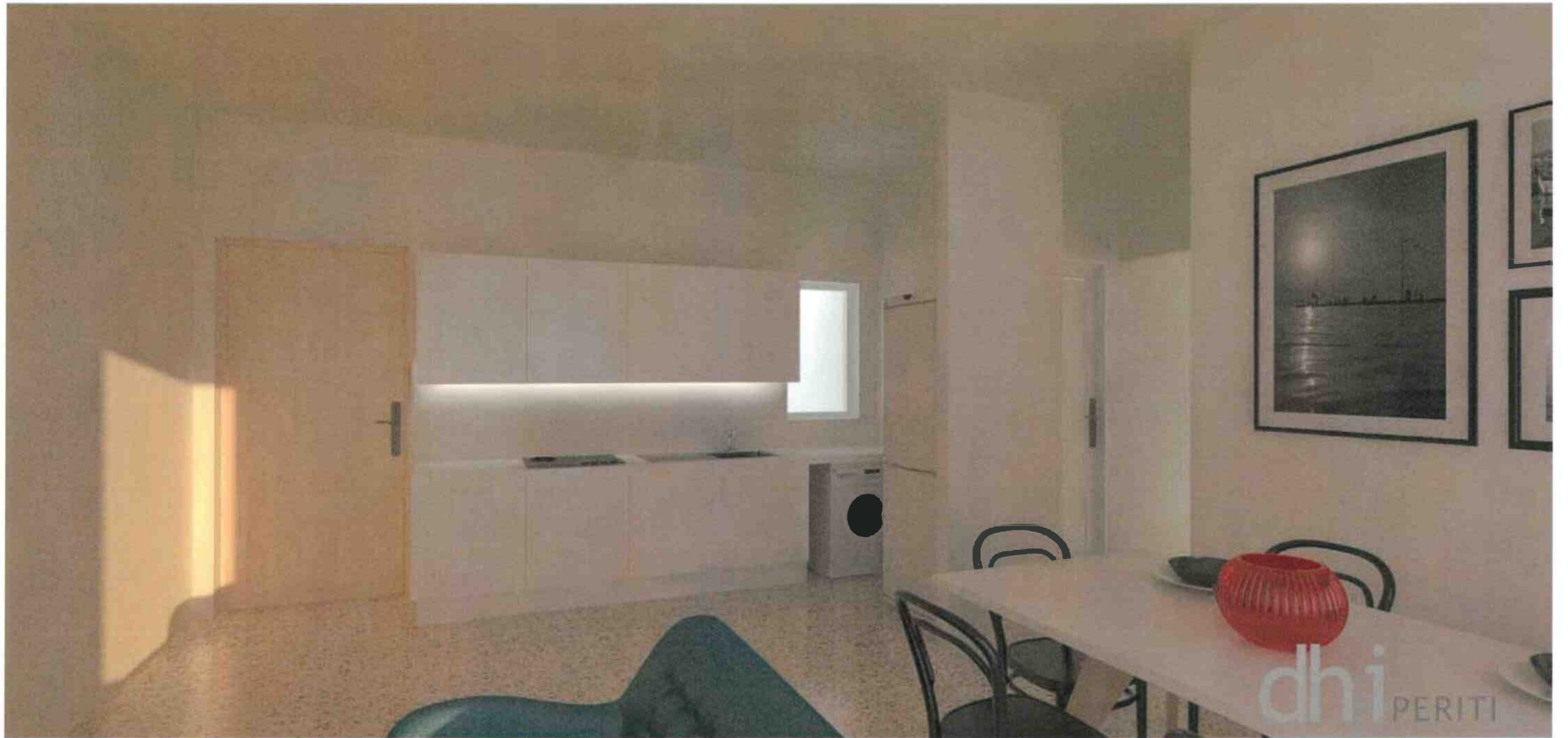
External Shading Device

THE TYPICAL APARTMENT 50SQM OF AFFORDABLE LIVING STANDARDS

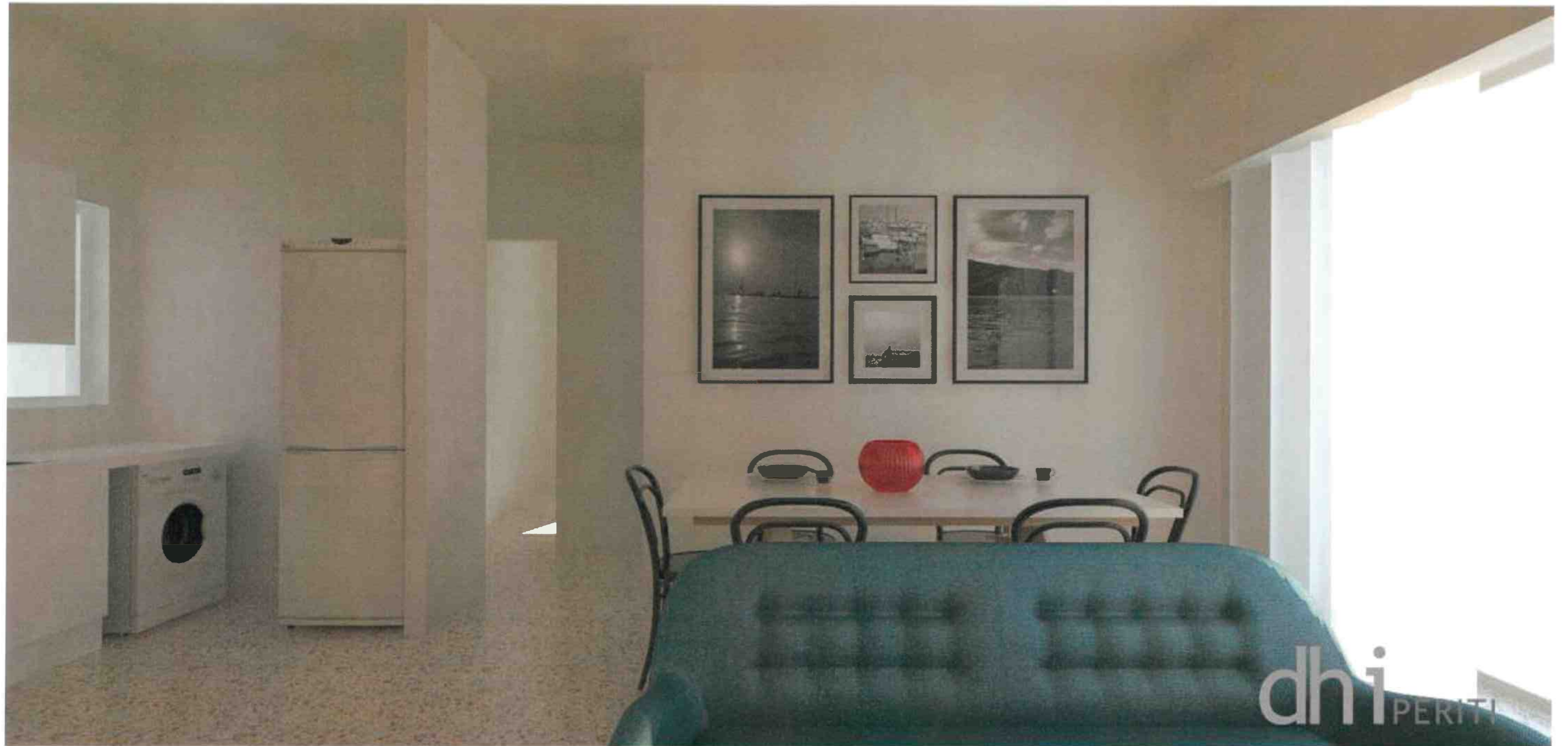


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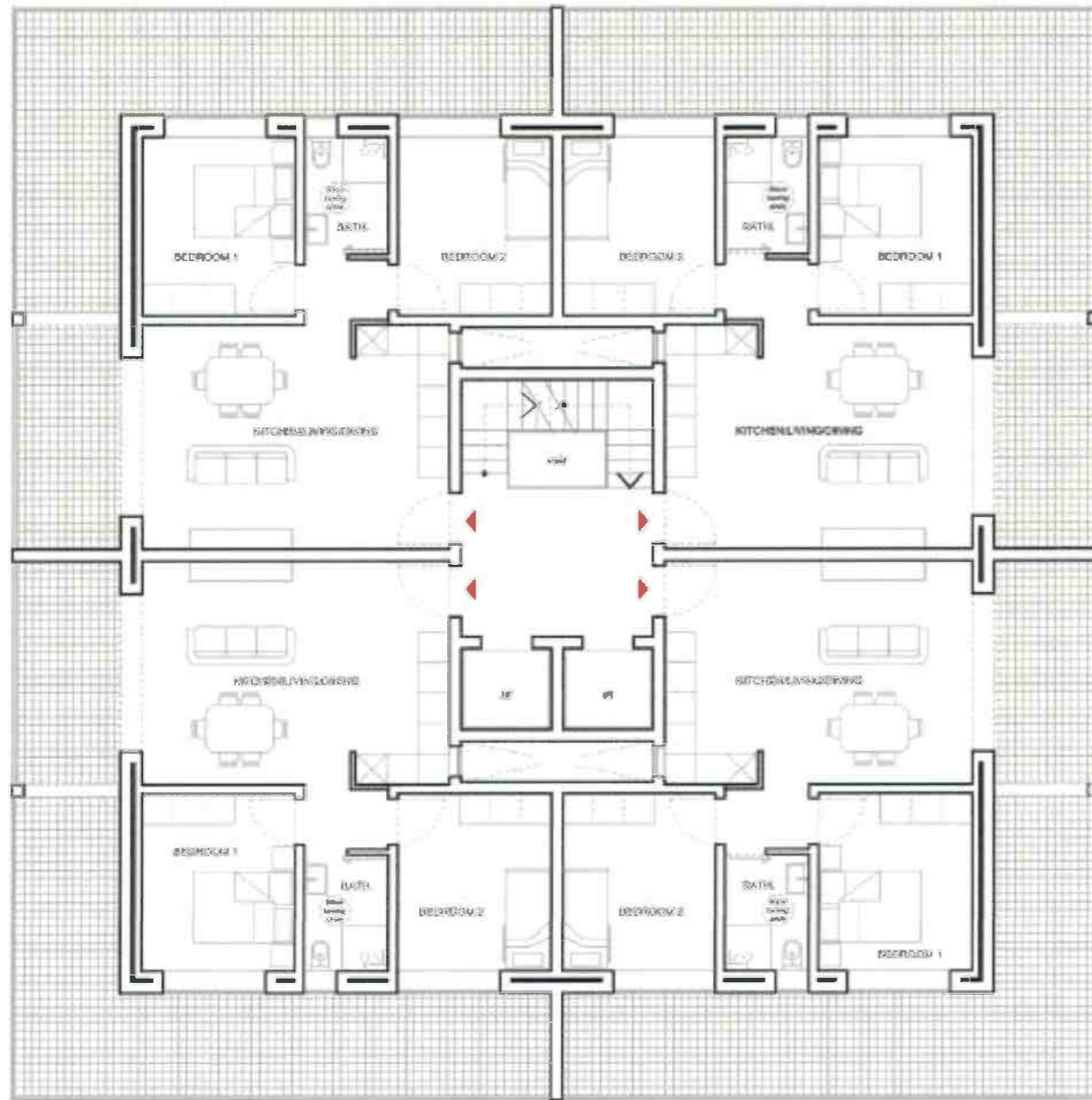
THE TYPICAL APARTMENT THE LIVING SPACE



THE TYPICAL APARTMENT
THE KITHCEN AREA

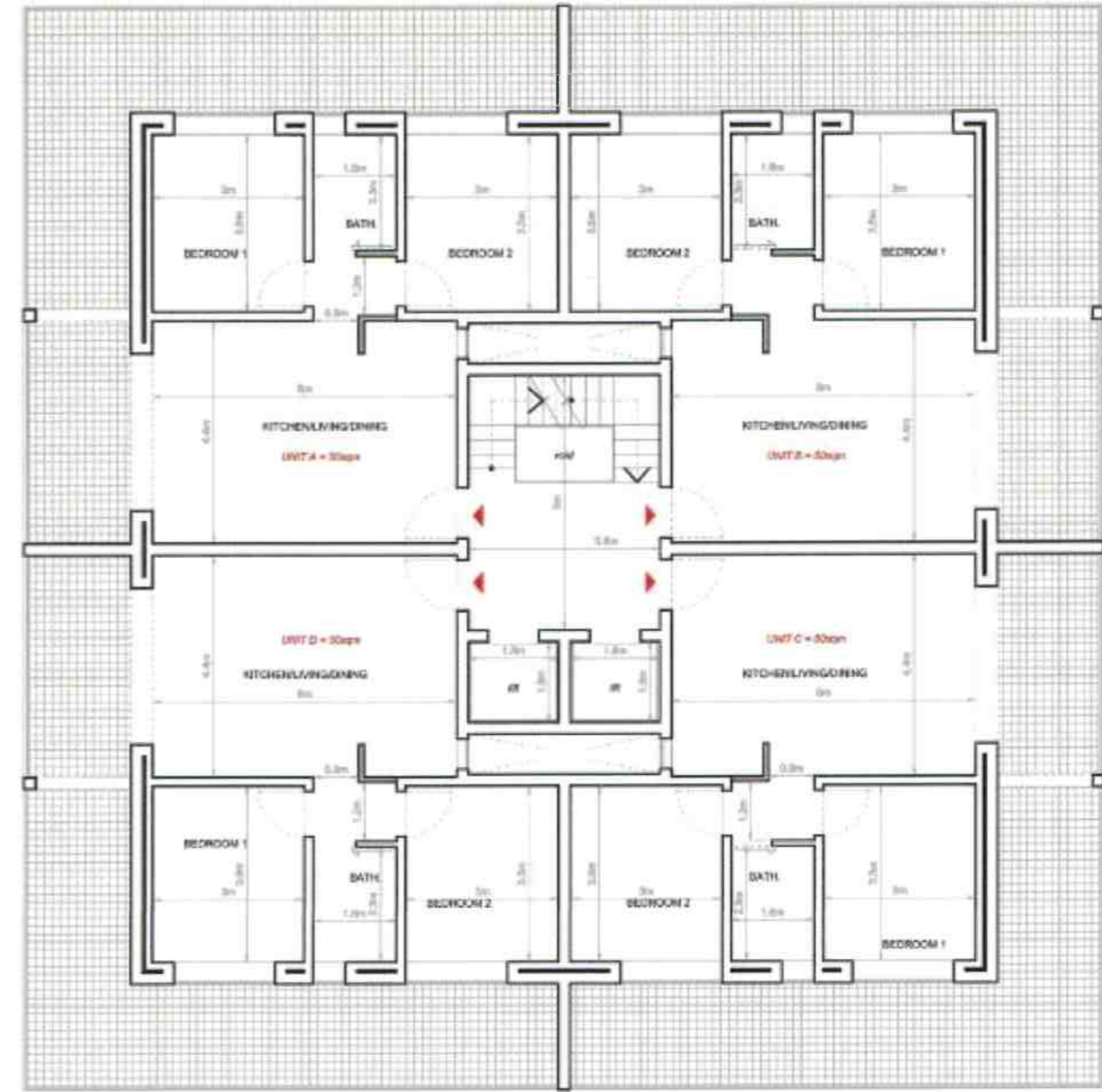


THE TYPICAL APARTMENT
THE DINING AREA



Typical Floor Furniture Layout
Scale: 1:100

B



Typical Floor Dimension Layout
Scale: 1:100

B

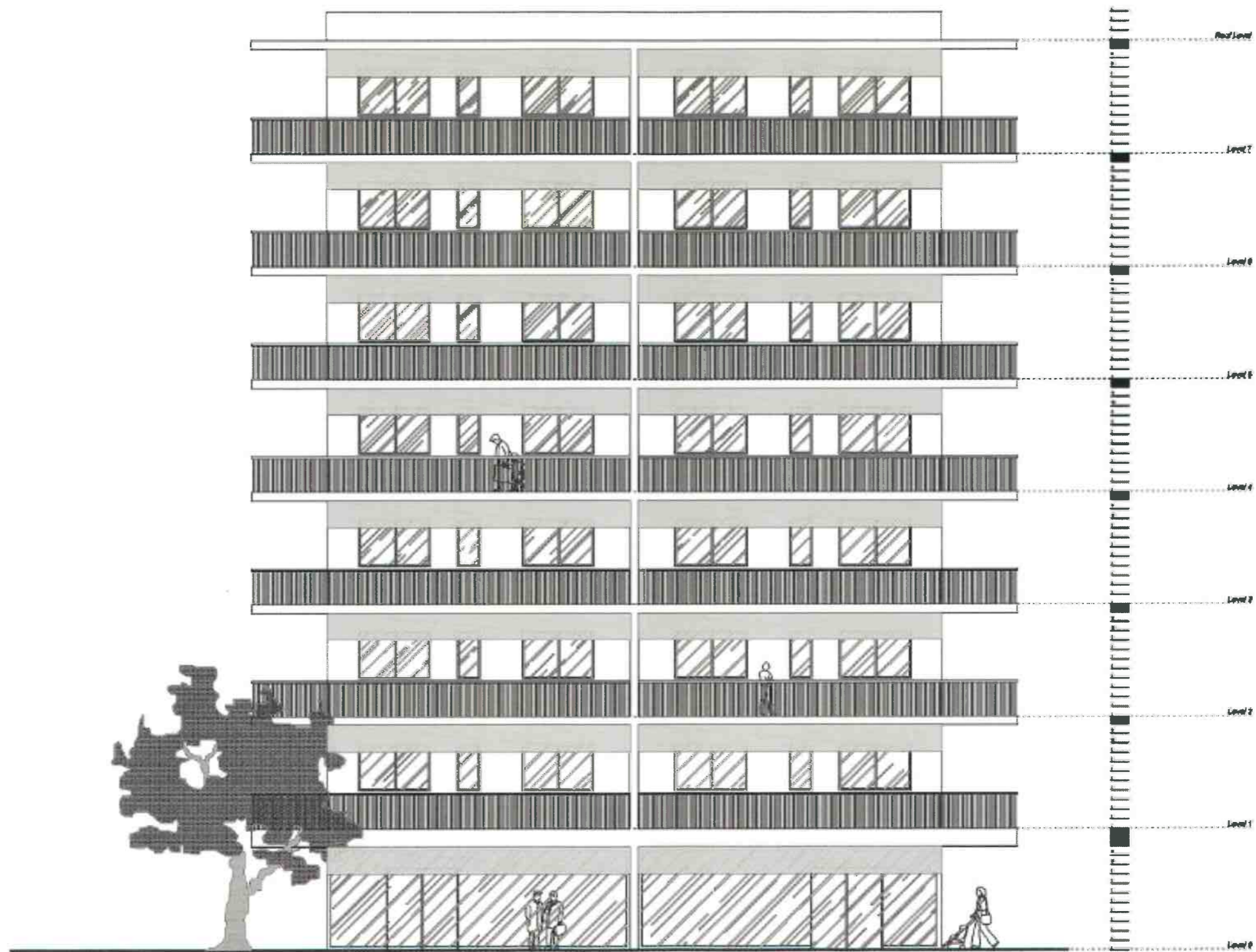
FORMING THE HOUSING BLOCK
4 UNITS PER FLOOR - 40SQM OF PRIVATE
OUTDOOR SPACE PER UNIT



Elevation A
Scale: 1:100

FORMING THE HOUSING BLOCK

FRONT ELEVATION



Elevation B
Scale: 1:100

FORMING THE HOUSING BLOCK

SIDE ELEVATIONS